

January 15, 2026

26-049

CONTRACT APPROVAL FOR CASCADE CAMPUS  
MORIARTY ARTS AND HUMANITIES BUILDING  
MECHANICAL UPGRADES TO RJ RAMOS CONSTRUCTION  
& ELECTRICAL

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  
Dr. Adrien L. Bennings, President

STRATEGIC THEME: Operational Excellence: Efficiency, Effectiveness, and Fiscal Sustainability; Technological Transformation: Agility, Innovation, and Readiness

REPORT: The 2022 Bond Program includes funding for information technology & deferred maintenance needs across the district. As part of this the College has identified the need to upgrade the mechanical, electrical, and structural systems to support the Main Distribution Frame (MDF) that supports the Cascade Campus. The existing system is no longer adequate for college needs and requires replacement. The upgrades are necessary to replace aging hardware that no longer supports the college requirements.

On October 29, 2025, the Invitation to Bid (ITB) was advertised in the Daily Journal of Commerce, State of Oregon (OregonBuys), BidLocker, Portland Observer, and the Portland Business Tribune. In addition, OPC staff reached out to all identified COBID registered firms who could provide these services. A total of ten (10) firms attended the mandatory pre-bid meeting. At the bid closing time of 2:00 p.m. November 25, 2025, four (4) bids were received. 1 bid was received from a COBID registered firm.

The lowest responsive and responsible bid of \$586,614 was submitted by RJ Ramos Construction & Electrical and has been reviewed by P&CC and acceptance is recommended. The College also intends to accept Bid Alternate 1 for \$10,298 for a total of \$596,912

RJ Ramos is certified by the Oregon Certification Office for Business Inclusion and Diversity as both a Minority Owned Business and a Disadvantaged Business Enterprise.

**RECOMMENDATION:** That the Board of Directors authorize PCC to execute a contract with RJ Ramos Construction and Electrical for the Cascade MAHB Mechanical Upgrades for up to \$656,603 which includes a 10% contingency. Funding will be from the 2022 Bond. This is within the project budget allocated from the 2022 Bond proceeds.