BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 2026-064

Approving an Increased Contract Price for the Gresham Women's Shelter Building Ventilation Project.

The Multnomah County Board of Commissioners Finds:

A. Multnomah County owns the Gresham Women's Shelter building located at 16141 E. Burnside St., Portland, Oregon ("Building").

B. The project encompasses crawl space moisture mitigation, exterior building envelope maintenance, site grading and drainage repairs, interior flooring replacement, and minor plumbing repairs.

C. Through a Request for Proposal ("RFP") process a contract for the Gresham Women's Shelter Building Ventilation Project (the "Project") was awarded to general contractor Asa Construction ("Contract").

D. After the Contract was signed, pre-existing, unforeseen structural and moisture conditions were discovered within the building's crawl space and floor framing.

E. Inspection revealed a leaking shower room drain that caused moisture damage and microbial growth, decayed timber on corner joists, improperly modified framing, and an unanchored temporary shoring system. The revised scope of work incorporates an engineered stem wall ledger retrofit to replace temporary shoring, structural framing and subfloor remediation, abatement of abandoned plumbing lines, temporary site utilities to maintain operational continuity, and architectural and engineering coordination for structural calculations and a building permit revision with the City of Gresham.

F. Sufficient funds exist within Facilities Capital Improvement Fund (Program Offer 78245) to cover the $84,528 required for this contract amendment.

G. The cost for the additional work performed by the contractor 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.

H. Sufficient funds and appropriation exist within the FY 2027 budget. No additional funding is requested.

I. Approval of the increased Contract price from $178,849 to $263,377 ("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 29th day of October, 2026.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jessica Vega Pederson

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, Department of County Assets Director and CIO