

Consideration of Architectural Services

Action Item

Report/Discussion Item

Overview

A Long-range Facilities Planning Committee and Finance Committee subcommittee interview team consisted of the following members:

- Darin Preis, Long-range Facilities Planning Committee chair
- Christine King, Finance Committee chair
- Linda Quinley, Chief Financial Officer/Chief Operations Officer
- Charles Oestreich, Director of Facilities and Construction Services
- Tom Richards, Finance Committee member
- Dr. Kevin Brown, Assistant Superintendent for Secondary Education
- Heather McArthur, Administrative Project Manager
- Dana Reynolds, Purchasing Agent
- Lisa Ozanich, Purchasing Department

The interview team reviewed proposals from 13 different firms for architectural services. The term of this contract will run through November 30, 2019, with two consecutive one-year periods after the initial contract for consideration of renewal, for a total possible five years. After reviewing all of the proposals, the interview team found the following four firms to be the top four qualified firms and selected them for an interview:

- Bond Architects, Inc.
- Hollis & Miller Architects
- Ittner Architects
- PWA Architects

Interviews were conducted on September 20 and 21, 2016. After the interviews, the interview team found PWA Architects, in partnership with ACI Boland, to be the best qualified and capable of performing the desired services, and is recommending that this firm be the architect of record for this contract period. This was a mandated qualifications-based selection process, and the criteria for selection were outlined in the request for qualifications. After determining the best qualified firm, the administration began the process of negotiating a final contract, which includes negotiation of a fee schedule. The negotiated contract is attached. The negotiated architect fees of PWA Architects vary depending on project value (see schedule in the attached contract).

Fiscal Impact and Funding Source

The funding for architectural services and for purchase of construction materials will come largely from bond funds or local capital project fund as aligned to each individual project. On occasion, operating funds may be utilized for projects of a non-capital nature.

Estimated fees based on the attached proposal and planned bond issuance, which are not currently engaged, are as indicated below. Additional projects, as approved, will also be engaged under this agreement.

April 2016 and April 2017 Issue from April 2014 Voter Authorization \$50,000,000	
Mill Creek and Derby Ridge elementary schools chiller design	\$30,000
Various other projects	\$350,000

April 2018 Issue from April 2016 Voter Authorization \$30,000,000	
Gentry Middle School kitchen addition	\$165,000
Middle school design	\$1,500,000
Elementary school addition(s) TBD	\$750,000
Various other projects	\$350,000

Recommendation

It is the recommendation of the interview team and the administration that, at its October 10, 2016, meeting, the Board of Education approve PWA Architects as the district's architect of record through November 30, 2019, and approve the attached contract with PWA Architects.

Materials Preparation and Inquiries

This item was prepared by Linda D. Quinley, Chief Financial Officer/Chief Operations Officer and Board of Education Treasurer. Inquiries about this item or requests for additional information should be directed to Ms. Quinley (214-3416).