



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: September 10, 2025

SUBJECT: Approval of a Notice of Intent to Award a contract to ORW Architecture for design services of the Behavioral Health South County Remodel Project

RECOMMENDED MOTION:

Move approval of Document No. 2025-907, a Notice of Intent to Award a contract to ORW Architecture for design of the Behavioral Health South County Remodel Project.

BACKGROUND AND POLICY IMPLICATIONS:

The Facilities Department issued a publicly advertised RFP for design services for the Behavioral Health South County Remodel project on July 30th, 2025, in accordance with ORS 279C. Five (5) firms submitted proposals: Pinnacle Architecture, Open Concept Architecture, Cole Architects, SĀJ Architecture, and ORW Architecture.

The proposals were reviewed by a selection committee with members of Health Services and the Facilities Department, with ORW Architecture determined to be the highest-scoring firm. The total points that each firm received are listed below. The selection committee recommends that a Notice of Intent to Award Contract be issued and that the County and ORW Architects proceed with contract negotiations.

<u>Firm Name</u>	<u>Total Points</u>
Pinnacle Architecture	428.5
Open Concept Architecture	378.5
Cole Architects	403
SĀJ Architecture	422.5
ORW Architecture	432

The anticipated scope of work for the comprehensive design services for improvements to the Behavioral Health spaces within the South County Services building includes space planning, programming, and tenant improvement design of approximately 4,625 square feet of existing office space, plus support spaces and related site improvements.

This action issues a Notice of Intent to Award Contract to the highest-scoring firm in the RFP interview round, ORW Architecture, 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 ORW Architecture and subsequently enter into a services contract.

BUDGET IMPACTS:

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

ATTENDANCE:

Lee Randall, Facilities Director

Eric Nielsen, Capital Improvement Manager