

October 15, 2026

27-035

CONTRACT APPROVAL FOR ROCK CREEK BUILDING 2
RENOVATION AND CONSTRUCTION OF NEW CAREER
TECHNICAL EDUCATION BUILDING(S) EARLY WORK
AMENDMENT TO FORTIS CONSTRUCTION INC

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FINANCIAL
RESPONSIBILITY: Rebecca Ocken, Director, Planning & Capital Construction

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 redevelopment of Building 2 at the Rock Creek Campus. The project encompasses not only renovation of B2 and its associated Career Technical Education spaces, but the creation of a new building to accommodate the Building Construction Technology program, swing space for some of the current occupants of Building 2, and site improvement projects. After identified programs are moved out of the existing Building 2 and into their new swing spaces, Building 2 will be redeveloped to meet current and future instructional needs. This project has been allocated \$8M in State of Oregon XI-G bonds.

At its July 20, 2023 meeting, the Board, through BR 24-002, 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 its November 20, 2025 meeting, the Board, through BR 26-032, approved a contract with Fortis Construction Inc. for up to \$940,500 to cover preconstruction services for the project.

Fortis has now provided a proposal for early work that covers the creation of swing space in Buildings 3 and 7 at Rock Creek and the early on-boarding of key trade partners for the Building 2 renovation. The total proposal for this work is \$3,070,896. PCC staff have reviewed the proposal and recommend acceptance.

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. Fortis has teamed with Berrian Concrete (DBE/MBE/ESB), Williams 3T Contracting (DBE/MBE/ESB), and RJ Ramos (DBE/MBE). Further subcontracting opportunities will be available as the project progresses to the GMP.

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). At this point in the project there is limited participation by COBID firms. This will increase as the project continues. The total value of the contracts awarded at this time to the two registered firms is \$1,118,390 which represents 36.4% of the EWA.

Certification	# of Firms	Contract Amount	%age of EWA
Minority Owned Business	2	\$1,118,390	36.4%

RECOMMENDATION: That the Board of Directors authorize PCC to increase the contract with Fortis Construction for the Rock Creek Campus Building 2 Renovation Project to up to \$4,318,482 which includes a 10% contingency. Funding will be from the 2022 Bond. This is within the budget established for the project.

