

February 17, 2022

22-084

APPROVE INCREASE IN GUARANTEED MAXIMUM PRICE WITH PENCE CONSTRUCTION FOR ROCK CREEK CAMPUS BUILDING THREE RENOVATION AND MODERNIZATION PROJECT

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

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

APPROVED BY: Eric Blumenthal, Vice President, Finance and Administration
Mark Mitsui, President

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

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.

One of the projects that was anticipated as part of this contract was renovation and modernization work in Building 3.

On March 18, 2021 through BA 21-133 the Board approved an Early Work Amendment for up to \$281,985 to allow for procurement of equipment with a long lead time.

On May 20, 2021 through BA 21-164 the Board approved a Guaranteed Maximum Price of \$2,315,377 for this work.

As the project has progressed it has become clear that the current chiller has reached the end of its usable life. There is a need to remove and replace the existing chiller and associated building control systems. In addition, it has been determined that a new drafting studio is needed in the building to meet program needs and that an existing classroom should be modernized to meet this need.

To meet these needs the current Guaranteed Maximum Price will be increased by \$625,000 to a new

amount of \$2,940,377

Pence has met or exceeded Workforce and Contracting Equity Goals in all areas except Women Labor Hours. P&CC staff are continuously engaged with Pence on improving these results.

COBID participation to date on this project is 64.6%
BIPOC Labor Hours are 36.8%
Women Labor Hours are 10%
Apprentice Hours are 31.2%

RECOMMENDATION: That the Board of Directors authorize PCC to increase the Guaranteed Maximum Price with Pence Construction by \$625,000 for a new total of \$2,940,377. Funding will be from the 2017 Bond funds.