

January 19, 2023

23-102

RATIFY AWARD OF EMERGENCY EARLY WORK
AMENDMENT TO HOWARD S WRIGHT FOR
SYLVANIA CAMPUS COLLEGE CENTER RE-ROOF
PROJECT

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FINANCIAL
RESPONSIBILITY: Rebecca Ocken, Interim Director, Planning & Capital
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STRATEGIC THEME Enterprise: Cultivate a long-term sustainable college
enterprise

REPORT: The Sylvania Campus College Center (CC) building
needs a full roof replacement ("CC Roofing Project"). It is
past its useful life and there are significant leaks and
other issues that need to be addressed. The roof
replacement is challenging because there are several cell
phone antennas and significant mechanical equipment
located on it. Also included in the scope of this project is
the replacement of the mechanical equipment on the roof
which has reached or is close to the end of its usable life.

At the January 20, 2022 meeting the Board approved
BR22-076 to grant an exemption for competitive bidding
and use the construction manager/general contractor
(CM/GC) alternative contracting method for this project.

On March 21, 2022, the Request for Proposals (RFP)
was advertised in the Daily Journal of Commerce, State
of Oregon (OregonBuys), BidLocker, Portland Observer,
and the Portland Business Tribune. In addition, P&CC
staff reached out to all identified COBID registered firms
who could provide these services. A total of eight (8)
firms attended the mandatory pre-proposal meeting. At
the bid closing time of 2:00 PM April 5, 2022 two (2)
proposals were received. No proposals were received

from COBID registered firms.

The contractor proposals were evaluated based on experience, overall project and schedule, subcontracting plan, social responsibility approach and fee structure. Both proposers were invited to interview with the College.

After review Howard S Wright (HSW) was selected as the CM/GC contractor for this project. HSW provided a preconstruction fee of \$42,444. A full GMP will be provided for the March, 2023 board meeting.

Currently there are significant supply chain issues in the procurement of roofing materials and orders need to be placed immediately to ensure availability for a Summer 2023 roofing project. As the normal College approval process for a contract amendment such as this would delay procurement beyond the timeline to allow the project to be completed within the recommended time frame, the College declared an Emergency and authorized HSW to proceed with early procurement of materials.

An early work amendment was issued for up to \$4.2M for the early procurement of materials. This will be included in the GMP when it is presented to the Board in March, 2023.

HSW is aware of the College goals for COBID and Workforce participation and will work with the College to maximize participation. As this EWA is for materials, there is no current COBID participation

RECOMMENDATION: That the Board of Directors ratify the issuance of an Early Work Amendment to Howard S Wright for the Sylvania Campus College Center roof replacement in the amount of \$4,200,000. Funding will be from the 2022 Bond.