

January 15, 2026

26-047

CONTRACT APPROVAL FOR SYLVANIA COMMUNICATIONS
TECHNOLOGY BUILDING RENOVATION AND SITE
IMPROVEMENTS PHASE 2 GUARANTEED MAXIMUM PRICE
TO LEASE CRUTCHER LEWIS

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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 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.

At the November 20, 2025 meeting the board, through BR 26-033 approved the Phase 1 GMP for swing space projects in the Technology Classroom Building (TCB) and South Classroom

Building (SCB) to accommodate programs being permanently moved from the CT Building. This brought the approved contract value to \$2,469,524.

LCL has now provided the pricing for the next phase of the project. This encompasses the remaining swing space projects and the contractor's general conditions/general requirements costs. The remaining projects address the following permanent moves from the CT;

- SS Building for Language & Humanities also incorporates needed deferred maintenance work in the building.

The projects below are for temporary moves with the departments returning to CT after it is renovated;

- AM Building for Music
- HP Building for Printmaking
- HT East for Graphic Design, Basic Design, Photography, Painting and Design
- ST Building for Music & Performing Arts

This proposal is for \$17,341,514 excluding work previously authorized. The inclusive cost of all work through completion of this Phase is \$19,811,038. PCC staff have reviewed the proposal and recommend acceptance.

A GMP for Phase 3, the renovation of the CT Building and the surrounding Plaza, will be brought to the board in Fall 2026.

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 Buildskape 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 for competition of the Phase 2 projects are \$13,492,387 which represents 77% of the construction costs.

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 2 for up to \$21,792,141 which includes a 10% contingency. Funding will be from the 2022 Bond. This is within the budget for the CT renovation project.