

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

**RESOLUTION NO. 2025-007**

Approving an Increased Contract Price for the Duniway-Lovejoy Elections Fire Sprinkler System Installation Project.

**The Multnomah County Board of Commissioners Finds:**

- A. Multnomah County owns the Duniway-Lovejoy Election building located at 1040 SE Morrison St., Portland, Oregon (“Building”).
- B. In fiscal year 2022, a Capital project was approved as part of the 5-year capital improvement plan for fire sprinkler system installation for the Building to meet code requirements (the “Project”). After the Project had already been awarded to a contractor, further investigation identified additional requirements to ensure adequate and safe repair and renovation to the Building.
- C. Through a Request for Proposal process (RFP-4-2023) a contract for the Project was awarded to “RJS Construction” (“Contract”).
- D. Additional costs in the amount of \$272,000 were identified as needed to complete the Project effectively due to updated code requirements that were not originally found in the design process. These code requirements result in the need to add additional fire sprinkler branches and heads to provide adequate coverage throughout areas that were initially hidden to ensure the County is meeting the appropriate NFPA 13 safety code requirements.
- E. The cost for the additional work requires Board approval pursuant to Public Contract Review Board (PCRB) 49-0910(3), due to the increased costs of the Contract for renovation and remodeling exceeding 33% of the original Contract price.
- F. No additional funding from the Fiscal Budget 2025 is required. Planned additional funding from the Fiscal Budget 2026 with the Asset Preservation fund will be allocated to the Project.
- G. Approval of the increased Contract price from \$615,000 to \$887,000 (“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 30th day of January, 2025.



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

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Jessica Vega Pederson, Chair

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

By

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Andrew MacKendrick, Senior Assistant County Attorney

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