

July 15, 2010

11-005 REVISE CONTRACT AMOUNT FOR ARCHITECTURAL SERVICES FOR A NEW EDUCATIONAL CENTER IN NEWBERG, OREGON

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REPORT: As a part of the 2008 bond program, in March 2009 the Board authorized the College to enter into a contract for architectural services with Hennebery Eddy Architects, Inc. for the Newberg Center by resolution 09-062. An amount of \$500,000 was authorized in order to begin the planning and programming necessary for the site to be complete by Fall 2011. Staff did not intend that this was the final A/E fees budget.

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 public hearings; Providing services for change orders and construction change directives; and Evaluating claims, arbitration proceedings, legal proceedings, and all services made necessary by default of contractor in the work.

At the time of this resolution the College had not purchased the Newberg site, and we were just beginning

the E6/Net Zero assessment of the Sylvania campus. We began the Newberg design work aspiring to LEED Gold status, but kept open the possibility that Newberg should/could achieve Net Zero status, depending in part on the results of the Sylvania assessment study and in part on the results of a more detailed design look at what was possible for Newberg. Simultaneous with this work was PCC's becoming a signatory to the American College and University Presidents' Campus Climate Commitment and later its receipt of the ARRA SEP grant for initial phases of Sylvania E6/Net Zero work.

Design development shows that Newberg has a high probability of achieving Net Zero status, and staff recommends that this be the College's objective. This will bring added design cost, as will site development work for the larger-than-expected physical site, and this resolution seeks Board approval for added expenditure authority to achieve the Newberg Net Zero objective. Staff's recommendation is based on:

- 1) The Newberg project is a relatively small project, so the increased design and construction fees will be more manageable within the Bond budget constraints;
- 2) It is immensely more expensive and difficult to achieve Net Zero status for an existing facility, so this is the "only" time to embrace this objective for Newberg;
- 3) This action demonstrates PCC's commitment to E6/Net Zero objectives on a more District-wide basis, which could result in more favorable results for future E6/Net Zero grant requests to support the College's long-term commitment to the Campus Climate Commitment;
- 4) This is consistent with and supportive of the approach the College has taken for the next two rounds of State Capital Construction bonding, which include proposals for E6/Net Zero projects over the entire District (2013 Legislature) and Phase 2 E6/Net Zero at Sylvania (2015 Legislature).
- 5) Recent bond project completions which have demonstrated the College's ability to achieve "beyond plan" results in building environmental performance.

Additional authorization of \$360,000 is needed to proceed with implementing the E6/Net Zero design in the construction documents, bringing the currently authorized

A/E level to \$860,000. It is likely that staff will seek Board approval for additional spending authority in the future, as we learn more of the design and construction document decisions specifically supporting Net Zero accomplishment.

RECOMMENDATION: That the Board of Directors authorize an increase in the contract amount for Hennebery Eddy Architects from \$500,000 to \$860,000 for the Architectural Services for the New Educational Center in Newberg, Oregon. All expenditures for these services will be from bond funds.