

June 18, 2026

26-092

APPROVAL FOR CLIMB BUILDING RENOVATION AND  
TENANT IMPROVEMENTS GUARANTEED MAXIMUM PRICE  
(GMP) TO LEASE CRUTCHER LEWIS

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  
Dr. Katy Ho, Acting President

STRATEGIC THEME: Operational Excellence: Efficiency, Effectiveness, and Fiscal  
Sustainability

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 Resolution 26-  
001, approved an exemption from competitive bidding and  
authorized the use of the Design-Build (D-B) alternative  
contracting method for this project.

At its February 19, 2026, meeting the Board, through Resolution  
26-053, approved the award of the contract and an Early Work  
Amendment (EWA), in the amount of \$879,792 to Lease  
Crutcher Lewis (LCL) to allow the design phase to move forward  
along with the early procurement of long lead-time materials.

LCL has now provided the full Guaranteed Maximum Price  
(GMP) for the project in the amount of \$3,166,363, which  
includes the previously approved EWA. College staff have  
reviewed the proposed GMP and recommend acceptance.

Participation by firms certified by the Oregon Certification Office for Business Inclusion and Diversity (COBID) or the Washington Office of Minority & Women Business Enterprises (OMWBE) totals \$339,575 which is 10.7% of the value of the contract as shown in the table below.

MBE - Minority Owned Business Enterprise  
WBE - Women Owned Business Enterprise  
ESB - Emerging Small Business  
DBE - Disadvantaged Business Enterprise  
OSBE - Oregon Small Business Enterprise

Certification	Number of firms	Amount	%age of total contract
MBE	1	\$54,165	1.7%
WBE	9	\$305,035	9.6%
ESB	4	\$54,540	1.7%
DBE	2	\$75,702	2.4%
OSBE	1	\$10,200	0.3%

The sub-totals may differ from the project total as firms hold multiple certifications.

**RECOMMENDATION:** That the Board of Directors authorize the College to enter into a Guaranteed Maximum Price with Lease Crutcher Lewis for the CLIMB Building Renovation project for up to \$3,482,999 which includes a 10% contingency. Funding will be from the 2022 Bond. This is within the project budget.