

October 24, 2019

20-058

APPROVE THE GUARANTEED MAXIMUM PRICE
(GMP) PRESENTED BY MORTENSON
CONSTRUCTION FOR THE DEVELOPMENT AND
CONSTRUCTION OF THE OREGON
MANUFACTURING INNOVATION CENTER (OMIC) IN
SCAPPOOSE

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

FINANCIAL
RESPONSIBILITY: Linda Degman, Director, Planning and Capital
Construction

APPROVED BY: Sylvia Kelley, Executive Vice President
Mark Mitsui, College President

REPORT: OMIC is a world-class collaborative environment bringing together industry, higher education and government in partnership to develop new tools, techniques and technologies to address near-term manufacturing challenges through applied research and advanced technical training. PCC will be building a new center in Columbia County as part of OMIC to train apprentices in advanced manufacturing.

On August 18, 2016, per Board Resolution BA17-021, the Board authorized the use of the Design/Build alternative contracting method for the design and construction of the OMIC Training Center in Columbia County.

On May 17, 2018, per Board Resolution BA18-112, the Board agreed to award the Design/Build contract to Mortenson Construction with the requirement that after completion of the detailed design phase Board approval would be requested for the GMP.

Mortenson Construction has presented the College with a GMP of \$19,694,914. This amount includes a 3% construction contingency. P&CC staff have reviewed and determined that this figure is complete, accurate and within the budget identified for this project.

This GMP replaces the Early Work Amendment that was approved on June 27, 2019, per Board Resolution BA19-129.

Mortenson has competitively bid the sub-contracts and awarded to the responsible proposers whose proposal is determined to be the most advantageous to the College.

The contract requires Mortenson make good faith efforts to achieve PCC goals for COBID participation, use of apprentices, and workforce diversity.

The proposed GMP has the following projections for these:

COBID – Target 20%, Projected Participation 26%

Apprenticeship Hours – Target 20%, Projected Participation 17%

Workforce Diversity – Target 20% Minority, 15% Women, No figures at this point.

P&CC staff will engage with Mortenson to ensure progress is made to meeting all PCC goals.

RECOMMENDATION: That the Board of Directors approve the Guaranteed Maximum Price of \$19,694,914 presented by Mortenson Construction for the design and construction of the Oregon Manufacturing Innovation Center in Scappoose, Oregon.