

August 20, 2020

21-026

AUTHORIZATION TO ISSUE GUARANTEED MAXIMUM
PRICE FOR ROCK CREEK CAMPUS BUILDING 2
WELDING MODERNIZATION PROJECT

PREPARED BY: John MacLean, Finance and Procurement Manager,
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FINANCIAL
RESPONSIBILITY: Linda Degman, Director, Planning and Capital
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APPROVED BY: Sylvia Kelley, Executive Vice President
Mark Mitsui, College President

REPORT: On October 24, 2019 through BA 20-060 the Board adopted the finding, granted an exemption, and authorized the use of the CM/GC alternative contracting method for the Rock Creek Campus projects.

On April 16, through BA 20-131, the Board approved entering into a contract with Pence Construction and the issuance of an Early Work Amendment for \$3,522,477 to allow work to take place in the Building 2 welding space.

Pence has now submitted the Guaranteed Maximum Price for the total project. The GMP is \$5,397,738 and replaces the Early Work Amendment. P&CC staff have reviewed and recommend acceptance.

Pence have 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 Pence 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%

At this point Pence are projecting that 35% of the GMP

will go to Oregon registered COBID firms. The breakdown is shown below.

Certification	Amount
Minority Owned Enterprise	\$293,529
Women Owned Enterprise	\$1,864,636
Emerging Small Business	\$547,715
Disadvantaged Business Enterprise	\$40,000

Several firms have multiple certifications and are included in each category.

Apprenticeship Hours – Target 20%

Workforce Diversity – Target 20% Minority, 15% Women,

Pence has partnered with Minority Construction Group LLC to provide support to sub-contractors in meeting PCC goals.

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

RECOMMENDATION: That the Board of Directors approve the Guaranteed Maximum Price presented by Pence Construction in the amount of \$5,397,738 plus 10% contingency for a total of \$5,937,512. Funding is from the 2017 Bond Program.