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12-057 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 with Resolution 09-062. Resolution 11-005 continued authorization for architectural services for the project for a total of \$860,000. The resolution explained the anticipation of the need for additional spending authority in the future, as design decisions specifically supporting the Net Zero goal developed.

College procurement rules as stated in the Community College Rules of Procurement allow contracts to be exceeded by twenty-five percent (25%) of the contract amount approved by the Board.

With the dynamics of the design to achieve the "Path to Net Zero", our expectation was that we would stay within the 25% increase limit, which would have taken the total to \$1,075,000. The decision to continue with further solar development has caused the overall total to exceed the 25% allowed overage by approximately \$35,000. Hence, approval of the Board is required.

Additional authorization of \$250,905 is needed to complete the design processes related to the Newberg Center project, including implementing the Net Zero design in the construction documents and the other

building design costs that are part of the 25% allowed overage, bringing the authorized A/E level to \$1,110,905.

The Newberg Center has opened, and is on track to achieve net zero status with the completion of the design and installation of additional solar panels. The recent decision of Oregon Department of Energy to allow the College to consolidate the district's 1.5% for solar requirement provided added incentive for the College to complete the additional solar panels at Newberg Center, since the project can be counted toward the overall 1.5% goal.

The project has been awarded the 2011 AIA Portland Sustainable Building Design award.

RECOMMENDATION: That the Board of Directors authorize an increase in the contract amount for Hennebery Eddy Architects from \$860,000 to \$1,110,905 for the Architectural Services for the New Educational Center in Newberg, Oregon. All expenditures for these services will be from bond funds.