

January 15, 2026

26-045

CONTRACT APPROVAL FOR ROCK CREEK BUILDING
SEVEN MODERNIZATION TO TRUEBECK CONSTRUCTION
INC.

PREPARED BY: John MacLean, Finance & Procurement Manager, Office of Planning and Construction

FINANCIAL RESPONSIBILITY: Rebecca Ocken, Director, Office of Planning and 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
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STRATEGIC THEME: Operational Excellence: Efficiency, Effectiveness, and Fiscal Sustainability; Technological Transformation: Agility, Innovation, and Readiness

REPORT: The 2022 Bond Program includes funding for updated classroom, technology, facilities, and equipment to provide students with modern higher education and job training spaces. As part of the 2017 Bond Program the College carried out an assessment of the Chemistry teaching laboratories in Building 7. As a result a first phase project was completed in 2022 to renovate the Organic Chemistry space. The College is now ready to move forward with the second phase to renovate the remaining Chemistry laboratories.

At its February 20, 2025 meeting, the Board, through BR 25-046, 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 June 10, 2025, 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 seventeen (17) firms attended the mandatory pre-proposal meeting. At the proposal closing time of 2:00 p.m. July 22, 2025, seven (7) proposals were received. Two (2) 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 Truebeck Construction Inc.

To meet project schedules and have the space ready for the start of 2026 fall term, Truebeck has provided PCC with an Early Work Amendment (EWA) for the advance ordering of long lead time equipment. The EWA is in the amount of \$1,666,956 and PCC staff have reviewed the proposal and recommend acceptance. This EWA will be included in the Guaranteed Maximum Price when it is brought to the board.

As this EWA is for early procurement of equipment there is no COBID participation. Full COBID participation information will be provided with the GMP resolution.

RECOMMENDATION: That the Board of Directors authorize PCC to enter into a contract with Truebeck Construction Inc for the Rock Creek Building Seven Modernization project for up to \$1,833,652 which includes a 10% contingency. Funding will be from the 2022 Bond. This is within the project budget.