

November 20, 2025

26-032

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

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FINANCIAL  
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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 its July 20, 2023 meeting, the Board, through BR 24-002, 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 December 5, 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-five (25) firms attended the mandatory pre-proposal meeting. At the proposal closing time of 2:00 p.m. February 22, 2024, ten (10) 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 Fortis Construction. Due to the complexity of the project, PCC and Fortis entered into a preliminary contract to allow the development of a full pre-construction fee. This contract was for \$51,814. The project schedule and design have now reached a point where Fortis is able to provide a full proposal for pre-construction services in the amount of \$855,000 which includes the previously authorized amount. The Guaranteed Maximum Price for each phase of the work 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 smaller construction firms. The aim of these agreements is to increase access and growth opportunities for smaller firms. Fortis has teamed with Berrian Concrete (DBE/MBE/ESB), Williams 3T Contracting (DBE/MBE/ESB), and RJ Ramos (DBE/MBE). Further subcontracting opportunities will be available as the project progresses to the GMP.

**RECOMMENDATION:** That the Board of Directors authorize PCC to increase the contract with Fortis Construction for the Rock Creek Campus Building 2 Renovation Project for up to \$940,500 which includes a 10% contingency. Funding will be from the 2022 Bond.