

August 15, 2019

20-028

AUTHORIZATION TO AWARD CONTRACT FOR THE  
PORTLAND METROPOLITAN WORKFORCE TRAINING  
CENTER ARCHITECTURAL AND DESIGN SERVICES

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FINANCIAL  
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REPORT: The 2017 Bond Program identified the redevelopment of the Portland Metropolitan Workforce Training Center (PMWTC) as a priority. The two existing buildings that comprise the PMWTC were built in 1957 and 1989. Prior to being purchased by PCC in 1998, they were in use as a VFW Hall and a grocery store. As such, the two existing buildings will be demolished and all college functions will be combined into one multi-story building ranging from 40,000 – 50,000 square feet. The new building will provide classrooms, meeting rooms, event space, staff offices, and space for service partners such as the State of Oregon Department of Human Services.

The new building is intended to support a new service delivery model or Opportunity Center. Opportunity Centers are centralized hubs that connect employers and community members to PCC. Individuals can explore careers, identify PCC programs that prepare them for their goals, and develop the skills they need to be successful. Additionally, space for wrap around services may be included in the building to more fully support users of the Center. Healthcare, childcare, food pantries and space for other life needs will be considered.

To further support Center users, PCC students and the Cully/Concordia neighborhood, affordable housing will be introduced on one acre of the three acre site. It is estimated that approximately 100 units of varying sizes can be

developed as well as space for supportive services. PCC will not own or operate the facility, but will maintain ownership of the land. The residential units will be available to the community and PCC will encourage students to apply through advanced marketing and other outreach efforts.

On June 5th, 2019 the Request for Proposals (RFP) was advertised in the Daily Journal of Commerce, State of Oregon (ORPIN), Portland Observer, and the PCC solicitation website. In addition P&CC staff reached out all identified COBID registered firms who could provide these services. A total of ninety-five (95) firms registered and received a copy of the RFP document. Twenty-six (26) firms were COBID certified. Forty-four (44) firms attended the mandatory pre-proposal meeting. At the proposal closing time of 2:00 PM July 15th, 2019 the College received eleven (11) proposals of which three (3) were registered with Oregon COBID.

The consultant proposals were evaluated based on team experience, project approach and schedule, social responsibility, and sustainability approach. Review committee member scores were added together and averaged to reach a final score with a maximum of 100 points.

<i>Contractor:</i>	<i>Points:</i>
<b>Bora Architects</b>	<b>97</b>
<b>Opsis Architecture</b>	<b>90</b>
<b>Mahlum</b>	<b>85</b>
<b>Woofter Architecture<sup>1</sup></b>	<b>85</b>
<b>Gensler</b>	<b>84</b>
<b>Holst Architecture<sup>1</sup></b>	<b>84</b>
<b>TVA Architecture</b>	<b>84</b>
Yost Grube Hall Architecture	80
Skylab	77
CIDA <sup>1</sup>	74
Works Progress Architecture	71

<sup>1</sup> Firms are registered with State of Oregon COBID.

Firms that scored 84 or over were invited for interview. The interviews were scored out of 100 and then added to half of

the proposal score for a final score with a maximum of 150 points.

<i>Contractor</i>	<i>Proposal Points</i>	<i>Interview Points</i>	<i>Total Points</i>
<b>Bora Architects</b>	<b>49</b>	<b>94</b>	<b>143</b>
Woofter Architecture <sup>1</sup>	43	90	133
TVA Architecture	42	90	132
Mahlum	43	88	131
Opsis Architecture	45	82	127
Holst Architecture <sup>1</sup>	42	79	121
Gensler	42	69	111

<sup>1</sup> Firms are registered with State of Oregon COBID.

The recommended firm, Bora Architects, is not a COBID registered firm, however their proposal has a 100% COBID participation rate for sub-consultants

This procurement was a qualifications based selection under PCC Public Contracting Rules Division 48. The total fee will be negotiated with the selected vendor prior to the final contract being executed. In the meantime, we need to engage Bora Architects in the community outreach that is currently underway and begin internal outreach.

**RECOMMENDATION:**

That the Board of Directors authorize PCC to award the contract for architectural and design services for the Portland Metropolitan Workforce Training Center to Bora Architects and approve pre-proposal work in the amount of \$350,000. Funding will be from the 2017 Bond.