

March 19, 2009

09-062      ACCEPT PROPOSAL/AWARD CONTRACT FOR  
ARCHITECTURAL SERVICES FOR A NEW  
EDUCATIONAL CENTER IN NEWBERG, OREGON

PREPARED BY:      Denise Jeffords, Buyer/Contract Specialist

FINANCIAL  
RESPONSIBILITY:      Linda Degman, Project Manager

APPROVED BY:      Wing-Kit Chung, Vice President, Administrative Services  
Randy McEwen, District Vice President  
Dr. Preston Pulliams, District President

REPORT:              With passage of the bond measure, the College has the need to contract with a qualified firm to provide comprehensive Architectural Services for a New Educational Center in the Newberg, Oregon area. Services to be provided include, but may not be limited to the following: Attend Newberg Center Advisory Committee meetings as requested; Assistance with site location evaluation as requested; Due diligence for chosen site, including assessment of land use requirements; Programming/schematic design services; Design development; Construction document preparation; Construction administration services; Cost estimating services via in-house or through a consultant; Bidding or negotiation phase services; All other services in connection with a) Public hearings; b) Providing services for change orders and construction change directives; and c) Evaluation of claims, arbitration proceedings, legal proceedings, and all services made necessary by default of contractor in the work.

A Request for Proposals (RFP) for these services was issued and made available to all interested firms on January 15, 2009. The RFP was advertised in the Daily Journal of Commerce, on the State of Oregon Procurement Network (ORPIN), and on the PCC Solicitation website. A total of one-hundred sixty-five (165) vendors, which included architects; engineers; consultants; plan centers; and other interested parties

(forty-two (42) of which indicated they were MWESB firms) registered and downloaded a copy of the RFP document.

A total of nineteen (19) proposals were received in response to the RFP. Proposals were reviewed and rated by committee members based on the following criteria: Qualifications of project team; Demonstrated ability to project and control costs; Availability; Leadership in Energy and Environmental Design (LEED) project experience; Creating a partnering atmosphere; Proposed work plan; Ability to meet deadlines; and Fee structure.

Proposals were received from the following firms:

<u>Firm</u>	<u>Points</u>
THA Architecture Inc.	783.50
OP SIS Architecture	778.50
Hennebery Eddy Architects	773.50
SERA Architects	759.75
Yost Grube Hall Architecture	757.75
BOORA Architects	753.00
Mahlum Architects	703.00
DAO Architecture LLC*	701.50
DLR Group	675.50
Richard Brown Architect	661.50
Design Department Architecture LLC*	653.00
TVA Architects Inc.	648.50
Colab Architecture + Urban Design	641.25
MCA Architects	628.25
Crow/Clay and Associates Inc.	621.00
Terra Architecture PC	601.25
Brittall Architecture Inc.	512.75
FARM Architecture and Research*	402.50
LSW Architects, PC	385.75

Note: \* These firms are certified MWESB firms.

Interviews were held with the four (4) highest rated firms, which were then evaluated further as follows:

<u>Firm</u>	<u>Points</u>
Hennebery Eddy Architects	165.00
OP SIS Architecture	160.00
THA Architects Inc.	148.50
SERA Architects	146.50

The evaluation committee recommends awarding this contract to Hennebery Eddy Architects.

**RECOMMENDATION:** That the Board of Directors accept the proposal from, and award the contract to Hennebery Eddy Architects to provide Architectural Services for a New Educational Center in Newberg, Oregon. The cost of these services will be approximately \$500,000. All expenditures for these services will be from bond funds.