

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 2023-010

Approving an Increased Contract Price for the Willamette Center Change of Occupancy Project.

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County owns the Willamette Center building located at 5120 SE Milwaukie Ave., Portland, Oregon (“Building”).
- b. In 2020, it was determined that the building's existing electrical service and electrical infrastructure was not sufficient for the Building's program and needed to be increased for the building's re-occupancy as a Mass Shelter.
- c. The contract for the Project was awarded to Buildscape (DCA-CNSTR-14091-2022) (“Contract”).
- d. The Willamette Center Shelter has been closed for renovation since June 20, 2022 for the Structural Upgrade/Change of Occupancy project (P78 CF 1001745). Prior to re-occupancy as a mass shelter, the county, under a separate contract, will also upgrade the building's electrical service to current code including creating a dedicated electrical room for the new electrical service gear & distribution panels providing additional electrical capacity to the shelter that is presently underserved. To accomplish this work in a timely manner, the Facilities division would like to use the on-site general contractor, Buildscape, LLC, to perform the general construction portion of this work which will include the relocation and renovation for a new staff break room and a new electrical room. This will reduce the time required for the electrical installation, as the new electrical room will be ready for electrical contractor's equipment installation at the beginning of their contract and save costs for the general construction as the contractor is already on site and able to proceed with the work.
- e. The additional cost for the Additional Work requires Board approval pursuant to PCRB 49-0910(3), which requires Board approval when increased costs of renovation or remodeling (such as the Project) exceed 33% of the original contract price.
- f. The contract increase proposed is \$209,829, or 50% above the original contract amount of \$416,985. This increase includes \$164,984 for the additional general construction work plus \$44,845 for already approved change orders. No additional funding from the 2023 Fiscal Budget is needed as the project costs are already budgeted in the JOHS capital budget for the Willamette Center. The new contract amount would be \$626,814 (“Increased Contract Price”).
- g. Approval of the increased Contract Price is in the best interests of Multnomah County.

The Multnomah County Board of Commissioners Resolves:

Pursuant to PCRB 49-0910(3), the Increased Contract Price is approved.

ADOPTED this 16th day of February, 2023.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Jessica Vega Pederson, Chair

REVIEWED:

JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By  _____
Jed Tomkins, Sr. Asst. County Attorney

SUBMITTED BY: Tracey Massey, Director, Department of County Assets