

June 18, 2025

25-085

CONTRACT APPROVAL FOR SYLVANIA COMMUNICATIONS
TECHNOLOGY BUILDING RENOVATION AND SITE
IMPROVEMENTS DESIGN SERVICES THROUGH DESIGN
DEVELOPMENT TO BRIC ARCHITECTURE INC.

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

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

APPROVED BY: Dina Farrell, Vice President, Business & Finance/Chief Financial Officer
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 1972. In addition to classrooms and offices, it contains the Little Theater, the Writing Center, and the North View Art Gallery. The building requires a complete renovation to update all building systems and meet current programmatic needs. There will also be a need to identify and prepare swing space for programs housed in the CT Building to relocate during construction. The project will require upgrades to the Sylvania Campus grounds including improvements to the entryway from SW 49th Avenue.

At the February 2024 meeting the board, through BR 24-093, approved the award of the design contract to BRIC Architecture for services through the programming phase. At the November 21, 2024 meeting the board, through BR 25-027 approved moving forward with the Schematic Design Phase for a total not-to-exceed fee of \$4,738,971. That work has now been completed and BRIC has provided a further proposal for services through to completion of the Design Development phase for the CT building and the associated plaza renovation. The proposed fee \$1,718,530 which has been reviewed by PCC staff who recommend acceptance. This will bring the approved design fees to \$6,457,501.

BRIC has engaged multiple COBID certified sub-consultants and the expected expenditures with them through competition of the current phase are \$3,234,933 which represents 50.1% of the total fee. The breakdown is shown below (some firms have multiple certifications).

WBE	\$2,415,888	37.4%
MBE	\$652,810	10.1%
ESB	\$721,150	11.1%
DBE	\$277,614	4.3%

RECOMMENDATION: That the Board of Directors authorize PCC to amend the contract with BRIC Architecture Inc. for the Sylvania Campus CT Building Renovation to extend through the Design Development phase. The new approved contract amount will be \$7,103,251 which includes 10% contingency. Funding will be from the 2022 Bond. This amount is within the project budget.