

January 16, 2025

25-038

CONTRACT APPROVAL FOR ROCK CREEK BUILDING TWO
RENOVATION AND CONSTRUCTION OF NEW CAREER
TECHNICAL EDUCATION BUILDING(S) PRE-DESIGN
SERVICES TO BORA ARCHITECTURE AND INTERIORS

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FINANCIAL
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APPROVED BY: Dina Farrell, Vice President, Business & Finance/Chief Financial Officer
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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 the redevelopment of Building 2, which includes new Career Technical Education spaces at the Rock Creek Campus. The project encompasses the creation of one or more new buildings to accommodate Automotive programs, including relocation of the Sylvania Campus program, and the Building Construction Technology program. After those programs are moved out of the existing Building 2 and into their new spaces, Building 2 will be redeveloped to meet current and future program needs. The overall project also includes all necessary swing space and site improvement projects.

On October 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 fifty-three (53) firms attended the mandatory pre-proposal meeting. At the proposal closing time of 2:00 p.m. November 30, 2023, eleven (11) proposals were received. Two (2) proposals were 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 Bora Architecture & Interiors. PCC staff recommends acceptance. Bora partnered with two COBID firms (DAO Architecture & Curious Architects) as part of their proposal. After award Bora & PCC entered into an early work contract, in the amount of \$248,998 to enable development of a full fee proposal for pre-design services. Bora has now provided a fee proposal of \$1,663,919 to take the project through pre-design. This will bring the total proposed fee to date to \$1,912,917

COBID participation at this stage is \$640,709 (33% of contract value). The breakout and number of firms in each category is shown below. As firms may have multiple certifications the total does not match the number above.

WBE (4)	\$568,805	29.7%
MBE (4)	\$586,099	30.6%
ESB (2)	\$173,854	9.1%
DBE	\$539,685	28.2% 

RECOMMENDATION: That the Board of Directors authorize PCC to extend the contract with Bora Architecture & Design for the Rock Creek Campus Building 2 Project to extend through the Pre-Design phase. The new approved contract amount will be \$2,104,209 which includes 10% contingency. Funding will be from the 2022 Bond. This amount is within the project budget.