

October 15, 2009

10-024

ACCEPT PROPOSAL/AWARD CONTRACT FOR
ARCHITECTURAL SERVICES FOR ROCK CREEK
CAMPUS

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FINANCIAL
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REPORT: With passage of bond measure 26-95, the College has the need to contract with a qualified firm to provide comprehensive architectural services for the Rock Creek Campus. Services to be provided include, but may not be limited to the following: Attend Rock Creek Advisory Committee meetings as requested; assistance with site location evaluation as requested; assessment of land use requirements; programming/schematic design services; design development; construction document preparation; construction administration services; cost estimating services via in-house staff 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 July 21, 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 two hundred twenty one (221) firms, which included architects, engineers, consultants, plan centers, and other interested parties, (sixty-two (62) who indicated they were MWESB firms) registered and downloaded a copy of the RFP document.

A total of nine (9) proposals were received in response to the RFP. Written proposals were reviewed and rated by the Bond Program and Rock Creek Campus evaluation committee members based on the following criteria: Team - firm history and distinctive capabilities; Approach - collaboration and partnering; Activities - firm's ability to predict project costs and develop and meet the project schedule; Other - fee proposal and MWESB subcontracting diversity.

Written proposal evaluation scores were as follows:

| <u>Firm</u> | <u>Points</u> |
|--------------------------|---------------|
| Ankrom Moisan Architects | 898 |
| GBD Architects | 1067 |
| Group Mackenzie | 856 |
| Mahlum | 940 |
| Opsis Architecture | 1009 |
| SRG Partnership | 1043 |
| THA Architecture | 963 |
| Yost Grube Hall | 897 |
| ZGF Architects | 866 |

The four (4) highest scoring firms were invited to an oral interview process. Proposers were given six (6) questions to respond to in their presentation. The Bond Program and Rock Creek evaluation team members scored each proposer and that score was used to determine the highest rated proposer. The ranking of the oral interview process is as follows:

| <u>Firm</u> | <u>Points</u> |
|----------------------------|---------------|
| OP SIS Architecture | 1024 |
| Thomas Hacker & Associates | 991 |
| GBD Architects | 895 |
| SRG Partnerships | 821 |

The Bond Program and Rock Creek Campus evaluation committee recommends awarding this contract to Opsis Architecture.

Opsis has identified seven (7) sub-consultants it intends to contract with for this project. Four (4) of the seven (7) firms are State of Oregon certified MWESB firms.

RECOMMENDATION: That the Board of Directors accept the proposal from, and award the Architectural Services contract for Rock Creek Campus to Opsis Architecture. All expenditures for these services will be from bond funds.