

February 19, 2026

26-053

CONTRACT APPROVAL FOR CLIMB BUILDING  
RENOVATION AND TENANT IMPROVEMENTS TO LEASE  
CRUTCHER LEWIS

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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 deferred maintenance and updating technology, facilities and equipment throughout the district. As a result of the College's review of space utilization, it became apparent that the CLIMB building was underutilized and could be renovated to accommodate the Office of Planning and Construction (OPC), who currently occupy leased space.

At its July 17, 2025, meeting, the Board, through BR 26-001, approved an exemption from competitive bidding and authorized the use of the Design-Build (D-B) alternative contracting method for this project.

On August 15, 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, OPC staff reached out to all identified COBID registered firms who could provide these services. A total of twenty-two (22) firms attended the mandatory pre-proposal meeting. At the proposal closing time of 2:00 p.m. September 24, 2025, seven (7) proposals were received. No 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 Lease Crutcher Lewis.

To meet project schedules and have the space ready by Fall 2026, Lewis has provided PCC with an Early Work Amendment (EWA) for the advance ordering of long lead time equipment and early onboarding of key trade partners. The EWA is in the amount of \$799,811 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.

COBID participation will be provided with the GMP amendment in summer 2026.

**RECOMMENDATION:** That the Board of Directors authorize PCC to enter into a contract with Lease Crutcher Lewis for the CLIMB Building Renovation project for up to \$879,792 which includes a 10% contingency. Funding will be from the 2022 Bond. This is within the project budget.