

February 19, 2026

26-052

CONTRACT APPROVAL FOR ROCK CREEK BUILDING 7  
MODERNIZATION GUARANTEED MAXIMUM PRICE TO  
TRUEBECK CONSTRUCTION INC.

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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.

At the January 15, 2026 the Board, through BR 26-045, approved the award of the contract to Truebeck Construction Inc for an early work amendment (EWA) for early procurement in the amount of \$1,833,652.

Truebeck has now provided the GMP for the full scope of work. The proposal is for \$4,070,288 which PCC staff have reviewed and recommend acceptance. This includes the previously authorized early work amendment.

COBID and other certified firms participation at this stage is \$369,969 (14% of contract value) over 7 firms. The breakout and number of firms in each category is shown below. As firms may have multiple certifications the total does not match the number above.

WBE (4 firms)	10.1%	\$278,465
MBE (3 firms)	10.6%	\$293,269
DBE (2 firms)	0.9%	\$24,999
ESB (2 firms)	0.4%	\$11,123
VBE (1 firm)	1.5%	\$41,725

**RECOMMENDATION:** That the Board of Directors authorize PCC to enter into a contract with Truebeck Construction Inc for the Rock Creek Building 7 Modernization project for up to \$4,477,317 which includes a 10% contingency. Funding will be from the 2022 Bond. This is within the project budget.