

KLAMATH

Community College

Request for Qualifications For (RFQ# 2025COC)

Architectural, Engineering, and Design Services for KCC College of Cosmetology

DUE DATE AND TIME:

1:00 p.m. Friday, August 8, 2025

Issuing Office:

Klamath Community College, Building 9, Reception Desk
7390 South 6t Street
Klamath Falls, OR 97603

RFQ Contact:

Nathan Buckley
541-880-2244
buckley@klamathcc.edu

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Architectural, Engineering, and Design Services for
KCC College of Cosmetology

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Part 1 – Project Description

Klamath Community College (KCC, College) in Klamath Falls, Oregon is requesting proposals from qualified firms to provide architectural services for the College of Cosmetology (The Project), a multi-phase, single story building to increase Cosmetology Educational Opportunities for the community. The College has developed a Concept Design for The Project, found as Attachment D of this RFQ. This conceptual plan will be used as the general scope of work for all standard architectural services in connection with The Project, to include all design development for the project. This includes Architectural Design, Engineering, Civil Engineering, Utility, Street and Entrance/Egress Access, working with ODOT and Klamath County for Street access points, etc. In addition, the Architect will provide any other specialty and auxiliary services to ensure complete design and contract administration services. Additionally, KCC requests a professional engineering estimate be supplied with the project.

KCC WILL ONLY ACCEPT SEALED RESPONSES / **NO ELECTRONIC RESPONSES ARE TO BE SUBMITTED**

Responses to this RFQ are to be sent to:

Attn: Nathan Buckley
Klamath Community College, Building 9, Reception Desk
7390 South 6th Street
Klamath Falls, OR 97603

Responses are due by 1:00 p.m. Friday, August 8, 2025

A Mandatory Pre-Proposal Meeting and site visit will be held at KCC Building 7 at 1:00 p.m. on Wednesday, July 23, 2025. Parking and building location information can be found at 7390 South 6th Street Klamath Falls, Oregon 97603. A campus map can be found at the following link [Klamath Community College | Campus and Building Maps \(klamathcc.edu\)](https://klamathcc.edu/campus-and-building-maps)

All questions shall be submitted via e-mail to: Nathan Buckley at buckley@klamathcc.edu, by the question deadline for them to be addressed. The email subject line should contain the Solicitation Number (RFQ #2025COC), Contact Name, and Firm Name.

Part 2 – Scope of Services

KCC intends to employ an architectural firm to design the KCC College of Cosmetology.

Project Schedule:

While KCC reserves the right to modify the schedule, the estimated schedule from date of Notice to Proceed is:

| | |
|------------------------|---------------------------------------|
| Award | Tuesday, September 30, 2025 |
| A/E Design | Substantial completion March 31, 2026 |
| Permitting | TBD |
| Construction | TBD |
| Substantial Completion | TBD |

General Architectural Services

The architect will perform all standard professional services in connection with this project including collaboration with the College. The architect will provide program confirmation, design, bidding assistance, construction contract administration, project closeout and warranty inspection for all aspects of the project.

The architect will design the College's budget and schedule as provided in this RFQ or subsequently amended by mutual agreement. The College will use a Design-Bid-Build contracting methodology for this project.

A detailed description of the document requirements for each phase of the work is included in Attachment D (included).

The **Total Project Cost** is estimated at: **\$8,000,000.00 for Design, KCC Administration & Construction.**

Program Phase.

The College has developed a Concept Design for the KCC College of Cosmetology, Attachment D.

This document will be the basis of the program for this project. During this phase, the architect shall:

- Consult with the College, review applicable programming criteria, attend project meetings and communicate with project team members.
- Confirm the scope and intent of the anticipated Program with the College.
- Provide options for building placement which considers and accounts for the elevation changes across the site.
- Prepare and update a schedule for Programming Services that identifies milestone dates for decisions required by the College and completion of documents to be provided by the Architect.
- Review existing building site and record drawings to examine existing buildings and site conditions to establish physical constraints and opportunities.
- Attend meetings and make presentations to the College and/or the public as required.
- Confirm the final program document to be used as the basis of design.

Schematic Design Phase

The Architect shall:

- Utilize the approved Program as the basis of design.
- Develop a preliminary design illustrating the scale and relationship of the project components.

- Develop documents to include a site plan, preliminary building plans, sections, and elevations.
- Identify preliminary selections of major building systems and construction materials.
- Identify sustainable design alternatives, such as material choices and building orientation, to develop a design consistent with the approved program, schedule, and budget.
- Attend meetings and make presentations to the College and/or the public as required.

Design Development Phase

The Architect shall:

- Utilize the approved Schematic Design and the basis for Design Development
- Provide drawings and other documents including plans, sections, elevations, typical construction details and diagrammatic layouts of building systems;
- Fire protection systems.
- Parking lot
- Entry apron
- Landscaping
- Grading and prep for structure
- Provide outline specifications that identify major materials and systems.
- Attend meetings and make presentations to the College and/or the public as required.

Construction Document Phase

The Architect shall:

- Prepare bid documents according to contractual requirements and College procedures.
- Prepare drawings and specifications setting forth the detail and quality levels, performance criteria of materials and systems and other requirements for the project's construction.
- Prepare, submit, and obtain all permits necessary for the project's construction in accordance with the approved project schedule.
- Attend meetings and make presentations to the College and/or the public as required.

Bidding Phase

Following the College's approval of the Construction Documents the architect shall be responsible for interpretation of the construction documents and will respond to Bidder questions.

Construction Administration Phase

The architect shall:

- Provide administration of the construction contract.
- Provide construction observation and administration.
- Participate in weekly construction progress meetings during construction.
- Provide regular reports on quality inspection to ensure that the work meets specifications.
- Review and approve all required submittals.
- Review and expedite all contractor requests for information and other similar documents.
- Provide interpretation of the plans' meaning and intent and specifications as necessary and expedite consultation and resolution with the contractor.
- Review all change requests and make a recommendation on the appropriateness of the change as well as cost and schedule implications. Address all change requests in a timely manner.
- Prepare Change Order documents.
- Monitor progress of the work and recommend actions as may be necessary to keep the project on schedule and within budget.
- Review and certify all payment requests.
- Review all requests for contractor time extensions.
- Provide a punch list inspection. This may include a phased punch.
- Review all as-built drawings for accuracy for permanent retention by the College.
- Provide final record drawings, both in pdf and AutoCAD formats and placed on a CD or flash

drive.

- Provide a one-year warranty inspection, punch list and re-inspection of corrective work.
- Provide additional close-out material including photos, approved submittal, and approved shop drawings on CD or flash drive. Provide approved samples.
- Provide all photo/video documentation including any professional photos taken during the project for use by the College.

Part 3 – Contract Requirements

The Architect will be required to execute AIA Document B133, Standard Form Agreement between Owner and Architect, 2019 Edition (or similar contract as approved by KCC). The architect will be required to execute the material terms of the sample contract unless it is deemed by the College to be in the College's best interest to modify the contract. Proposers should review and satisfy themselves that they are willing to execute the sample contract. **Exceptions or qualifications to the sample contract may be proposed only during the selection process's comment period.**

GENERAL REQUIREMENTS

All proposers must comply with the provisions of Oregon Attorney General's Model Public Contract Rules and the College Board Policy. The College reserves the right to reject all submittals received as a result of this request for submittals, or to negotiate separately with any source whatsoever in any manner necessary to serve the best interest of the College. The contents of the successful submittal will become the contractual obligation if a contract ensues. The failure of the successful submitter to accept these obligations may result in award cancellation. The selected submitter will be required to assume responsibility for all services offered in their submittal whether produced by them. Further, the submitter will notify the College of the designated person who will be the sole point of contact with contractual matters, including payment of all charges resulting from the contract.

3.1 Ordinances, Permits, Licenses

The submitter shall keep fully informed of local ordinances, state and federal laws in any manner affecting the work herein specified. The submitter shall comply with said ordinances, laws, regulations, and protect and indemnify the College, its officers, and agents against any claim or liability arising from, or based upon, the violations of any such laws, ordinances, or regulations.

3.2 Waiver of Provisions

Submitter agrees that the waiver, acceptance, or failure by the College to enforce any provisions, terms or conditions of the contract shall not operate or be construed as a waiver of prior or subsequent breaches or the right of the College to thereafter enforce such provisions.

3.3 Contract Breach

In the event of a breach by the submitter of any of the provisions of this contract, the College reserves the right to cancel and terminate the contract forthwith upon giving written notice to the contractor.

3.4 Damages

The submitter shall be liable for any damage to the College resulting from a refusal or failure to complete the work under the contract. Damages shall be those actually incurred and include the cost to obtain the contracted work elsewhere.

3.5 Copyrights

The submitter agrees to protect the College against all claims, suits, or proceedings for patent, trademark, copyright, or franchise infringement arising from the services herein. The proposer further agrees to assume all expenses and damages arising from such claims, suits, or proceedings.

3.6 Right to Audit

The College reserves the right to audit, at reasonable times and places, the books and records of any proposer who has submitted cost or pricing data according to the terms of a contract, to the extent that such books and records relate to such cost or pricing data. Any proposer who receives a contract, for which cost, or pricing data are required, shall maintain such books and records that relate to such cost or pricing data for three (3) years from the date of final payment under the contract.

3.7 College Personnel

No officer, agent, consultant, or employee of the College shall be permitted any interest in the contract.

3.8 Contract Alterations

No alteration in any of the terms, conditions, time, delivery, price, quality, quantities, or specifications will be effective without the prior WRITTEN consent.

3.9 Order of Precedent

In the event of ambiguity, preference shall be in this order: Statement of Work, General Terms and Conditions as provided herein, AIA B133 - 2014 Edition, the solicitation document, then the RFQ document. For discrepancies between this contract and the Oregon Attorney General's Model Public Contract Rules Manual, preference shall be given first to Board Policy then the Rules Manual.

3.10 Non-Discrimination Clause

The Proposer agrees not to discriminate against any client, employee or applicant for employment or for services, because of race, color, religion, sex, national origin, physical or mental handicap, sexual orientation or age unless based upon bona fide occupational qualifications with regard to, but not limited to, the following: employment up-grading, demotion or transfer; recruitment or recruitment advertising; layoffs or termination; rates of pay or other forms of compensation; selection for training; and/or rendition of services. It is further understood that any vendor who is in violation of this clause shall be barred forthwith from receiving awards of any purchase order from the College, unless a satisfactory showing is made that discriminatory practices have terminated and that a recurrence of such acts is unlikely.

3.11 Background Check / Fingerprinting

All individuals with whom a Contractor/Business contract, or any employee, agent or subcontractor of a Contractor must undergo a preliminary background check with the College. Individuals who will have direct, unsupervised contact with students shall also be required to submit fingerprints and to undergo a state and nationwide fingerprinting and criminal history records check pursuant to ORS 326.603 and ORS 326.607. Individuals, or the Contractor, and not the College, shall be responsible for the fees associated with fingerprinting and the criminal history records check, not to exceed the actual costs.

3.12 Use of Tobacco Products

Smoking and the other use of tobacco products is prohibited on all College property, pursuant to OAR 581-021-0110.

3.13 Independent Contractor

The Proposer is an independent contractor, not an agent of the College, and nothing in this relationship shall be construed as creating a partnership, joint venture, franchise, agency, or employment relationship between the Proposer and the College. Neither the Proposer nor the College shall have the authority to make any statements, representations, nor commitments of any kind or to take any action binding the other except as provided for herein or authorized in writing by the party being bound.

3.14 Debarment Certification

The proposer certifies that the proposer is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in the Contract by any Federal department or agency. If requested by the School College, the Proposer shall complete a Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion form. Any such form completed by the Proposer for the Contract shall be incorporated into the Contract by reference.

3.15 Taxes

- a. The College is tax exempt. All taxes shall be the responsibility of the Proposer.
- b. If Proposer intends to submit under IRS 179D, Proposer shall provide notification of their intent at the time of fee negotiation with Owner.

3.16 Non-Appropriation of Funds

If the College's legislative body or other funding authority does not appropriate funds for contract payment for contract year or any subsequent appropriation period and College does not otherwise have funds available to lawfully pay the contract payments ("Non - Appropriation Event") College may, subject to the conditions herein and upon prior written notice to Proposer ("Non - Appropriation Notice"), effective 60 days after the later of Proposer's receipt of same or the end of the College's appropriation period ("Non - Appropriation Date"), terminate the contract and be released of its obligation to make all contract payments due after the Non - Appropriation Date. As a condition to exercising its right under this addendum, College shall: (1) provide in the Non - Appropriation Notice a certification of responsible official that the Non - Appropriation Event has occurred, and (2) pay Proposer all sums payable to Proposer under the contract for services received, excluding termination fees, up to the Non - Appropriation Date.

Part 4 – Submittal Requirements

Interested firms may submit responses to this invitation by completing the documentation requested herein and submitting six (6) copies within a sealed envelope clearly marked with the words **KCC College of Cosmetology (RFQ #2025COC)**

To:

Attn: Nathan Buckley
Klamath Community College, Building 9, Reception Desk
7390 South 6th Street
Klamath Falls, OR 97603

Proposals must be received no later than: **1:00 p.m. Friday, August 8, 2025.**

No proposal may be submitted after the time and date set for the proposal opening.

All proposals submitted shall contain a statement as to whether the bidder (responder) is a resident or nonresident bidder (responder), as defined in ORS 279.029.

Each proposal shall show compliance with Equal Opportunity requirements and provide Worker's Compensation Insurance for its employees as per ORS 656.029. All subject employers working under the contract are either employers that will comply with ORS 656.017 or employers that are exempt under ORS 656.126. Klamath Community College is an Equal Opportunity Employer.

KCC will not be liable in any manner for expenses incurred by the vendor(s) in response to this proposal.

There will be a *Mandatory Pre-Proposal Meeting* at KCC at 1:00 p.m. on Wednesday, July 23, 2025. The meeting will be held in Building 7. 7390 South 6th Street Klamath Falls, OR 97603 Site visit to follow.

The Klamath Community College Board may waive any or all informalities and irregularities, may reject any proposal not in compliance with all prescribed public procurement procedures and requirements, and may reject for good cause any or all proposals upon a finding of the College that it is in the public interest to do so.

The basis of selection will be an initial screening of proposals by the selection committee and a panel interview, if necessary. The selection committee may at their discretion invite the recommended finalist(s) for interviews. Interview requirements will be distributed to the finalist(s) selected for interview. The selection committee will forward a recommendation for selection of one firm to the Board for consideration of award at its September 23, 2025 board meeting. It is the intent of the Board to formally award the contract for the project on September 30, 2025.

The Request for Qualifications (RFQ) document may be obtained either by visiting the Klamath Community College Website: www.klamathcc.edu/en-US/about/request-for-proposals or by contacting Nathan Buckley between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday. Questions pertaining to the submission process can be directed to Nathan Buckley via email at: buckley@klamathcc.edu

Klamath Community College may, for good cause, reject any or all proposals upon a finding it is in the public interest to do so and to rescind the award of any contract at any time before the execution of said contract by all parties with no liability against the College.

RFQ Timeline

| | |
|-----------------------------|--|
| Wednesday, July 9, 2025 | RFQ Advertised |
| Wednesday, July 23, 2025 | 1:00-2:30 p.m. Mandatory Pre-Proposal Meeting at KCC |
| Monday, July 28, 2025 | 12:00 p.m. Deadline for Questions and Protests |
| Monday, August 4, 2025 | 3:00 p.m. Owner's (KCC) Written Response to Questions. |
| Friday, August 8, 2025 | 1:00 p.m. RFQ Responses Due |
| Friday, August 15, 2025 | Interviews with Selection Committee - Times to be determined |
| Friday, August 22, 2025 | Notice of Intent to Award |
| Friday, August 29, 2025 | Deadline for Protest of Award Selection |
| Friday, September 12, 2025 | Substantial Completion of Contract for Board Approval |
| Tuesday, September 23, 2025 | Board Meeting for Approval of Contract |
| Tuesday, September 30, 2025 | Contract Finalized with Winning Bidder |

Part 5 – Selection Process

Proposers must submit six (6) copies of the proposal, with one (1) copy clearly marked as the original to Klamath Community College, Architectural Services Selection Panel, 7390 South Sixth Street, Klamath Falls, OR 97603.

Proposals must be received no later than **1:00 p.m. Friday, August 8, 2025**. Email, facsimile, or any type of electronic response to the Request for Qualifications will not be accepted. Proposals received after the due date and time will be returned unopened. It is the responsibility of the proposer to ensure that their document is received at the correct location and on time.

The proposer will be selected on the basis of several factors, including, but not limited to experience, qualifications and references. Proposals submitted in response to this RFQ will be reviewed and evaluated by a selection committee. The award recommendation will be submitted to the Board for their consideration. The College is open to negotiating the terms and conditions related to the scope of work and related fees and costs. The College will proceed to negotiate a contract with the top-ranking firm approved by the Board.

By signing and returning the proposal the proposer acknowledges they have read and understand the terms and conditions contained in the solicitation document and accept and agree to be bound by the terms and conditions of the solicitation document.

Contractors shall use recyclable products to the maximum extent economically feasible in the performance of the contract work set forth in this document.

Any addenda issued for the RFQ will be mailed to all known proposers on the College's list of responding firms.

Written Questions, Comments, and Addenda

Protests, questions, and comments pertaining to the solicitation will be directed to Nathan Buckley, buckley@klamathcc.edu, 541-880-2244. All protests, questions/comments after the pre-proposal meeting must be submitted in writing. No oral questions will be accepted. Questions will be answered by addenda to the RFQ. Proposers are asked to submit questions, if any, as early as possible during the proposal process.

If in the College's opinion, additional information or interpretation is necessary; such information will be supplied in the form of addenda. Addenda shall have the same binding effect as though contained in the main body of the Request for Qualifications.

Proposal Cost/Contract Award

All costs of the proposal process are solely the responsibility of the proposer. The College reserves the right to reject any or all proposals, or to modify or cancel this solicitation. The award of a contract is subject to Board approval.

Contract terms and conditions are negotiable after contractor selection. Individual assignments are to be awarded by execution of a professional services contract approved by Klamath Community College.

Proposal Submittal Requirements/Evaluation Criteria

Instructions (Conformance with the RFQ). An original and six (6) copies of your proposal should be submitted on 8 ½ by 11-inch paper. Proposals should include a response to each of the following categories and the signed certifications (Attachment A; B; C). Proposals shall be limited to 15 one-sided pages, not including the cover page, tabs, table of contents, cover letter, or staff resumes which shall be limited to one page per staff member. **(5 points)**

Firm Description. Provide a brief description of your firm's history, the type of work you have done, and your capabilities. If this is a joint venture, provide the information for each of the firms involved. List key staff and their experience and capabilities as well sub-consulting firms that will be part of your team, including engineers and cost-estimators, and your history with those sub-consulting firms on prior projects. **(15 points)**

Experience on similar projects. Please include information on 3 related past projects including the engineers estimate, contractors bid amount, and actual project final cost. Provide your history of completing similar projects on time and within budget. Specifically identify at least two Oregon educational projects completed in the last 10 years, including construction costs, and two educational projects that involved additions and alterations to an operating facility. **(25 points)**

Overall Project Approach. Describe your firm's knowledge and understanding of the project and your overall approach to completing the project. Describe methods and concepts proposed for this project to meet client needs as well as budgetary considerations. **(15 points)**

Approach to Schedule and Availability. Describe how you will ensure that the owner's requirements are met in terms of schedule. Describe recent, current, and projected workloads of your staff and resources and the proposed amount of time each member of staff would spend on the project. **(15 points)**

Experience in Klamath Falls. Please describe your team's experience working in Southern Oregon and Klamath Falls including experience by all sub-consulting firms, and your familiarity with the community and construction climate. **(15 points)**

References. Please provide us with the names, email addresses and phone numbers of at least three project references that are knowledgeable about your work product and process. **(10 points)**

Part 6 – Miscellaneous Provisions

6.1 Comments and Appeals:

Comments and requests for modifications concerning the specifications and requirements of the RFQ must be received in writing, delivered by email or mail by Monday, July 28, 2025. No comments or requests for modification will be received or considered after this date and time.

The Director of Facilities or designee will consider all appeals and render a prompt and final decision.

6.2 Modifications:

Submittals may be withdrawn and/or modified at any time until the due date and time. After that time, Proposers may neither withdraw nor submit. However, notwithstanding the above KCC reserves the right, at the sole discretion of KCC, to request additional information and permit modifications if KCC believes that such modifications will be in the best interest of KCC, and that competition will not be impaired.

KCC reserves the right:

- a. To reject any submittals not in compliance with public procedures.
- b. To postpone award of the contract for a period not to exceed ninety (90) days from date of submittal opening.
- c. To waive informalities in the submittal.
- d. To select the submittal which appears to be in the best interest of KCC.
- e. To cancel the procurement.

6.3 Indemnity and Insurance:

The Proposer shall be bound by the indemnity provisions and insurance requirements included in the Draft Agreement. If awarded the contract for architectural services under this RFQ, the Proposer shall promptly submit to KCC certificates of insurance at, or exceeding limits stated in the Draft Agreement. Failure to submit the required certificates within 7 calendar days of being notified of contract award shall be grounds for being declared non-responsive and for the award to be rescinded.

6.4 Proprietary Information:

During the selection process KCC will consider all submittals to be public information except for those pages that are marked proprietary information. The Proposers should satisfy themselves that only those pages that meet the definitions in the Oregon State Statutes and Rules are marked proprietary. The submittal from the firm executing a contract for this work will become part of the contract and as such will be public information in full.

6.5 Provisions:

By submittal of this proposal, the vendor agrees to comply with the provisions of the Oregon Attorney General's Model Public Contract Rules Manual as adopted by Klamath Community College Board Policy. Attention is directed to the latest version of the following provisions. Full copies of any provision may be obtained from the KCC web site. www.klamathcc.edu/rfq

OREGON REVISED STATUTES

ORS 244 GOVERNMENT ETHICS
ORS 279A, 279B PUBLIC CONTRACTS AND PURCHASING

OREGON ADMINISTRATIVE RULES

CHAPTER 137 PUBLIC PROCUREMENT RULES Divisions 046, 047

6.6 Equal Employment Compliance Requirement:

In accordance with ORS 279A.100 - 279A.110, by submitting in response to this RFQ, the vendor certifies

conformance to the applicable federal acts, executive orders, and Oregon statutes and regulations concerning affirmative action toward equal employment opportunities. All information and reports

required by the federal or Oregon state governments having responsibility for the enforcement of such laws shall be supplied to KCC in compliance with such acts, regulations, and orders.

6.7 Publicity

Proposer agrees that it will not disclose the form, content or existence of any Contract or any Deliverable in any advertising, press releases or other materials distributed to prospective customers, or otherwise attempt to obtain publicity from its association with District, whether or not such disclosure, publicity or association implies an endorsement by District of Proposer's services, without the prior written consent of District.

6.8 Foreign Contractors

The attention of all contractors who are not domiciled in or registered to do business in the state of Oregon is called Oregon Revised Statute 279A.120 (2) (a) (b) (3).

- (1) "In all public contracts, the public contracting agency shall prefer goods or services that have been manufactured or produced in this state if price, fitness, availability and quality are otherwise equal."
- (2) "When a public contract is awarded to a foreign contractor and the contract price exceeds \$10,000, the contractor shall promptly report to the Department of Revenue on forms to be provided by the Department of Revenue the total price, terms of payment, length of contract, and such other information as the Department of Revenue may require before final payment can be received on the public contract. The public contracting agency shall satisfy itself that the requirement of this subsection has been complied with before it issues a final payment on a public contract. For purposes of this subsection, a foreign vendor is one who is not domiciled in or registered to do business in the State of Oregon."

6.9 Silence of Specifications

The apparent silence of the specifications and/or any supplemental specifications as to any detail, or the apparent omission of a detailed description concerning any point, shall be regarded as meaning that only the best commercial practice is to prevail and that only equipment and workmanship of first quality are to be used. If any omitted specification results in ambiguity as to material characteristics of the System or Product, and inclusion is necessary to enable a reasonable person in the particular industry to properly identify such characteristics and respond with a proposal for an intact and fully functioning system or product, then Proposer shall submit a request for clarification, according to the guidelines for submitting questions as set forth in this RFQ. Failure to submit such a request for clarification is at the Proposer's risk. Proposer shall be required to provide a System or Product meeting District's needs with regard to any omitted specification for which a request for clarification should reasonably have been sought by Proposer.

6.10 Restrictions on Direct Contact

All questions regarding this RFQ shall be submitted in **writing only** via email with the subject line of: **KCC College of Cosmetology (RFQ# 2025COC)** to:

Nathan Buckley, Director of Facilities
buckley@klamathcc.edu

or via First Class mail to:

Attn: Nathan Buckley
Klamath Community College, Building 9, Reception Desk
7390 South 6th Street
Klamath Falls, OR 97603

No oral questions will be accepted.

- A. No other contact regarding this RFQ during the submittal evaluation process shall be permitted. Unauthorized contact regarding this RFQ may subject the contracting vendor's submittal to rejection.**

6.11 Right to Retain Submittals

KCC reserves the right to retain all materials submitted and to use any ideas in a submittal regardless of whether that submittal is selected. Submission indicates acceptance by the firm of the conditions contained in this RFQ unless clearly and specifically noted in the submittal and confirmed in the contract between KCC and the firm selected.

6.12 Public Records

This RFQ and one copy of each submittal received in response to it, together with copies of all documents pertaining to the award of a Contract, shall be kept by KCC, and made part of a file or record which shall be open to public inspection after the completion of the execution of the Contract Award (if any). If a submittal contains any information that is considered a trade secret under ORS 192.501(2), each sheet of such information shall be clearly marked with the following caption:

"This data constitutes a trade secret under ORS 192.501(2) and shall not be disclosed except in accordance with the Oregon Public Records Law, ORS Chapter 192."

Part 7 - Design Requirements by Phase of Work

Program Phase Requirements

General Requirements

During the Program Phase the architect shall establish general space quality standards for the Project related to such elements as lighting levels, equipment performance, acoustical requirements, security, and aesthetics. The architect shall determine space specific requirements for the Project by:

- Identifying required spaces
- Establishing sizes and relationships
- Establishing space efficiency factors (net to gross)
- Documenting particular space requirements such as special HVAC, plumbing, power, lighting, acoustical, furnishings, equipment or security needs.

The architect shall prepare a final program document detailing these items and incorporating written and graphic materials to include:

- An executive summary
- Documentation of the methodology used to develop the program
- Value and Goal statements
- Relevant facts upon which the program was based
- Conclusions derived from data analysis
- Relationship diagrams
- Flow diagrams
- Matrices identifying space allocations and relationships
- Space listings by function and size
- Space program sheets including standard requirements and special HVAC, plumbing, power, lighting, acoustical, furnishings, equipment, or security needs

Schematic Design Phase Requirements

General Description:

1. Scope of Work Narrative
2. Building Program.
3. List of applicable building codes on drawing title sheet.
4. Building code review with list of anticipated building code variance requests.
5. Evaluation of anticipated sustainability performance;
6. Maintainability of the facility.
7. Proposed routes of access and egress: fire access; emergency life safety egress; ADA access; pedestrian access & egress, etc.

Specification:

1. System and material narrative description in outline form.

Site:

1. Storm water management strategy.
2. Site plans that include the following:
 - a. Existing conditions
 - b. Demolition
 - c. Building outline(s)
 - d. Future expansion
 - e. Site entrance
 - f. Roads & driveways
 - g. Parking locations
 - h. Bike parking locations

- i. Loading dock location
- j. Waste & recycling collection location
- k. Walkway and stairway locations
- l. Emergency telephone locations
- m. Utility requirements
- n. Site utilities
- o. Preliminary grading plan
- p. Soil remediation work by Owner, if needed
- q. Site lighting layout concept

Landscaping:

- 1. Existing conditions
- 2. Landscaping concept
- 3. Existing & new irrigation zones

Structural:

- 1. Structural scheme
- 2. Written description

Building Exterior Envelope:

- 1. Typical elevations
- 2. Fenestration layout
- 3. Material designations
- 4. Overall building cross-sections
- 5. Roof layout
- 6. Energy code support information

Building Interior:

- 1. Typical floor plans with legends
- 2. Demolition
- 3. Beginning of room numbering
- 4. Area use identification & area in square feet
- 5. Mechanical, electrical, and other service closets and rooms
- 6. Circulation paths
- 7. Area tabulations compared to program requirements
- 8. Show flexibility for expansion and alterations
- 9. Preliminary layout of major spaces with fixed equipment

Elevators:

- 1. Elevator locations
- 2. Equipment room locations

HVAC:

- 1. One-line diagrams for each air, hydronic, steam, condensate, and all other HVAC related systems, and other materials as required to describe the fundamental design concept for all mechanical systems.
- 2. Indication of the amount of redundancy for all major pieces of mechanical equipment. Ex: 2 pumps with 100% capacity each, etc.
- 3. Major equipment locations
- 4. Air intake and discharge locations for major systems
- 5. Strategy for HVAC zoning and typical individual space zoning. Ex: VAV boxes per office = x, etc.
- 6. Mechanical legend
- 7. Special occupancy zones if any
- 8. Dimensioned 3-dimensional clear maintenance space to be maintained at all service points on fan coil units, filter banks, motor locations, dampers, etc. shall be graphically shown.

9. General layout of mechanical rooms
10. One-line diagrams for every plumbing system (ex: domestic water, sanitary, storm, gas, etc.) and other materials as required to describe the fundamental design concept for all plumbing systems.
11. Indication of the amount of redundancy for all major pieces of mechanical equipment. Ex: 2 pumps with 100% capacity each, etc.
12. Building water supply, storm, and sanitary leads.
13. Major equipment locations.
14. Restroom locations
15. Plumbing legend

Fire Protection:

1. One-line diagrams for each plumbing system and other materials as required describing the fundamental design concept for all fire protection systems.
2. Report documenting adequacy of utility system, flow, etc.
3. Location of connections to utilities
4. Location of fire pump and controller
5. Fire Alarm system description.
6. FA panel / subpanel locations.
7. Preliminary FA device and appliance location plans

Electrical Power Distribution:

1. Electrical demolition
2. One-line diagrams
3. Maintenance hole, duct bank, and building entry locations.
4. Exterior equipment locations.
5. Substation, generator, and ATS descriptions.
6. Substation, generator, and electrical room locations

Communications, Voice, Data and Video:

1. Maintenance hole, duct bank, and building entry locations.
2. Building entrance and phone/data room locations.
3. Riser diagram.
4. Preliminary cable tray plans.
5. Communication room plan layouts

Security, CCTV and Access Control:

1. System descriptions.
2. Panel locations

A/V and Special Systems:

1. System descriptions
2. Panel locations

Other Graphics:

1. Renderings, models, or other graphics as necessary to clearly present concept

Design Development Phase Requirements**General Description:**

1. Maintained and developed SD items listed above.
2. Specifics of building systems and components with three-dimensional accuracy.
3. Description of construction phasing.
4. Description of any proposed occupancy within construction area.
5. Description of water & vapor characteristics for roof & exterior walls.

Specifications:

1. Outline specifications indicating features of major equipment as well as component materials (ex: 'welded schedule 40 steel pipes', etc.) with same section numbering as final specification.
2. Provide complete systems descriptions and where possible material selections
3. Specifications to conform to materials and standards set in VO Campus Construction Standards
4. List of sole-source materials and/or systems

Site:

1. General dimensions and elevations
2. Permanent exterior signage
3. Parking / roadway plans and elevations
4. Vehicle and pedestrian traffic controls, as needed
5. Grading plan
6. Site lighting plan with photo metrics
7. Concept details of site fixtures and equipment
8. Utility plans, elevations, and details for tunnels, chilled water system, steam system, storm water system, power distribution, etc.
9. Sanitary sewer flow calculations
10. Plan to address existing hazardous / contaminated materials, as needed
11. Soil erosion and sedimentation control plan
12. Dewatering plan, as needed

Landscaping:

1. Soils description and plan.
2. Planting plan.
3. Irrigation plan.

Structural:

1. Foundation plan.
2. Typical floor framing plan.
3. Framing plans with unique features.
4. Main member sizing.
5. Structural sections.

Building Exterior Envelope:

1. All building elevations with dimensioned heights.
2. Typical wall heights.
3. Roof and drainage plans.
4. Exterior door details.
5. Typical window details.
6. Details of unique features.
7. Expansion joint locations.
8. Large scale building cross-sections.

Building Interior:

1. All floor plans.
2. Enlarged plans at elevation changes such as stairs.
3. Enlarged plans in toilet rooms.
4. Reflected ceiling plans.
5. Wall types, fire ratings, and smoke control zones.
6. Plan to address existing hazardous materials, if applicable.
7. Fixed seating.
8. Defined seating, serving, and kitchen facilities.
9. Equipment and furniture layouts.
10. Important interior elevations.

11. Details of unique features.
12. Details of fixed equipment.
13. Preliminary finish and door schedules.
14. Door and hardware schedules.
15. Informational signage.

Elevators:

1. Elevator shaft section.
2. Equipment description

HVAC:

1. Overall HVAC diagram indicating air handlers, exhaust fans, duct risers, and duct mains.
2. Plans indicate shaft, chase, and recess requirements.
3. Duct layout for typical spaces.
4. Equipment schedules.
5. Equipment locations with enlarged mechanical room plan(s).
6. Indication of typical locations of fire dampers, smoke dampers, and combination fire/smoke dampers
7. Control diagrams (concept form) for all mechanical and plumbing systems. Clarification?
8. Outline of major control sequence of operation.
9. Mechanical and electrical smoke control schemes.
10. Enlarged preliminary floor plans of mechanical rooms with all components and required service areas drawn to scale.
11. Preliminary calculations.
12. Meter locations and types.
13. Utility feeds.
14. Variable Frequency Drives (VFD) for HVAC description and locations.
15. Dimensioned 3-dimensional clear maintenance space to be maintained at all service points on fan coil units, filter banks, motor locations, dampers, etc. shall be graphically shown.
16. General layout of mechanical rooms with sections both ways
17. All ducts 12" or greater in any dimension to be shown graphically full size

Plumbing/Piping:

1. Design criteria for each system including set points, water quality levels, etc.
2. Preliminary piping plans (domestic & process) with indication of required service access areas.
3. Meter locations and types.
4. Back flow prevention locations.
5. Fixtures schedules
6. Equipment schedules
7. Enlarged preliminary floor plans of mechanical rooms with all components and required service areas drawn to scale.

Fire Protection (Mechanical):

1. Location of test headers and fire department connections.
2. Preliminary piping plans.
3. Enlarged preliminary floor plans of mechanical rooms with all components and required service areas drawn to scale.
4. Fire pump sizing calculations and devices when applicable.

Fire Alarm:

1. Riser diagram.
2. FA panel, device, and appliance location plans

Lighting:

1. Typical interior lighting and control plans.

2. Outdoor lighting and control plans.
3. Fixture types, schedules, and cut sheets.
4. Control system and control device descriptions.
5. Photometric calculations and diagrams.
6. Dimming, daylighting, and low voltage control zones.
7. Documentation of energy code

Electrical Power Distribution:

1. Maintenance hole, duct bank, and building entry plans and details.
2. Normal power riser diagram with circuit breaker sizes.
3. Standby and Emergency power diagram with circuit breaker sizes.
4. Grounding riser diagram.
5. List of equipment on standby / emergency power.
6. Electrical load calculations.
7. Panel schedules and locations.
8. Electrical equipment location plans.
9. Typical electrical outlet location plans.
10. Plan for temporary power during construction.

Communications – Voice, Data, and Video Systems

1. Building entry and phone/data room locations, sizes, and door swings.
2. Backboard locations.
3. Raceway and grounding riser diagrams.
4. Conduit and cable tray plans with conduit and cable tray sizes.
5. Material cut sheets.
6. Building entry and phone/data room heat loads.
7. Typical voice, data, and video outlet location plans.
8. Emergency phone locations and types (wall or pedestal).
9. Courtesy phone locations.
10. Emergency phone locations.
11. Communication room plan layouts
12. Interior elevations

Security – CCTV and Access Control Systems

1. Riser diagrams.
2. Equipment location plans.
3. Security office layout, if applicable.
4. Card access control equipment closet layout and elevations.

A/V and Special Systems:

1. Riser diagrams.
2. Equipment descriptions.
3. A/V equipment location plans.
4. Clock and other equipment location plans.

Other Graphics:

1. Updated renderings, models, etc. required as appropriate for design development

Construction Document Phase Requirements (50% / 95% / 100%)

General Description:

1. Maintained and developed SD items listed above.
2. Documentation on drawings as required by building codes; specifically, to include indication of maximum allowable number of people in each room.
3. If multiple bid packages, clear indication of scope for each release.
4. Identification of construction phasing, including temporary requirements during each phase of construction.

Specifications:

1. Complete specification for all divisions and trades, including draft front-end documents.
2. List of items which are sole-sourced or dual-sourced and justification for not specifying three acceptable products.

Site:

1. Extent of construction area.
2. Area traffic plan if existing roads / walks are impacted.
3. Site development phasing.
4. Construction site access.
5. Staging area.
6. Construction signage.
7. Site details, including hardscapes.
8. Profiles for underground utilities.
9. Pipe sizes.
10. Connection details.
11. Local government review comments on utilities and modifications in right(s)-of-way.
12. Final photometric of site lighting.

Landscaping:

1. Protection for existing trees and significant plantings during construction.
2. Soil preparation and planting specifications.
3. Guying diagrams.
4. Piping diagrams.
5. Pipe sizes.
6. Landscape and irrigation details and legends.

Structural:

1. Definition of control joints.
2. Beam, column, and slab schedules.
3. Mechanical and electrical housekeeping pads.
4. Foundation details.
5. Structural details and notes.
6. Structural calculations.

Building Exterior Envelope:

1. Roof-mounted equipment.
2. Roof details.
3. Exterior details.
4. Flashing details.
5. Control joint definition and details.

Building Interior:

1. Dimensioned floor plans.
2. Enlarged plans.

3. Partition details.
4. Interior details.
5. Interior elevations.
6. Finish schedules.
7. Door and hardware schedules.
8. Room signage.
9. Schedule of proposed movable equipment that is NOT indicated on documents.
10. Schedule of lab fixtures (turrets, etc.), if applicable.
11. Parapet & coping details.

Elevators:

1. Dimensioned plans.
2. Sections and details of hydraulic cylinder, if applicable.
3. Description of shaft sump pits.
4. Elevator car and equipment support details.
5. Description of controls and fixtures.
6. Door and frame details.
7. Interior Details including lighting.

HVAC:

1. Detailed piping and duct design with all sizes indicated.
2. Floor plans with all components and required service access areas drawn to scale. On the plans, indicate duct sizes and air flow quantities relative to each room, including CFM in and out of all doors. Indicate location of control panels.
3. Lab air valves and volume control boxes. Provide a schedule that indicates the control sequence that applies to each room.
4. Detailed and enlarged floor plans of mechanical rooms with all components and required service areas drawn to scale.
5. Enlarged cross-sections through mechanical rooms and areas where there are installation/coordination issues (tight space, zoning of utilities, etc.). Indicate required service access areas.
6. In common mechanical space, indication of space zoning by system.
7. Connection to fire alarm and campus control systems.
8. Equipment details, including structural support requirements.
9. Penetration and sleeve details.
10. Installation details.
11. Duct construction schedule indicating materials and pressure class for each duct system; either on drawings or in specifications.
12. Detailed controls drawings, including clear differentiation of trade responsibility for control, fire, and control power wiring.
13. Detailed sequences of operation including the initial values for all control loops that will result in attainment of the required design criteria, as well as alarm set points and time delays. Final values establishment during system commissioning.
14. Design calculations.
15. Dimensioned 3-dimensional clear maintenance space to be maintained at all service points on fan coil units, filter banks, motor locations, dampers, etc. shall be graphically shown.
16. Detailed layout of mechanical rooms with sections both ways
17. All ducts 12" or greater in any dimension to be shown graphically full size

Plumbing and Piping:

1. Water riser diagram, including assumed fixture counts per floor connection
2. Waste and vent riser diagrams including assumed fixture counts per floor connection.
3. Foundation drains; unless identified in Architectural.
4. Detailed piping design with all pipe sizes indicated.
5. Typical plumbing details, including structural support requirements.
6. Water heating piping details.

7. Penetration and sleeve details.
8. Design calculations.

Fire Protection (Mechanical):

1. Fire protection service entrance details.
2. Fire protection plans (including header and riser layout) with indication of any required service access areas.
3. Detailed piping design with all major pipe sizes indicated.
4. Location of all sprinkler zone valve and drain connections.
5. Zoning extents, for areas where the contractor will size the piping.
6. Typical sprinkler installation details, including structural support requirements.
7. Penetration and sleeve details.
8. Design calculations. (May not be required if a design-build system; project decision.)

Fire Alarm:

1. Detailed FA panel, device, and appliance location plans including duct detectors, fire/smoke dampers, sprinkler flow and tamper switches, monitor and control modules, door hold-opens, door lock releases, etc.
2. Strobe light candle ratings.
3. General notes on conduit and wire sizes.
4. Details of connections to HVAC, fire pump, fire suppression, door hold-open, and door lock systems.
5. Detailed sequence of operations.

Lighting:

1. Interior and exterior lighting plans, including control systems and devices, lighting panels, switching, and circuiting.
2. Lighting control system and wiring diagrams.
3. Installation details, including structural support details.
4. Normal lighting photometric calculations.
5. Emergency lighting photometric calculations.
6. Final fixtures cut sheets.
7. General notes on conduit and wire sizes for lighting branch circuits

Electrical Power Distribution:

1. Details of power service to the building.
2. Power plans, including primary cable raceways, feeder conduits, electrical loads, duplex and special receptacles, and circuiting.
3. Standby and emergency power system plans, controls, and details.
4. Connections to other building systems, including fire alarm and HVAC systems.
5. Details of non-standard electrical installations.
6. Conduit and wire sizes for services, feeders, and special branch circuits.
7. General notes on conduit and wire sizes for 10-amp single phase branch circuits.
8. Notes identifying locations of separate and shared neutrals.
9. MCC elevations.
10. Grounding details.
11. Roof and floor penetration details.
12. Design Calculations

Communications – Voice, Data and Video Systems:

1. Detailed voice, data, and video outlet locations.
2. Details of telecommunications services to the building.
3. Floor box schedule.
4. Conduit, outlet box, and floor box installation details.
5. Power outlet locations in the building entry and phone/data rooms.

6. Communication room plan layouts
7. Interior elevations

Security – CCTV and Access Control Systems

1. Detailed equipment location plans.
2. Equipment schedules.
3. Concealed and exposed raceways.
4. Wiring diagrams.
5. Installation details.

A/V and Special Systems:

1. Detailed Equipment location plans.
2. Equipment schedules.
3. Wiring diagrams.
4. Installation details including cabinets, hangers, and connection boxes.

Other Graphics:

1. Updated renderings, models, or other graphics are required, only as appropriate, for construction document preparation.

Attachment A – Acknowledgement of Addenda

Please sign and return your proposal.

I/we have received and reviewed the RFQ, and any Addenda issued by Klamath Community College and this submission is our entire proposal.

Addenda _____to _____

Firm Name _____

Authorized Signature _____

Printed Name _____

Date _____

Attachment B – Bidder/Proposer Residency Statement

Pursuant to ORS 279A.120, Oregon's reciprocal Preference Law, public contracting agencies shall, for the purposes of determining the lowest responsible bidder/proposer and the awarding of a contract, add a percent increase on the bid of a non-resident bidder/proposer equal to the percent, if any, of the preference given to that bidder/proposer in the state in which the bidder/proposer resides.

As defined in ORS 279A.120, "Resident Bidder/proposer" means a bidder/proposer that has paid unemployment taxes or income taxes in this state in the twelve calendar months immediately preceding submission of the bid, has a business address in this state, and has stated in the bid whether the bidder/proposer is a "Resident Bidder/proposer." A "non-resident Bidder/proposer" is a bidder/proposer who does not meet the definition of a "Resident Bidder/proposer" as stated above.

Bidder/Proposer ___IS ___IS NOT a "Resident Bidder/Proposer" as set forth above.

- If a Resident Bidder/Proposer, enter your Oregon Business address below:

- If a Non-resident Bidder/Proposer, enter State of Residency and address below:

Bidder/Proposer hereby certifies that the information provided is true and accurate.

Signature: _____ Date: _____

Printed or Typed name:

Title: _____

Firm: _____

Telephone: _____

Attachment C – Certificate of Non-Discrimination

Pursuant to ORS 279A.110, discrimination in subcontracting is prohibited. Any contractor who contracts with a public contracting agency shall not discriminate against minority, women, or emerging small business enterprises in the awarding of contracts.

By signature of the authorize representative of the bidder/proposer/proposer, the bidder/proposer/proposer hereby certifies to Klamath Community College that this bidder/proposer/proposer has not discriminated against minority, women, or emerging small business enterprises in obtaining any subcontracts; and, further, that if awarded the contract for which this bid or proposal is submitted, shall not so discriminate.

Date: _____

Signature: _____

Printed or Typed Name: _____

Name of Firm: _____

Attachment D – College of Cosmetology – Concept Design

(See attached)

KLAMATH COMMUNITY COLLEGE COSMETOLOGY **CONCEPT DESIGN**



FINAL CONCEPT DESIGN PACKAGE
February, 2025

TABLE OF CONTENTS

- 01. FINAL CONCEPT PROGRAM
- 02. CONCEPT SITE PLAN LOCATION & FLOOR PLAN
- 03. PROJECT BUDGET SUMMARY
- 04. CONCEPTUAL RENDERINGS

Concept Program for New Building

List of Spaces

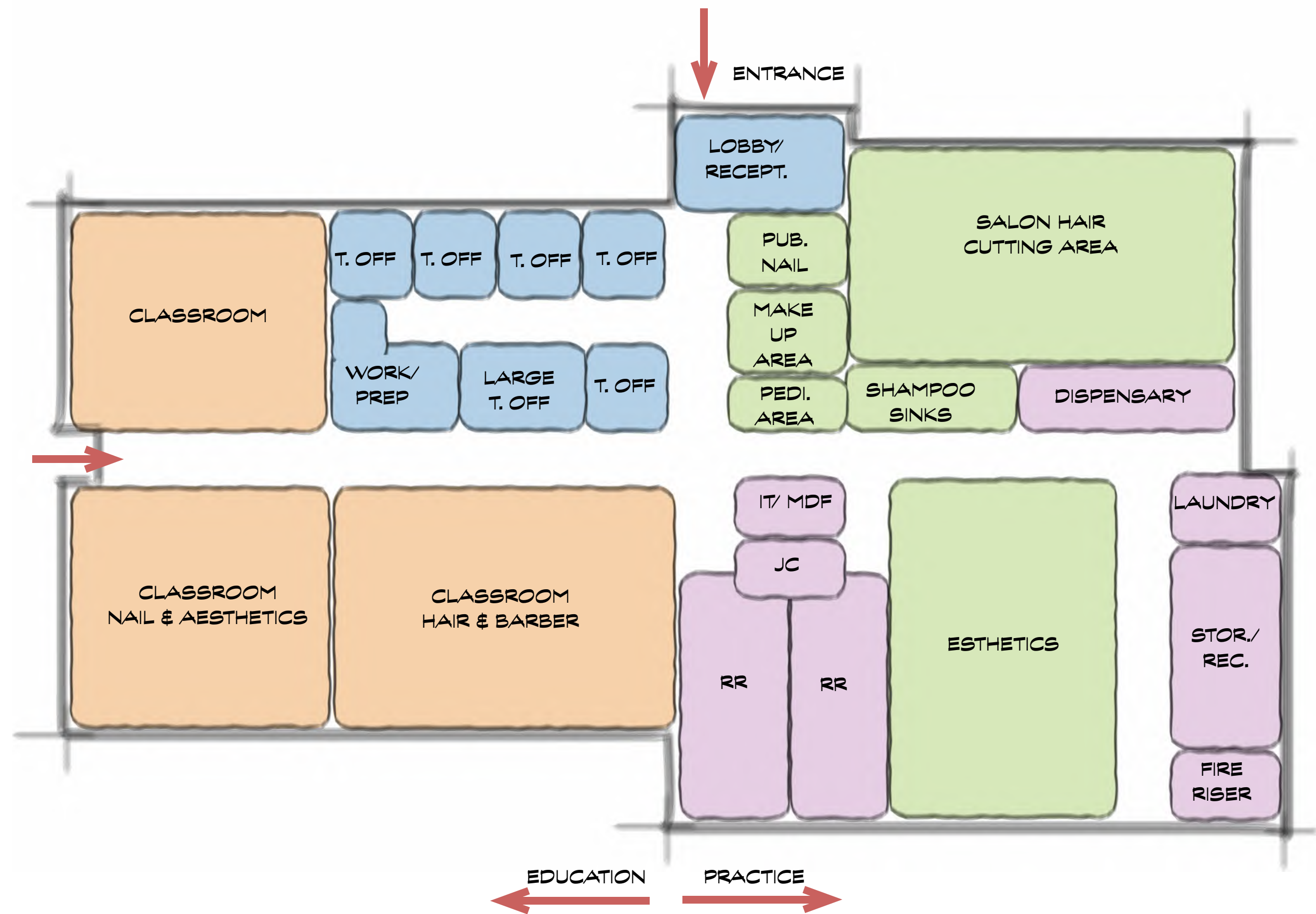
| Area | Qty | Unit | Total | Detail/Comments |
|-----------------------------------|-----|------|---------------|--|
| Office Spaces | | | | |
| Lobby/Reception | 1 | 200 | 200 | 10' x 20' Reception desk and retail. Waiting for 6-8 people. |
| Vestibule | 1 | 150 | 150 | |
| Teacher Office | 5 | 100 | 500 | |
| Large Teacher Office | 1 | 150 | 150 | Directors office with meeting space |
| Work/ Prep Area | 1 | 150 | 150 | Copier, computers. Near teachers offices |
| | | | | |
| Subtotal | | | 1,150 | |
| Salon Area | | | | |
| Massage & Wax | 1 | 440 | 440 | 20' x 20'. 4' bed area low wall dividing areas into (4) quadrants |
| Esthetics | 1 | 440 | 440 | 20' x 20'. (4) stations, (1) shower |
| Make Up Area | 1 | 120 | 120 | 10' x 12'. (2) stations back to back |
| Facial Area | 1 | 440 | 440 | 20' x 22'. (6) stations, small linen closet, clean up sink/ handwash |
| Public Nail | 1 | 196 | 196 | 14' x 14'. (10) small tables for nail work |
| Public Shampoo Sinks | 6 | 22 | 132 | 22' x 6'. (6) sinks attached to salon area |
| Pedicure Area | 1 | 120 | 120 | 12' x 10'. (8) stations, (1) sink |
| Salon Hair Cutting Area | 1 | 1000 | 1,000 | (36) cutting stations, (6) hair washing stations, cabinets & extra power. Could expand later if needed |
| | | | | |
| Subtotal | | | 2,888 | |
| Learning Spaces | | | | |
| Classroom 1 | 1 | 750 | 750 | 25' x 30'. Lecture for 9 students, (2) shampoo bowls |
| Classroom 2-Nail & Esthetics | 1 | 785 | 785 | 28' x 28'. Lecture for 16 students, lots of storage: |
| Classroom 3-Hair & Barber | 1 | 1120 | 1,120 | 28' x 40'. 16 student hair salon. Specialized cabinetry & power for simulate stations. (3) hair wash sinks |
| | | | | |
| Subtotal | | | 2,655 | |
| Building Support | | | | |
| Dedicated Storage/ Receiving Area | 1 | 300 | 300 | 15' x 20'. |
| Dispensary | 1 | 150 | 150 | Product storage & delivery to students sink counters. Lots of cabinetry |
| Janitor Closet | 1 | 100 | 100 | |
| IT IDF Room | 1 | 100 | 100 | |
| Mechanical Room | 1 | 250 | 250 | |
| Traditional Restrooms | 2 | 300 | 600 | (6) toilets total |
| Laundry Room | 1 | 150 | 150 | |
| | | | | |
| Subtotal | | | 1,650 | |
| | | | | |
| Total Assignable Area | | | 8,343 | |
| Grossing Factor 30% | | | 2,502 | Circulation, walls |
| TOTAL | | | 10,845 | |

CONCEPT SITE PLAN LOCATIONS & FLOOR PLAN

CONCEPT SITE PLAN



CONCEPT FLOOR PLAN



Project Budget Summary

KCC COSMETOLOGY - NEW BUILDING

Project Budget Summary

February 2025 Pricing

| Cost Item | | | Budget | Notes | Ratio |
|--|-------------|-------|--------------------|----------------------------------|---------|
| Construction Costs: | | | | | |
| Construction Budget | | | | | |
| Building Construction | 10,845 SF @ | \$550 | \$5,964,750 | | |
| Escalation Increase | | 1.5% | \$95,448 | | |
| Site Construction | | | \$0 | Included Above | |
| Off-Site Improvements | | | \$0 | Not Anticipated | |
| Subtotal - (Construction Contract Award) | | | \$6,060,198 | | |
| Construction Change Order Contingency | | 5% | \$303,010 | Based Upon Const. Budget | |
| Solar Panels | | 1.5% | \$95,448 | | |
| Subtotal Construction Budget | | | \$6,363,208 | | 79.54% |
| Consultant Costs: | | | | | |
| Architectural & Engineering - Basic Fees | | 7.00% | \$445,425 | | |
| Architectural & Engineering - Expenses | | | \$15,000 | Printing, Travel Expenses, Misc. | |
| Civil Engineer | | | \$90,000 | | |
| Landscape Architect | | | \$72,000 | | |
| Land Use Consultant | | | \$0 | Not Anticipated | |
| Data / Communication Design | | | \$50,000 | | |
| Acoustical Engineer | | | \$0 | Not Anticipated | |
| Commissioning | | | \$0 | Not Anticipated | |
| Land Survey & Topo Mapping | | | \$15,000 | | |
| GeoTech Investigation | | | \$10,000 | | |
| Traffic Report | | | \$0 | Not Anticipated | |
| Testing & Inspections | | | \$45,000 | | |
| Project Management | | 0% | \$0 | Not Required | |
| Contingency - Other Services Unknown | | | \$75,000 | | |
| Subtotal Consultant Budget | | | \$817,425 | | 10.22% |
| Owner Costs: | | | | | |
| Building Permit Plan Check Fee | | | \$2,500 | | |
| Land Use Application | | | \$600 | | |
| System Development Charges (SDC) | | | \$3,500 | | |
| Builder's Risk Insurance | | 0.5% | \$31,815 | | |
| Salon Equipment | | | \$125,000 | | |
| Fixtures / Furnishings | | | \$150,000 | | |
| Bond / Legal Costs | | | | | |
| Contingency | | | \$125,000 | | |
| Subtotal Owner Budget | | | \$438,415 | | 5.48% |
| TOTAL PROJECT COST TODAY | | | | | |
| Total Project Contingency | | 5.00% | \$380,952 | Based upon Total Project Budget | 4.76% |
| TOTAL PROJECT BUDGET | | | \$8,000,000 | | 100.00% |

OVERALL BUILDING VIEW



OVERALL BUILDING VIEW



SALON HAIR CUTTING AREA



HAIR CLASSROOM

