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16-072

AUTHORIZE FOOD SERVICES TO CONTRACT WITH
RICCA DESIGN STUDIOS AND GBD ARCHITECTS TO
PROVIDE DESIGN AND CONSULTING SERVICES
FOR THE SYLVANIA CAMPUS FOOD FACILITY
REMODEL

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FINANCIAL
RESPONSIBILITY: Linda Eden, Director, Auxiliary Services

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REPORT: The College has a need to hire a consultant and design firm to provide a comprehensive plan and design to remodel the existing food service area at the Sylvania Campus, specifically the Forestview Market Place, Chill Smoothie (during the summer of 2016), followed by River City in FY 2017. In 2001, the Board of Directors approved the contract for the full remodel of the Sylvania Campus Food Service area (BA 01-013). Since September of 2001 (opening of remodeled food service area), an estimated 7.5 million customers have been served not including students, staff and visitors who use the facilities for Campus functions and events, catering, and employee training. Because of the amount of foot traffic in and out of the food service area, the operation now requires a remodel to address deficiencies associated with facility depreciation. The current infrastructure such as flooring and laminated paneling are worn out and splitting, resulting in mold/mildew growth. Cabinetry in the server area is falling apart, and water damaged plywood in specific areas is exposed, creating ideal conditions for bacterial growth. Production and service equipment has exceeded life expectancy and in some cases, can no longer be repaired. The dining room chairs and tables are scarred from wear and tear and vandalism.

During the Fiscal Year 15-17 budgetary process, Food Services submitted a capital plan to address

maintenance-related deficiencies associated with the Sylvania Food Services operation. The funding source identified for this project was predicated on Board Resolution 98-153 which was created to allow Auxiliary Services operations broader use of fund resources as per the Multnomah County Tax Supervising and Conservation Commission's recommendation.

After careful review, the Department selected to contract with the following firms: Ricca Design Studios, for their knowledge and continuity of kitchen design. Ricca Design was the Bond's general contractor's sub-consultant for the kitchen design work done at Cascade Campus, Southeast Campus, and Rock Creek Campus. The estimated proposed cost for Sylvania Campus Food Service area is \$44,000. The 2nd firm is GBD Architects, the current A/E consultant for Sylvania Campus 2008 Bond Program. GBD will be overseeing and managing the design work. The estimated cost for GBD's work is \$159,705. The overall estimated cost exceeds the \$150,000 threshold, which requires Board of Directors approval.

It is also the desire of the Department to contract with Balfour Beatty Construction (formerly Howard S Wright), current Construction Manager/General Contractor for Sylvania Campus 2008 Bond Program. Balfour Beatty will be managing the construction development. The GMP will be presented to the Board of Director for approval at a later date.

RECOMMENDATION: That the Board of Directors authorize Food Services to contract with Ricca Design Studios and GBD Architects for an estimated cost of \$243,705 (includes \$40,000 contingencies). These contracts will be valid through 2017. The project will be funded by a transfer from the Bookstore to Food Services based on Board Resolution 98-153.