

November 20, 2025

26-033

CONTRACT APPROVAL FOR SYLVANIA COMMUNICATIONS
TECHNOLOGY BUILDING RENOVATION AND SITE
IMPROVEMENTS PHASE 1 GUARANTEED MAXIMUM PRICE
TO LEASE CRUTCHER LEWIS

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

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

APPROVED BY: Josh Peters McBride, Associate VP College Operations
Dina Farrell, Vice President, Business & Finance/Chief Financial Officer
Dr. Katy Ho, Executive Vice President
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 the January 18, 2024 meeting the board, through BR 24-079, approved the award of the General Contractor/Construction Manager (CM/GC) contract to Lease Crutcher Lewis (LCL) for pre-construction services in the amount of \$180,000.

LCL has now provided the Guaranteed Maximum Price (GMP) for the first phase of the project. In this phase spaces are being

remodeled in the Technology Classroom Building (TCB) and South Classroom Building (SCB) to accommodate programs being permanently moved from the CT Building. The Proposed GMP is \$2,065,022, which PCC staff have reviewed and recommend acceptance.

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. LCL has teamed with Buildscape LLC (ESB) and Zana Construction Company (DBE/WBE/MBE). This phase of the work will primarily be performed by Zana Construction and the expected expenditures with them through completion of the current phase are \$1,729,850 which represents 83.7% of the total fee.

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 Phase 1 Guaranteed Maximum Price for up to \$2,469,524 which includes a 10% contingency. Funding will be from the 2022 Bond.