

March 21, 2024

24-098

INCREASE CONTRACT AMOUNT FOR CM/GC SERVICES
FOR THE OPPORTUNITY CENTER @ 42nd HEALTH CLINIC
WITH ANDERSEN CONSTRUCTION

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STRATEGIC THEME: Delivery: Redefine time, place, and systems of educational delivery to create a more learner-centric ecosystem; Enterprise: Cultivate a long-term sustainable college enterprise

REPORT: On February 27, 2020, through Board Resolution 20-105, the Board of Directors authorized the College to enter a contract with Andersen Construction for a not to exceed fee of \$165,000 for preconstruction services for the replacement of the existing Portland Metropolitan Workforce Training Center with a new building. The site is now known as the Opportunity Center at 42nd Avenue.

On September 23, 2021, through Board Resolution BA22-039, the Board of Directors authorized the College to enter into a Guaranteed Maximum Price (GMP) agreement with Andersen Construction for up to \$28,983,246 including contingency.

On August 18, 2022, through Board Resolution BA23-032, the Board of Directors authorized the College to increase the GMP by \$4,998,442 for the build out of a Health Clinic to be operated by Multnomah County.

Due to unforeseen delays in reaching an acceptable lease agreement with the County the GMP from Andersen was delayed until February 2024. As a result of this, the proposed GMP is \$5,177,416. With the inclusion of a 10% owners contingency there is a need to increase the board authorization by \$696,716. The revised amount to be authorized is \$5,695,158.

PCC is providing \$1,000,000 towards this project with the rest being reimbursed by Multnomah County. Both PCC and the County have reviewed the proposal from Andersen.

Andersen currently has 31.3% COBID participation and 21.9% MBE/DBE participation. This additional scope of work is projected to have a similar level of participation.

RECOMMENDATION: That the Board of Directors authorize PCC to execute an amendment to the existing contract with Andersen Construction for the Opportunity Center at 42nd Avenue for up to \$5,695,158, which includes a 10% contingency. The new contract value will be a maximum of \$34,678,404. Funding will be from the 2017 Bond and through a reimbursement agreement with Multnomah County.