

Attachment 8 – Statement of Work (SOW)

The following requirements are necessary for successful implementation of the contract for the proposer to provide design “A/E” services to assist the County in the Development of the Multnomah County Central Courthouse project as outlined in the RFP and other relevant documents issued by the County.

Section 1: Consultant / Contractor -Tasks and Deliverables

The following section provides a general outline of the tasks and deliverables which Proposer will complete under this Contract. This is not intended to be a comprehensive list of deliverables, rather a guiding document from which the final deliverables and SOW will be developed during final negotiations of a Contract. The contract tasks and deliverables are contained and discussed in greater detail in the sections which follow:

NOTE: All Tasks, Deliverables, and Schedules listed in this RFP are considered tentative and subject to any changes agreed upon by the Parties during negotiation of a Contract.

1.1 Task and deliverables listed here specific to A/E consultant scope of work

- Attachment 2: County Form of Contract
- Attachment 3: Development Plan and Operations Manual – Section 8: Design and Construction phase planning tools and CM/GC - Best Practices GUIDING PRINCIPLES (other sections of Operations Manual to be developed at a later date). Note: Attachments in Manual for ***BIM Management Plan and Collaboration Guide*** are currently in **DRAFT** form and will become part of the binding contractual agreement through a future contract amendment to the successful Proposer prior to the establishment of the Guaranteed Maximum Price (GMP)
- Detailed Description of Services section 1.2 below are supplemental to Attachments 2 and 3 of the RFP, outlining additional project deliverables as it applies to Proposers services listed in the RFP.
- Design Responsibilities Matrix (Attachment 8 supplement)

1.2 Detailed Description of Services

1.2.1 Conceptualization Phase - (Program Validation Services)

Architect / Engineer: Design Team

- Assist the County and CM/GC in the review and selection of subconsultants and subcontractors
- Validation of opportunities and options of the Reference design and program

- to the physical outcome of the project
- Develop a BIM management plan
- Confirm space program meets code requirements and applicable standards and is aligned with overall project goals
- Develop Owner Project Requirements (OPR) and Basis of Design (BOD)
- Assist the County in the development and updates of a comprehensive communications plan
- Develop massing of building and departmental adjacencies
- Identify sustainable design outcomes that have a cost impact to the project
- Support Owner and project delivery team in development of Design schedule
- Develop criteria for Target Value Design (TVD) and preliminary budget
- Provide feedback on building systems relative to achieving project performance goals
- Identify unique project and system requirements that will affect project outcomes
- Provide conceptual analysis of construction means and methods for Structural and MEP systems

1.2.2 Criteria Design Phase - (Schematic Design)

Architect / Engineer: Design Team

- Provide integration of design input from all team members
- Confirm user experience of building as it relates to project goals
- Form adjacencies and spatial relationships of the project
- Coordinate selection of major building systems and performance requirements
- Coordinate regulatory requirements for the building (i.e.: fire/life safety plan)
- Develop Sustainability targets and proposed systems
- Review of Historic Preservation and design context
- Develop Performance Specifications and Basis of Design
- Refine design schedule
- Select major building systems and setting performance requirements
- Locate major pieces of equipment and routing in the project
- Identify unique conditions that need to be addressed in the next phase as the systems are being detailed
- Final analysis of construction means and methods for Structural and MEP systems
- Coordinate and integrate County Arts program into Basis of Design

1.2.3 Detailed Design Phase - (Design Development)

Architect / Engineer: Design Team

- Coordinate and integrate input from project stakeholders and ensure compliance with Owner's Project Requirements, (OPR)
- Detail concept ideas into constructible form
- Lead in management of BIM model through detailed design
- Integrate Historic Preservation with design model (if required)
- Lead code compliance review process
- Complete design of building systems
- Verify system performance meets Owner's (OPR) and Basis of Design requirements
- Provide final direction on construction means and methods for Structural and MEP

- systems
- Lead permit and land use process with the agency Authority Having Jurisdiction (AHJ)
 - Coordinate and integrate County Arts program into Basis of design

1.2.4 Implementation Documents Phase - (Contract Documents Services)

Architect/ Engineer: Design Team

- Finalize BIM model for architectural and engineering related design intent for construction
- Provide descriptive information for fabrication and construction of architecturally related scope
- Finalize design specifications
- Finalize model for consultant's related design intent for construction
- Provide descriptive information for fabrication and construction of consultant's related scope
- Finalize specifications
- Support the Owner and CM/GC during the Bidding Services phase
- Manage completion of planning and permit process with the local AHJ
- Coordinate and integrate County Arts program into Basis of design

1.2.5 Construction & Closeout Phase

Architect/ Engineer: Design Team

- Assume overall responsibility for Construction Contract Administration from a design perspective
- Respond to RFI's and processing of submittals as required to support trades not part of the initial design activities
- Coordinate RFI and submittal responses from all design consultants
- Provide updates to BIM model as required, responding to field conditions and Design Consultant needs
- Coordinate any changes due to field conditions not foreseen in the BIM model
- Issue design change documents as required to respond to latent conditions and/or owner-directed changes
- Review change requests to confirm entitlement
- Work with prime constructor to ensure the construction is proceeding in conformance with design intent
- Support CM/GC's administration of QA/QC program
- Issue substantial and final completions documents
- Collaborate with owner on user needs to use the BIM model for life cycle benefit and operations and maintenance use.
- Coordinate and integrate County Arts program into construction sequencing
- Document and/or analyze any Post Occupancy Evaluation feedback

1.4 Design Team Services: Attachment 8 (SOW) – Design Responsibilities Matrix (attached)

End of Attachment 8:

Service Line	Architect / Engineer / BASIC SERVICES	Supplemental Services	Other Owner Consultants	Owner Costs	CM/GC	REMARKS
CORE DESIGN TEAM						
Architectural Design	X					
BIM Management Plan	X					
Co-Location; Planning, Design and Construction	X					
Architectural Production	X					
Architituectural Construction Administration	X					
Design, Interior	X					
Design, Landscape	X					
Engineering, Civil	X					
Engineering, Electrical	X					
Design & Engineering; IT-Technology / Low Voltage, Security	X					
Engineering, Electrical, Emergency Power Generation	X					
Design & Engineering; Enegrgy efficient / Specialty lighting	X					
Design & Engineering; AV systems	X					
Design and Engineering: DAS (Distributed Antenna Systems) and Mass notification, Fire and Life safety systems	X					
Engineering, Mechanical	X					
Engineering, Plumbing	X					
Engineering, Structural	X					
Planning; Program Validation and functional program updates	X					
Design 1.5% for Solar	X					
Design coordination, 2% of Art program	X					
SPECIALTY CONSULTANTS						
Consultant, Vibration /Acoustics	X					
Consultant, Architectural Specifications	X					
Consultant, Code	X					
Consultant, Curtainwall / Envelope	X					
Consultant, Elevator	X					

Service Line	Architect / Engineer BASIC SERVICES	Supplemental Services	Other Owner Consultants	Owner Costs	CM/GC	REMARKS
Consultant, Structural PEER review			X			
Consultant, Shoring / (Underpinning) 3rd party PEER review		X				3rd Party review of Structural design of shoring and sub-foundation systems
Consultant, 3rd party Estimating	X					Base service as outlined in RFP and contract
Consultant, Sustainability / LEED	X					
Consultant, Graphics and Wayfinding	X					
Consultant, Fire/ Life Safety	X					
Consultant, Certified Fire Protection Engineer	X					
Consultant, Computational Fluid dynamics Smoke Control Study	X					
Consultant, Historic Preservation		X	X			
Consultant, Logistics & Workflow Mapping			X			
Consultant, Parking , Traffic studies			X			
Consultant, Hardware	X					
Consultant, Security	X					
Consultant, Soils / Geotechnical			X			
Consultant, 3rd party Peer Review Soils engineer			X			
Consultant, Environmental/ Haz Mat			X			
Consultant, Commissioning Agent; MEP & Building Envelope			X			
Special Inspections and Testing Laboratory				X	X	CM/GC coordinates inspections
Coordination of Permits, and AHJ review	X				X	CM/GC assists A/E and Owner in coordination
Permits , SDC's and other AHJ charges				X		
Technology: Telecommunications, IT Systems, Security and AV	X					
Planning, Relocation / transition and move coord.			X	X		
Site Logistics planning and coordination					X	
Consultant, 3rd party ADA Peer review			X			
Furnishings FF&E- Interiors Design integration (State and County)	X			X		Procurement of FF&E by Owner: Integration of FF&E into design by Designer