

February 15, 2024

24-093

CONTRACT APPROVAL FOR SYLVANIA
COMMUNICATIONS TECHNOLOGY BUILDING
RENOVATION AND SITE IMPROVEMENTS DESIGN
SERVICES TO BRIC ARCHITECTURE INC.

PREPARED BY: John MacLean, Finance & Procurement Manager, Planning & Capital Construction

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

APPROVED BY: Eric Blumenthal, Executive Vice President, Administration and Finance
Dr. Adrien L. Bennings, President

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 the renovation of the Communications Technology (CT) building on the Sylvania Campus. The CT building was one of the original campus buildings opened in 1972 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 to identify and prepare 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.

On July 24, 2023, the Request for Proposals (RFP) for design services was advertised in the Daily Journal of Commerce, State of Oregon (OregonBuys), BidLocker, Portland Observer, and the Portland Business Tribune. In addition, P&CC staff reached out to all identified COBID registered firms who could provide these services. A total of forty-seven (47) firms attended the mandatory pre-proposal meeting. At the proposal closing time of 2:00 p.m. September 11, 2023, nine (9) proposals were received. One (1) proposal was received from a COBID registered firm.

Proposals were reviewed and scored by a selection committee and finalists were invited to interview. The highest scoring proposal was from Bric Architecture Inc. (LCL) and PCC staff recommends acceptance. At this stage of the project Bric has provided a fee proposal of \$1,061,669 to take the project through the Programming Phase. After programming is complete, a fee proposal will be provided for the next stage of the project.

As part of the RFP process PCC requested that the prime design firm enter into one or more teaming agreements with COBID/OMWBE registered firms. The aim of these agreements is to increase access and growth opportunities for COBID/OMWBE firms. Bric has teamed with Studio Petretti (ESB/WBE). Further subcontracting opportunities will be available as the project progresses through design.

RECOMMENDATION: That the Board of Directors authorize PCC to execute a contract with Bric Architecture Inc for the Sylvania Campus CT Building Renovation through the Programming Phase for up to \$1,167,836 which includes a 10% contingency. Funding will be from the 2022 Bond.