

January 18, 2024

24-079

CONTRACT APPROVAL FOR SYLVANIA  
COMMUNICATIONS TECHNOLOGY BUILDING  
RENOVATION AND SITE IMPROVEMENTS TO LEASE  
CRUTCHER LEWIS

PREPARED BY: John MacLean, Finance & Procurement Manager, Planning & Capital Construction

FINANCIAL RESPONSIBILITY: Rebecca Ocken, Director, Planning & Capital Construction

APPROVED BY: Eric Blumenthal, Executive Vice President, Administration and Finance  
Dr. Adrien L. Bennings, President

STRATEGIC THEME: Delivery: Redefine time, place, and systems of educational delivery to create a more learner-centric ecosystem; Enterprise: Cultivate a long-term sustainable college enterprise

REPORT: The 2022 Bond Program includes funding for the renovation of the Communications Technology (CT) building on the Sylvania Campus. The CT building was one of the original campus buildings opened in 1968 and in addition to classrooms and offices, contains the Little Theater, the Writing Center, and the North View Gallery. The building requires a complete renovation to update all building systems and meet current programmatic needs. There will also be a need for identifying and preparing swing space for programs housed in the CT Building. The project will require upgrades to the Sylvania Campus grounds including improvements to the entryway from SW 49th Avenue.

At its July 20, 2023 meeting, the Board, through BR 24-001, approved an exemption from competitive bidding and authorized the use of the Construction Manager/General Contractor (CM/GC) alternative contracting method for this project.

On September 1, 2023, 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 twenty-four (24) firms attended the mandatory pre-proposal meeting. At the proposal closing time of 2:00 p.m. October 17, 2023, nine (9) proposals were received. No proposals were received from COBID registered firms.

Proposals were reviewed and scored by a selection committee and finalists were invited to interview. The highest scoring proposal was from Lease Crutcher Lewis (LCL) and PCC staff recommends acceptance. The proposed pre-construction fee is \$180,000. The full Guaranteed Maximum Price will be brought to the board for approval when it is finalized.

As part of the RFP process PCC requested that the prime contractor enter into one or more teaming agreements with COBID/OMWBE registered firms. The aim of these agreements is to increase access and growth opportunities for COBID/OMWBE firms. LCL has teamed with Buildskape LLC (ESB) and Zana Construction Company (DBE/WBE/MBE). Further subcontracting opportunities will be available as the project progresses to the GMP.

**RECOMMENDATION:** That the Board of Directors authorize PCC to execute a contract with Lease Crutcher Lewis (LCL) for the Sylvania Campus CT Building Renovation Project for up to \$198,000 which includes a 10% contingency. Funding will be from the 2022 Bond.