

November 20, 2025

26-031

CONTRACT APPROVAL FOR ROCK CREEK BUILDING TWO  
RENOVATION AND CONSTRUCTION OF NEW CAREER  
TECHNICAL EDUCATION BUILDING(S) DESIGN SERVICES  
TO BORA ARCHITECTURE AND INTERIORS

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FINANCIAL  
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APPROVED BY: Josh Peters McBride, Associate VP College Operations  
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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 redevelopment of Building 2, which includes new Career Technical Education spaces at the Rock Creek Campus. The project encompasses the creation of a new building to accommodate the Building Construction Technology program and swing space for current occupants of Building 2. After those programs are moved out of the existing Building 2 and into their new spaces, Building 2 will be redeveloped to meet current and future program needs. The overall project also includes all necessary swing space and site improvement projects. This project has been allocated \$8M in State of Oregon XI-G bonds.

At the January 2025 meeting the board, through BR 25-038, approved the award of the design contract to Bora Architecture & Interiors for services through the Pre-Design phase for a total fee of \$1,912,917. That work has now been completed and Bora has provided a further proposal for services through to completion of the project. The proposed fee is \$16,333,094

which has been reviewed by PCC staff who recommend acceptance.

This will bring the approved design fees to \$18,246,011.

COBID participation at this stage is \$9,512,758 (52.1% of contract value) over 15 firms. The breakout and number of firms in each category is shown below. As firms may have multiple certifications the total does not match the number above.

WBE (11 firms)	\$7,042,411	38.6%
MBE (4 firms)	\$5,995,586	32.9%
ESB (8 firms)	\$2,053,896	11.3%
DBE (4 firms)	\$5,911,971	32.4%

**RECOMMENDATION:** That the Board of Directors authorize PCC to amend the contract with Bora Architecture & Design for the Rock Creek Campus Building 2 Project through the end of the project. The new approved contract amount will be \$20,070,612 which includes 10% contingency. Funding will be from the 2022 Bond and State of Oregon XI-G bonds. This amount is within the project budget.