

September 21, 2023

24-044

APPROVE GUARANTEED MAXIMUM PRICE TO SAPLING  
CONSTRUCTION FOR THE CASCADE STUDENT UNION  
AND CASCADE HALL HVAC REPLACEMENT

PREPARED BY: John MacLean, Finance & Procurement Manager, Planning & Capital Construction

FINANCIAL RESPONSIBILITY: Rebecca Ocken, Director, Planning & Capital Construction

APPROVED BY: Eric Blumenthal, Executive Vice President, Administration and Finance  
Dr. Adrien L. Bennings, President

STRATEGIC THEME: Enterprise: Cultivate a long-term sustainable college enterprise

REPORT: The 2017 and 2022 Bond Programs included funding for deferred maintenance throughout the District.

In the Cascade Student Union and in Cascade Hall the Variable Refrigerant Flow (VRF) systems have failed. Both buildings were constructed during the same time frame and the warranty on the systems has expired. PCC requested Glumac, who has experience with the buildings, to review options. The optimal recommendation is a complete replacement of the existing systems which will address the current issues and other parts of the systems that are approaching the end of their life-cycle.

At their January 19, 2023 meeting, the Board approved BR 23-105 to grant an exemption for competitive bidding and use the construction manager/general contractor (CM/GC) alternative contracting method for this project.

At the June 15, 2023 meeting, the Board approved BR 23-164 in the amount of \$600,000 for early procurement of materials.

Sapling Construction has now provided the Guaranteed Maximum Price (GMP) for the project, the HVAC Replacement in the Cascade Student Union and Cascade Hall. The total proposed GMP is \$4,790,754 which includes preconstruction services and all prior Early Work Amendments.

At the time of GMP preparation Sapling expects to have 12.5% (\$601,185) COBID participation. All identified COBID subcontractors are Minority Owned Business Enterprises. PCC staff will continue to work with Sapling towards increasing participation. While Sapling is not COBID registered it is a joint venture between Pence Construction and Minority Construction Group who are COBID registered.

Sapling is implementing the Green Dot for the Trades Respectful Workplace program.

**RECOMMENDATION:** That the Board of Directors approve the Guaranteed Maximum Price (GMP) for the Cascade Student Union and Cascade Hall VRF Replacement from Sapling Construction for up to \$5,269,829 including a 10% contingency. Funding is from the 2022 Bond Program.