



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: July 23, 2025

SUBJECT: Approval of a Notice of Intent to Award a contract to LRS Architects for design of the Deschutes County Downtown Campus Plan Project

RECOMMENDED MOTION:

Move approval of Document No. 2025-771, a Notice of Intent to Award a contract to LRS Architects for design of the Deschutes County Downtown Campus Plan Project.

BACKGROUND AND POLICY IMPLICATIONS:

The Facilities Department issued a publicly advertised RFP for design services for the Downtown Campus Plan project on May 7, 2025, in accordance with ORS 279C. Six (6) firms submitted proposals: Cole Architects, Hennebery Eddy Architects, LRS Architects, ORW Architecture, Pinnacle Architecture, and Steele Associates Architects.

Proposals were reviewed by a selection committee with members of the County Administration, Community Development Department, Health Services, Information Technology, and Facilities Department. In the proposal scoring phase, LRS Architects, ORW Architecture, and Pinnacle Architecture were the high-scoring firms and were subsequently invited to the interview round.

LRS Architects, a firm based in Bend, received the highest scores in both the proposal and interview rounds. The selection committee recommends that a Notice of Intent to Award Contract be issued and that the County and LRS Architects proceed with contract negotiations.

LRS Architects proposes to provide planning and design services for the Deschutes County Downtown Campus Plan project and provide the following services and deliverables:

Goals, Objectives and Core Services

- Engage with the steering committee and stakeholders to develop goals, objectives, and guiding principles for the Downtown Campus.
- Establish consensus of the core services to be provided on the campus, evaluate space needs and key adjacencies, and identify obstacles and potential improvement to accessing those services.

Case Studies and Design Framework

- Provide case studies of relevant civic campuses that have been revitalized or that were developed to be cohesive and well-connected with the surrounding community.
- Develop a design framework with concepts to improve the campus' identity as a potential civic district within Bend's downtown core area and improve wayfinding across the campus.

Campus Plan

- Develop a single report that details future development opportunities, anticipates growth, and establishes a clear vision for the services provided on the campus, ensuring that near-term uses are compatible with long-term needs:
 - Near-Term (0-5 years) Plan and Conceptual Cost Estimates
 - Mid-Term (6-10 years) Plan and Conceptual Cost Estimates
 - Long-Term (11-20 years) Plan and Conceptual Cost Estimates
- Identify long-term limitations for expansion of existing facilities and under-utilized properties to target future development opportunities and ensure the highest and best use of County properties.
- Identify development opportunities for County services, parking, and multi-modal connectivity in the campus and to the surrounding community.
- Ensure the plan is compatible with City of Bend's comprehensive plan, zoning, and the Bend Core Area Project.
- Publish a final report which will be presented to the Board of County Commissioners for approval.

BUDGET IMPACTS:

This action issues a Notice of Intent to Award Contract to the highest-scoring firm in the RFP interview round, LRS Architects, and allows seven (7) days for concerned parties to protest the award. If there is no protest within the seven-day period, the County will begin negotiations with LRS Associates Architects and subsequently enter into a services contract.

Project costs for design services are budgeted in Campus Improvement Fund 463 for Fiscal Year 2026.

ATTENDANCE:

Lee Randall, Director

Eric Nielsen, Capital Improvement Manager