

September 17, 2026

27-021

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

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FINANCIAL
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APPROVED BY: Josh Peters McBride, Associate VP College Operations
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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.

At the January 15, 2026 meeting the board, through BR 26-047 approved the Phase 2 GMP for the remaining swing space projects and the contractors general conditions costs. This brought the approved contract value to \$21,792,141.

LCL has now provided the final Guaranteed Maximum Price for the project. This includes all of the previously authorized work, the renovation of the CT Building itself, and site improvements at the Sylvania Campus. The full GMP is in the amount of \$68,995,887. PCC staff have reviewed and recommend acceptance of the GMP.

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 originally teamed with Buildscape LLC (ESB) and Zana Construction Company (DBE/WBE/MBE). During the current phase Buildscape informed LCL that they were no longer able to perform the scope of work that had been identified for them. LCL proposed replacing Buildscape with Advanced Tribal LLC (DBE/MBE/ESB/) and PCC has approved this.

The table below shows the expected participation by firms registered with the Oregon Certification Office for Business Inclusion and Diversity (COBID), the Washington State Office of Minority and Women's Business Enterprises (OMWBE), or the Small Business Administration (SBA). The total value of the contracts awarded to the eleven registered firms is \$19,895,021 which represents 28.8% of the GMP.

Certification	# of Firms	Contract Amount	%age of GMP
Women Owned Business	5	\$10,728,365	15.5%
Minority Owned Business	5	\$17,501,392	25.4%
Disadvantaged Business Enterprise	5	\$17,730,783	25.7%
Emerging Small Business	4	\$8,770,987	12.7%
Small Business Administration	2	\$615,309	0.9%

The total amounts do not not match due to some firms having multiple certifications.

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 Final GMP for up to \$75,895,475 which includes a 10% contingency. Funding will be from the 2022 Bond. This is within the budget for the CT renovation project.