

March 17, 2022

22-094

APPROVE GUARANTEED MAXIMUM PRICE TO LEASE  
CRUTCHER LEWIS FOR THE SYLVANIA HEALTH  
TECHNOLOGIES BUILDING AND RELATED PROJECTS

PREPARED BY: John MacLean, Finance and Procurement Manager,  
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FINANCIAL  
RESPONSIBILITY: Linda Degman, Director, Planning and 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 September 20, 2018, through BA19-028, the Board  
authorized the College to enter into a contract with Lease  
Crutcher Lewis for a not to exceed fee of \$200,000 for  
preconstruction services for the Sylvania Campus HT  
Building east side renovation and associated projects.

On July 16, 2020, through BA 21-008, the Board approved  
the new total expenditure of \$12,515,376 for swing space  
projects associated with the HT renovation. This included the  
permanent relocation of Biology to the ST building.

On May 20, 2021, through BA 21-168, the Board approved  
an increase in the authorized amount of \$7,684,714 for a  
new total of \$20,200,090 for early demolition work and swing  
space projects.

On July 15, 2021, through BA 22-006, the Board approved  
an increase in the authorized amount of \$1,797,721 for a  
new total of \$21,997,811 for early mechanical, engineering  
and plumbing (MEP) work in the HT Building.

Lease Crutcher Lewis have provided the full Guaranteed  
Maximum Price for work in the HT Building and other related  
work across the Sylvania Campus. The total proposed GMP  
is \$57,078,305 which includes preconstruction services and  
all prior Early Work Amendments.

P&CC staff have reviewed the proposed GMP and recommend acceptance of this amount plus a 5% contingency for a total of \$59,932,220.

At the time of GMP preparation LCL expects to have 24% (\$13.8M) COBID participation as below:

Certification Type	Amount
Minority Owned Business Enterprise	\$513,000
Women Owned Business Enterprise	\$8,520,000
Emerging Small Business	\$4,780,000

The project is on track to meet PCC goals for Minority Workers and Apprentices and falling slightly behind on Women Workers. PCC staff continue to work with the contractor on plans to increase participation across all three goals.

LCL has implemented the RiseUp Respectful Workplace program.

**RECOMMENDATION:** That the Board of Directors approve the Guaranteed Maximum Price for the Sylvania HT Building from Lease Crutcher Lewis of \$59,932,220 including contingency. Funding is from the 2017 Bond Program and State of Oregon XI-G bonds.