



**Architectural and Engineering Services**  
**ROGUE BOWL RENOVATION / Phase 1**  
**COST PROPOSAL**

---

Redwood Campus, Grants Pass Oregon

**REQUEST FOR PROPOSAL (RFP)**  
**NO. P17926-2023-09-07A**

RFP CLOSING (DUE) DATE: October 3, 2023, 2:00 PM, Local Time

**NO LATE RESPONSES WILL BE ACCEPTED**

**SUBMIT TO:**

Rogue Community College  
Attn: Jodie L Fulton, CPPO, CPPB  
Contract and Procurement Director  
3345 Redwood Highway, JO Bldg., Rm 12  
Grants Pass, Oregon 97527

---

**PROFESSIONAL, TECHNICAL AND EXPERT SERVICES**

**Rogue Community College District**

**REQUEST FOR PROPOSAL**

**For**

**Architectural and Engineering (A/E) Services for the design  
of ROGUE BOWL RENOVATIONS / PHASE 1**

**COST PROPOSAL**

**PROPOSALS DUE: October 3, 2023 by 2:00 p.m.**

**Envelope(s) shall be sealed and marked with RFP Project Title.**

**Submit one (1) original and plus one (1) thumb drive with a digital copy of the Proposal to:**

Rogue Community College District  
Jodie L Fulton, Contract and Procurement Director  
Contract and Procurement Office – Josephine Building  
3345 Redwood Hwy  
Grants Pass, OR 97527  
(541) 956-7200

**Questions should be submitted in writing to [bidquestions@roguecc.edu](mailto:bidquestions@roguecc.edu) and will be answered by written addenda.**

## GENERAL INSTRUCTIONS AND CONDITIONS

**INVESTIGATION** – The Proposer shall make all investigations necessary to be informed regarding the service(s) to be performed under this request for proposal.

**SPECIAL CONDITIONS** – Where special conditions are written in the Request for Qualifications, these special conditions shall take precedence over any conditions listed under the Professional, Technical and Expert Service “General Instructions and Conditions”.

**CLARIFICATION OF REQUEST FOR PROPOSAL** – Proposers who request a clarification of the RFP requirements must submit questions in writing to the person(s) shown in the QUESTIONS section on the cover of this RFP, or present them verbally at a scheduled pre-proposal meeting, if one has been scheduled. The College must receive written questions no later than the scheduled pre-proposal meeting. The College will issue a response in the form of an addendum to the RFP if a substantive clarification is in order.

Oral instructions or information concerning the Request for Proposal given out by College employees or agents to prospective Proposers shall not bind the College.

**ADDENDUM** - Any change to this RFP shall be made by written addendum issued no later than 72 hours prior to the proposal due date. The College is not responsible for any explanation, clarification or approval made or given in any manner except by addendum.

**COST OF PROPOSAL** – This Request for Proposal does not commit the College to pay any costs incurred by any Proposer in the submission of a proposal or in making necessary studies or designs for the preparation thereof, or for procuring or contracting for the services to be furnished under the Request for Proposal.

**CANCELLATION** - The College reserves the right to modify, revise or cancel this RFP. Receipt and evaluation of proposals or the completion of interviews do not obligate the College to award a contract.

**LATE PROPOSALS** – Proposals received after the scheduled closing time for filing will be returned to the Proposer unopened.

**REJECTION OF PROPOSALS** – The College reserves the right to reject any or all responses to the Request for Proposal if found in the College's best interest to do so. At the College's discretion, litigation between the College and a Proposer may be cause for proposal rejection, regardless of when that litigation comes to the College's attention and regardless how the Proposer's proposal may have been scored. Proposals may also be rejected if they use subcontractors or subconsultants who are involved in litigation with the College. Proposers who are concerned about possible rejection on this basis should contact the College before submission of a proposal for a preliminary determination of whether its proposal will be rejected.

**BUSINESS LICENSE** – Successful Proposer shall obtain a current Business License prior to initiation of contract and commencement of the work.

**WORKERS' COMPENSATION INSURANCE** - Successful Proposer shall be covered by Workers' Compensation Insurance or shall provide evidence that State law does not require such coverage.

**CERTIFICATION AS AN EEO AFFIRMATIVE ACTION EMPLOYER** – Successful Proposers must abide by a policy of Equal Employment Opportunity Affirmative Action.

**LOCAL CONTRACTING** – If the final evaluation scores are otherwise equal, the College prefers goods or services that have been manufactured or produced by a Local Business. The College desires to employ local businesses in the purchase, lease, or sale of any personal property, public improvements or services. The College wants the residents of the State of Oregon to benefit from optimizing local commerce and services, and the local employment opportunities they generate.

**RESIDENT RESPONDENT** - Respondents will be required to attest as to whether they are resident or nonresident Respondents in accordance with provision of ORS 279C.365. Please use the College's form.

**CONFLICT OF INTEREST** – A Proposer filing a proposal thereby certifies that no officer, agent or employee of the College who has a pecuniary interest in this Request for Proposal has participated in the contract negotiations on the part of the College, that the proposal is made in good faith without fraud, collusion or connection of any kind with any other Proposer of the same request for proposals, and that the Proposer is competing solely in its own behalf without connection with or obligation to, any undisclosed person or firm.

**TYPE OF CONTRACT** – A sample personal services contract for the College is attached hereto as Exhibit B; conditions and terms may be modified at the time of contract negotiations.

**AWARD** – Proposer selection may include, but is not limited to, negotiation with the highest ranked Respondent, competitive negotiations, multiple-tiered competition designed to identify a class of Respondents that fall within a competitive range or to otherwise eliminate from consideration a class of lower ranked responders, or any combination of methods, as authorized or prescribed by rules adopted under 279A.065.

**CONFIDENTIALITY** – All information submitted by Proposers shall be public record and subject to disclosure pursuant to the Oregon Public Records Act (ORS 192.410 et seq.), except such portions of the proposals for which Proposer requests exception from disclosure consistent with Oregon Law. Any portion of a proposal that the Proposer claims constitutes a “trade secret” or is “confidential” must meet the requirements of ORS 192.501, ORS 192.502 and/or ORS 646.461 et seq. If the entire proposal is marked as constituting a “trade secret” or being “confidential,” at the College's sole discretion, such a proposal may be rejected as non-responsive.

If a request to inspect the proposal is made, the College will notify the Proposer of the request. If the College refuses to release the records, the Proposer agrees to provide information sufficient to sustain its position to the College, the College will notify the Proposer in order for the Proposer to take all appropriate legal action. The Proposer further agrees to hold harmless, defend and indemnify the College for all costs, expenses and attorney fees that may be imposed on the College as a result of appealing any decision regarding the Proposer's records.

The College has the authority to waive minor irregularities and discrepancies that will not affect the competitiveness or fairness of the solicitation and selection process.

**These Professional, Technical and Expert Services Request for Proposal “General Terms and Conditions” are not to be construed as exclusive remedies or as a limitation upon rights or remedies that may be or may become available under ORS Chapter 279.**

# PART I

# CONTRACT REQUIREMENTS

## SECTION A

## GENERAL INFORMATION

### 1. INTRODUCTION

Rogue Community College (RCC) is seeking to contract with an architectural firm for a design that provides required improvements to the **Marjorie Holzgang Concert Bowl for graduations and other community events. The Concert Bowl, first known as “The Bandshell” is located on the Redwood Campus in Grants Pass, OR** and was constructed in **1982**. Funding came from community donations, and the first concert held at the Bowl was on July 4, 1982. For 40+ years, the facility has been **home to the Rogue Music Theatre** and used by other theatrical groups, the site for community concerts, film festivals, weddings, memorials, speeches, faith-based services, and College commencements. When former Oregon state senator and community benefactor Brady Adams died in 2015, his public funeral happened in the Bowl. When former President Bill Clinton visited Josephine County in 2008, he held his public speaking event at the Bowl. Several organizations, including the City of Grants Pass, the Rogue Community College Foundation, Britt Music and Arts Festival, the Grants Pass and Josephine County Chamber of Commerce, Storytellers Music Theatre, the Rogue Music Theatre and more are supportive of this project and would make use of this renovated asset. Despite the community’s initial investment in the construction of the venue and its frequent usage, the condition of the facility and need for accessibility improvements caused RCC to close it for College use and Rogue Music Theatre ended their use of the venue in 2013.

To begin using the facility once again for commencement and for other community events for 2024, the Concert Bowl requires ingress and egress improvements to comply with the Americans with Disabilities Act and also structural improvements to the bandshell. The College has already started preliminary schematic design work to determine estimated project costs. The drawings and site details will be made available to proposers in the second step of the Request for Proposal process to assist with developing a cost proposal. The information on the drawings can be used by the contracted design firm to expedite the project design.

### 2. SCOPE OF WORK

*Rogue Community College District is seeking Cost Proposals consistent with Oregon Administrative Rule (OAR) 137-04-0210, Informal Selection, **as the second step of RFP17926-2023-09-07**, for accessibility and structural renovations of an existing outdoor amphitheater and a 6450 sft building stage on the Redwood Campus used for commencement ceremonies and other community events. The successful proposer will be selected based on the lowest total bid.*

The selected proposer shall provide pre-design, schematic design, design development, construction documentation and construction administration services to:

1. Prepare design construction plans and specifications for accessibility (ADA) and structural renovations of an existing Redwood Campus facility for the College’s commencement ceremony and other community events, and that is aligned with the funding available for this project.
2. Provide only required site lighting improvements for security and safe use pathways while minimizing visibility of light sources. Provide lighting, which is dark-sky friendly.
3. Coordinate with the College’s Project Manager/Owner’s Representative and the Rogue Bowl Renovation/Phase 1 Project Team to prepare project proposals designed to drawings, specifications, and necessary documents to meet all plan review and permit requirements.
4. Complete a boundary and topographic survey of the site sufficient to meet all permit, land use, design and construction requirements for the phase 1 project.

5. If required, complete a geotechnical analysis of the site sufficient to meet permit, design and construction needs. Ensure the building will meet the seismic requirements for an educational facility. This work could only be necessary if expanding the existing facility or if structural/seismic improvements are required.
6. Complete Civil Engineering plans for on-site and off-site private and public utilities consistent with permit, programmatic, and land use requirements. Coordinate those plans with the architect contracted, Mechanical Engineer, Structural Engineer, landscape architect, cost estimating, and other members of the A/E team necessary for the design of the project.
7. Attend public hearings and make presentations as needed, including presentations to the Rogue Bowl Renovation/Phase 1 Project Team, City Planning Commission and College Board of Education.
8. Prepare materials for an appeal, if one is required.
9. Assist in development of all planning and implementation steps to comply with environmental regulations. Complete the City application and submittal as necessary to meet all land use requirements.
10. Provide and incorporate all permit conditions, AHJ decisions and requirements into contract documents.

The successful Proposer will promote a multi-disciplinary, integrated approach to design and construction that uses material, energy and water resources efficiently, minimizes site impacts, maximizes on-site storm water management, addresses the health issues relating to construction and indoor environments, and supports the use of “environmentally preferable” and local products while meeting the College’s fiscal and programmatic responsibilities.

### 3. PROJECT FUNDING

The College is seeking cost proposals which include in-kind donations for design services included in this project. The College has determined an anticipated cost for the requested services. After selection of the most qualified firms based upon the RFP’s Evaluation Criteria, the fee proposal phase of the procurement will begin and shall include the Proposer’s true estimated cost to perform the work, ***including in-kind donations for any portion of the proposed services***. The estimated total construction budget for this project, not including design or owner carried costs is between 950k to 1.2M. This figure includes site preparations, necessary infrastructure modifications, accessibility parking improvements, landscaping, irrigation, and other necessary site improvements. The estimated construction budget does not include A&E fees, furniture and equipment, owner contingency, SDCs, permitting, and other “soft costs” associated with the project.

The total project funding allocated for this project is approximately \$1.2M to 1.64M. As a result of a strict budget, the pre-construction design phase will need to value engineer as necessary to create a design with the funding available for construction. A Personal Services Contract with a not-to-exceed amount will be negotiated with the successful Proposer.

### 4. TIMELINE FOR SELECTION

The following dates are proposed as a timeline for the selection process:

RFP Provided to Qualified Proposers for Sealed Cost Proposals	September 20, 2023
Deadline for Questions - 5:00 P.M.	September 26, 2023
Proposal Due - 2:00 P.M.	October 3, 2023
Notice of Intent to Award*	October 6, 2023
Deadline for Protests 12:00 P.M.*	October 11, 2023
Board of Education Approval*	October 17, 2023
*Tentative	

**The College reserves the right to adjust the above noted schedule. \* Tentative Dates**

## **Project Schedule**

*\*\*Project completion timeline cannot be altered or extended. The Completed facility is needed for the 2023-2024 College Commencement Ceremony.*

November 21, 2023	End of Schematic and Design Development Phase
December 13, 2023	End of Construction Documents Phase
December 20, 2023	Construction Bidding
January 22, 2024	Start Construction
May 17, 2024	Project Substantial Completion
June 7, 2024	Project Final Completion\Closure**

## **SECTION B**

### **WORK REQUIREMENTS**

The successful Proposer (A/E team) shall perform the tasks listed below for this project, and shall be expected to work closely with designated College personnel to accomplish these goals:

#### **1. TECHNICAL OR REQUIRED SERVICES**

##### **A. Pre-Design: Program Development and Documentation Review**

1. Notify the Project Manager of RCC information that is needed for A/E Team review prior to design workshops.
2. Prepare a more detailed project schedule from the preliminary project schedule required for this RFP that identifies the necessary major tasks and/or benchmarks during the design process. Schedule should include workshops with college project manager for review and confirmation at key milestones from SD through DD. Include the City's design review process required for a building permit. Estimate the time required to accomplish each major task, including those associated with design review. The project schedule shall be updated throughout the design process. The schedule deliverable to the college is prior to entering SD.
3. The Project Team is at a minimum the A/E design team, the College's Project Manager and the Rogue Bowl Renovation Phase 1 Project Team.

##### **B. Schematic Design Phase (SD)**

1. From the responses to the preliminary Schematic Designs, prepare a semifinal Schematic Design for the project and review it with the Project Team.
2. Provide design and project management services as required to assist and support the effort to obtain a building permit. The College will pay charges for the Planning Department, all applicable permits, and the Building Department plan check and building permit. Design firm to file all necessary applications required, including a preliminary consultation with City Planning.

##### **C. Design Development Phase (DD)**

1. Upon approval of the Schematic Design by the Project Manager, proceed with Design Development documents.
2. Conduct a Value Engineering Charrette as necessary to insure the project will meet budget requirements
3. Provide all documentation necessary to describe the scope, existing systems and new system relationships, appearance of the project, and all landscape, architectural, structural, and electrical systems by means of plans, sections, elevations, typical construction details, and equipment layouts.

4. Develop specifications that identify major materials and systems, and establish, in general, their quality levels.
5. Prepare a semi-final set of DD documents and review with the Project Manager and Project Team.
6. Integrate information from the Project Manager and Project Team review into final DD documents and present to the Project Team.
7. Collaborate with Project Manager to develop costs. On-going constructability and VE reviews shall occur during this phase as necessary to assure budget compliance.
8. Obtain approval from the Project Manager before proceeding with Construction Documents.

#### **D. Construction Documents Phase (CD)**

1. Provide Construction Documents (CD), drawings and specifications, based upon the DD documents approved by the College, including all requirements that may be required as part of the City review.
2. These documents shall describe in adequate detail all aspects of the construction of the project. CD's should be clear and complete in order to keep change orders to a minimum.
3. CD's shall be submitted for review to Project Manager at 50% and 95% completion. At the time of submittals, the successful Proposer shall submit a list of issues needing resolution and what information is needed.
4. Collaborate with Project Manager to provide a 95% cost estimate for review at the same time as the 95% Construction Document submittal.

#### **E. Bid Phase (B)**

1. The successful Proposer shall submit the final and complete CD's to the Project Manager and shall be responsible for printing the number of sets determined by the Design Team to be necessary. Printing costs to be paid by the College as a reimbursable expense to the Proposer.
2. The College will competitively bid out the cost construction phase. The successful Proposer shall attend the pre-bid and pre-construction meetings. Successful Proposer shall collaborate with the College on responses to any substitution requests and may be asked to respond to questions and to provide additional support during the bid phase.

#### **F. Construction Administration Phase (CA)**

1. The successful Proposer shall perform timely site visits and observe construction to the degree necessary and as required to ensure conformance with the CDs.
2. The successful Proposer shall attend weekly construction meetings and perform on-going A/E tasks (requests for information, review change order requests, assist in approving GC payment applications using standard forms as required by AIA, prepare field reports, etc.) during construction as required to implement the project.
3. Work with the GC and College Project Manager to provide the College a Traffic Control Plan that will protect the public from the potential impacts of construction access and schedule conflicts.

4. The successful Proposer shall prepare meeting notes for electronic distribution no later than 48 hours after the meeting. Meeting notes shall contain, at a minimum, adequate detail to document construction progress, action items, decisions, and risk issues that could negatively impact schedule or budget.
5. Provide a full record drawing set ("as-built") Coordination with the GC will likely be required; however, the successful Proposer will not be held liable for the accuracy of the information received from the GC and Subcontractors regarding the site and building improvements, but shall to the best of their ability ensure that information is correct and true. These drawings will become the property of the College at the end of the project. Successful Proposer shall be released from responsibility for future work done using these drawings not directly involving the successful Proposer. Drawing files shall conform to City standards and file naming conventions. Drawings illustrating as-built utilities shall be certified by a registered civil engineer and require acceptance by the City Building Department/Engineer.
6. At the end of the CA phase, provide the College with all back-up documentation showing compliance to stated goals.

## 2. WORK PERFORMED BY THE COLLEGE

The College has assigned a project manager to oversee the successful Proposer's work and provide support as needed.

Other College personnel in the IT Department and Facilities Department will be available to review building system design, landscaping and irrigation, and utilities. These staff members will assist the Project Manager to represent the College as the project Owner.

## 3. DELIVERABLES AND SCHEDULE

Deliverables shall be considered those tangible resulting work products that are to be delivered to the College such as reports, draft documents, data, interim findings, drawings, schematics, training, meeting presentations, final drawings and reports.

Deliverables and schedule for this project shall include:

A. Specific deliverables are described in Part 1, Section B.1. They include:

1. Pre-Design Phase: Program Development and Documentation Review:
  - a. Detailed project schedule
  - b. Project kick-off meeting. Pre-application with City to review project.
  - c. Meeting notes for the project kick-off meeting distributed to attendees
2. Schematic Design Phase:
  - a. Provide information necessary for preliminary cost estimate at end of SD. Conduct VE Charrette if over budget.
3. Design Development Phase:
  - a. Attend design, review and process meetings as previously described, and distribute meeting notes to attendees.
  - b. Provide information necessary for the cost estimate at end of DD with VE proposal if over budget. Conduct Value Engineering Charrette if needed.
  - c. Attend design, review and process meetings as previously described, and



distribute meeting notes to attendees.

4. Construction Documents Phase:

- a. Submit review documents at 50% and 95% complete.
- b. Final cost estimate at 95% complete.
- c. Make final revisions to CD's and prepare the Bid Sets.
- d. Submit applications for permits to all plan review authorities, respond to check sheet comments, and make changes to CD's as required.
- e. Update schedule

5. Bid Phase

- a. Attend Pre-Bid meeting, take and distribute notes.
- b. Respond to substitution requests and bid document clarification requests.

6. Contract Administration/Construction:

- a. Attend Pre-Bid meeting and all subsequent weekly construction meetings, take and distribute notes.
- b. Review and approve all project documents from the Contractor and issue additional project information and documentation.
- c. Respond to Requests for Information (RFI's) and Change Order requests.
- d. Assist in the development of a site Traffic Control Plan for construction.

B. Successful Proposer shall provide Project Team design meeting minutes during the design phases, construction meeting minutes, and site visit reports during the CA phase.

C. Full electronic record and drawings for public utilities.

D. All deliverables and resulting work products from this contract will become the property of Rogue Community College District.

**4. PERIOD OF  
PERFORMANCE**

The College anticipates having the successful Proposer begin work immediately upon contract execution with submittal of final design deliverables to the College occurring by 12/13/2023.

***Proposals containing earlier completion of the deliverables are acceptable and encouraged.***

**5. CAMPUS SAFETY**

The College may require limiting access to public work sites. The College may request and the successful Proposer shall assist the Contractor to implement steps to ensure the security of the College Facility. Employees of the Proposer, Subconsultants and the Contractor may be subject to background checks. The successful Proposer's employees and agents shall carry sufficient identification to show by whom they are employed and display it upon request to security personnel.

**6. INSURANCE**

The successful Proposer(s) shall agree to maintain continuous, uninterrupted coverage of all insurance as required by the College. Such insurance shall cover all activities of the Proposer arising directly or indirectly out of the Proposer's work, including the operations of its subconsultants of any tier. An insurance company deemed acceptable by the College must underwrite coverage provided by the Proposer. The College reserves the right to reject all or

any insurance carrier(s) with an unacceptable financial rating. There shall be no cancellation, material change, reduction of limits or intent not to renew the insurance coverage(s) without a 30-day written notice provided to the College. Any failure to comply with this provision will not affect the insurance coverage provided to the College. Certificates of such insurance shall be provided to the College prior to commencement of the work. No contract shall become effective until the required insurance certificates have been received and approved by the College. A renewal certificate shall be sent to the College 10 days prior to coverage expiration. The procuring of such required insurance shall not be construed to limit the Proposer's liability hereunder. Notwithstanding such insurance, the Proposer shall be obligated for the total amount of any damage, injury, or loss caused by negligence or neglect of any consultant connected with the contract. The Sample Contract, attached as Exhibit B, contains the required limits and coverage for Commercial General Liability Insurance, Commercial Automobile Insurance, Workers' Compensation Insurance and Professional Liability Insurance.

The Commercial General Liability Insurance and Commercial Automobile Insurance policies and other policies the College deems necessary shall include the College as additional insured.

## **SECTION**

### **1. INDEX**

## **ATTACHMENTS**

Attachment A Bid Schedule

Attachment B \*\*In-Kind Donation Form

\*\*The In-Kind Donation form is required from each donating entity (including sub-consultants) in order for the Rogue Community College Foundation to acknowledge the donation and provide the appropriate tax documents for donors.

Exhibit A Preliminary Schematic Drawing

Exhibit B 2019 RCC Facilities Condition Assessment

## PART II PROPOSAL PREPARATION AND SUBMITTAL

Questions and requests for clarification regarding this Request for Proposal must be directed to the email listed below. **The deadline for submitting such questions/clarifications is 5:00 p.m. September 26, 2023.** An addendum will be issued no later than seventy (72) hours prior to the proposal due date and posted to the College's Contract and Procurement webpage if a substantive clarification is in order.

[bidquestions@roquecc.edu](mailto:bidquestions@roquecc.edu)

### PROPOSAL/BID SUBMISSION

Sealed proposals/bids must be received no later than the date and time, and at the location, specified on the cover of this solicitation. The outside of the envelope shall plainly identify the subject of the proposal/bid. It is the Proposer's responsibility to ensure that proposals are received prior to the specified closing date and time, and at the location specified. Proposals received after the specified closing date and/or time shall not be considered and will be returned to the Proposer unopened. The College shall not be responsible for the proper identification and handling of any proposals submitted to an incorrect location.

Proposers must provide the signed Bid Schedule, Attachment A and any applicable In-Kind Donation forms, Attachment B. *Please note that failure to return the In-Kind Donation form will not disqualify the firm that is the lowest responsible bidder at the time of proposal submission, but that until which time the In-kind form is received the donation will not be acknowledged by the Rogue Community College Foundation.*

The College may reject as non-responsive, at its sole discretion, any proposal or any part thereof, which is incomplete, inadequate in its response, or departs in any substantive way from the required format.

By submitting a response, the Proposer is accepting the terms as attached and agrees to sign a contract covering the services as listed in this Request for Proposal for the total cost less any donation amount listed on the Bid Schedule.

The College is permitted, but is not required to seek clarification of a proposal. However, a request for clarification does not permit the proposer to make changes to a proposal.

## SECTION B

### CONTRACT AWARD

#### 1. CONTRACT

The Contract award will be made to the firm with the lowest responsible bid. The qualifying proposal and all responses provided by the successful Proposer may become part of the final contract, including the Bid Schedule and any In-kind Donations. The form of contract shall be the College's Standard Contract.

#### 2. AWARD REVIEW AND PROTESTS

##### REVIEW:

Following the Notice of Intent to Award, the public may view proposal documents. However, any proprietary information so designated by the Proposer as a trade secret or confidential and meeting the requirements of ORS 192.501, 192.502 and/or ORS 646.461 et seq., will not be disclosed unless the County District Attorney determines that disclosure is required.

#### PROTESTS OF CONTRACT AWARDS:

Protests may be submitted to the College only for formal solicitations resulting in contract(s) and only from those Proposers who would receive the contract if their protest was successful.

Protests must be in writing and received by the College within seven (7) calendar days, UNLESS OTHERWISE NOTED, following the date the College's Notice of Intent to Award was issued. The protest must specifically state the reason for the protest and show how its proposal or the winning proposal was miss-scored or show how the selection process deviated from that described in the solicitation document. No contract will be awarded until the protest has been resolved.

Protests must be timely and must include all legal and factual information regarding the protest, and a statement of the form of relief requested. Protests received later than specified or from other than the Proposer who would receive the contract if the protest was successful will not be considered. The exercise of judgment used by the evaluators in scoring the written proposals and interviews, including the use of outside expertise, is not grounds for appeal.

The College may waive any procedural irregularities that had no material effect on the selection of the proposed contractor, invalidate the proposed award, amend the award decision, or require the College to cancel the solicitation and begin again to solicit new proposals.

## Attachment A

Rogue Community College Redwood Campus Improvement

RCC Concert Bowl

P17926-2023-09-07A

The undersigned bidder understands that the quantities of work as shown herein are approximate only and are subject to increase or decrease and offers to do the work whether the quantities are increased or decreased at the unit prices stated in the following schedule, to wit:

### BID SCHEDULE

Note :

AIA Item No.	Scope Item No.	Item Description	Total Fee	In-Kind Donation (in Figures)	Total Design Fee - In Kind Donation (In Figures)
		<b>EXAMPLE SERVICE</b>	<b>\$25,000.00</b>	<b>\$10,000.00</b>	<b>\$15,000.00</b>
	1	ARCHITECTURE			
	2	LANDSCAPE ARCHITECTURE			
	3	CIVIL ENGINEERING			
	4	STRUCTURAL ENGINEERING			
	5	ELECTRICAL ENGINEERING			
	6	EGRESS LIGHTING DESIGN			
	7	SURVEYING			
	8	COST ESTIMATING			
	9	REIMBURSABLE EXPENSE			
	10				
	11				
	12				
	13				
	14				
				<b>Total Fee Proposed =</b>	

Low bid will be determined based on the sum of the Total Fee Proposed

By signing below, I certify that I am authorized to provide the proposal on behalf of the represented firm and agree to enter into a contract for services for the amount of the total fee proposed.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Firm Name: \_\_\_\_\_

Attachment B  
DONATION FORM

Donor is (check one):

<p><b>Revive the Bowl - In-Kind Services Donation Form</b></p>
--

☐ An individual - Name: \_\_\_\_\_

☐ A Company/Organization - Org name: \_\_\_\_\_

Name of person who is contact for Org: \_\_\_\_\_

☐ Architect/Engineer

☐ Construction Contractor

Best way to reach Donor / Contact (check one): ☐ Phone ☐ Email

Phone: \_\_\_\_\_ ☐ Cell ☐ Work ☐ Home    Email: \_\_\_\_\_

Donor's Address:

Street: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

Detailed Description of Donated Materials and Services *(incl. as much information as applicable, attach additional documentation if needed)*


## Revive the Bowl - In-Kind Services Donation Form cont.

**Total Value of Donated Services:** \$ \_\_\_\_\_

*(Please include a detailed list of materials and services donated, including the value donated for each item including associated personnel costs or attach a Schedule of Values for the donated categories. Donated materials and services for construction should be consistent with specifications as provided by Rogue Community College.)*

<u>Description</u>	<u>Value</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

By signing below, I represent that I am the Donor or an authorized representative of the Donor and that the information provided is complete and accurate.

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Date

Title: \_\_\_\_\_

---

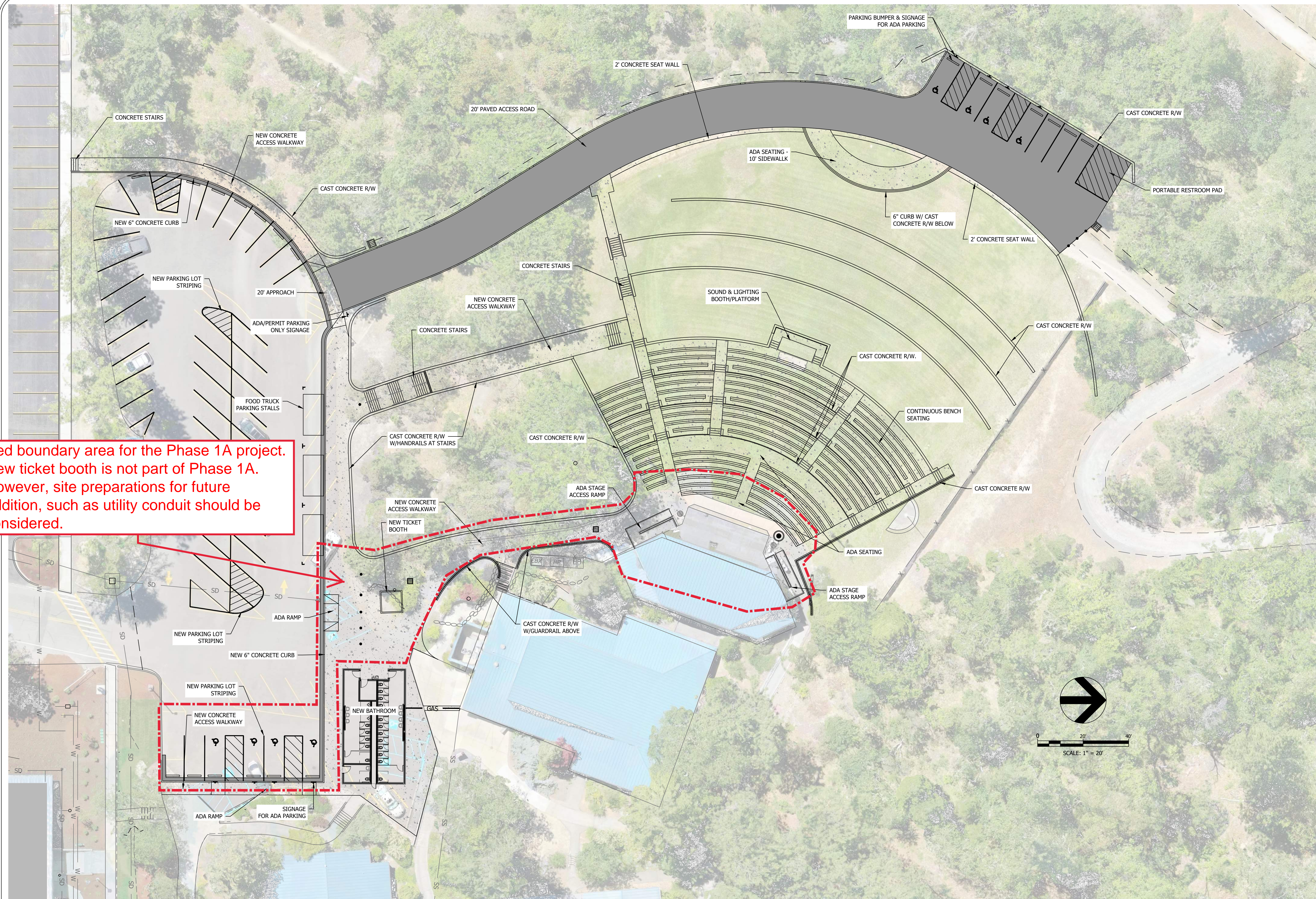
*Internal Use Only*

*Donation Reviewed and Accepted By:*

\_\_\_\_\_  
*Rogue Community College*

\_\_\_\_\_  
*Rogue Community College Foundation*







## ROGUE CONCERT BOWL



Building Label	Building Type	Year Built	Area (sq. ft.)	Relative Hazard Severity
Main Building [A]	W1, C2 (basement)	1982	6450	Low

### Structural Summary

The original amphitheater structure is a three-sided, wood framed structure with a concrete stage floor. The high roof is stick framed with 'I' joists supported by 2x stud walls along three sides and a partial height 2x stud wall framed on top of a large glulam beam that spans across the east open face of the building. The high roof is approximately twenty-eight feet tall at the east elevation and approximately twelve feet tall at the west elevation. There are two lower roofs, one to the north and one to the south of the high roof. The low roofs are framed with 2x roof joists and are supported by 2x perimeter stud walls.

The large glulam roof beam is supported by glulam columns at each end. The high roof of the structure was added onto and extended in 1994 with similar construction methods and materials. The newer large glulam beam is supported by full-height steel columns.

The stage floor is partially supported by a concrete slab on grade and supported by an elevated concrete slab towards the back, west, half of the building. The elevated concrete slab is supported by four nine-foot-tall perimeter full-height concrete walls creating a partial basement. Thickened slab edges and continuous concrete strip footings support 2x and concrete bearing walls.

The three sheathed exterior walls of the amphitheater serve as the lateral force resistive system for the roof diaphragm. There is not an established lateral system along the 'open' face of the structure. The elevated concrete floor is supported by perimeter concrete walls that serve as the lateral force resistive system.

---

### **Observed Deficiencies**

The following list summarizes the deficiencies observed during our visual inspections and/or observed during our review of original construction documents:

- Structure does not contain a complete, well-defined load path to transfer inertial forces of the building to the foundation,
- A lateral force resistive system does not exist at the 'open' face of the amphitheater,
- A roof diaphragm discontinuity exists between amphitheater roof and surrounding low roofs (diaphragm steps).

---

### **Recommendations:**

The following are recommended rehabilitation measures:

- Add special steel moment frame to the front (west) elevation of the structure,
  - Support steel frame columns with new concrete footings.
- Provide blocking and in-plane lateral connections at exterior perimeter walls,
- Provide lateral transfer between high and low diaphragms, or add full-height shear walls and drag members.