

CENTER FOR STUDENT HEALTH & COUNSELING EXPANSION & REMODEL

Solicitation #1502

Request for Proposals
General Contractor (GC) Services



Portland State
UNIVERSITY

August 8, 2013

Contents

SECTION 1 - ADMINISTRATIVE INFORMATION	1
1.1 INTRODUCTION.....	1
1.2 SCOPE OF WORK.....	2
1.3 SELECTION PROCEDURE AND ANTICIPATED TIMETABLE.....	2
1.4 RESPONSE.....	3
1.5 FORM OF AGREEMENT AND PREVAILING WAGE RATES.....	4
1.6 RESERVED.....	4
1.7 ADDENDA.....	4
1.8 QUESTIONS FROM PROPOSERS.....	4
1.9 PROTESTS.....	5
1.9.1 Solicitation Questions, Requests for Clarification or Change, and Protests.....	5
1.9.2 Selection Protests.....	5
1.10 INCURRED COSTS.....	6
1.11 EQUAL EMPLOYMENT COMPLIANCE REQUIREMENT; SEXUAL HARASSMENT.....	6
1.12 EQUITY AND DIVERSITY.....	6
1.13 PUBLIC RECORDS.....	6
SECTION 2 - PROPOSAL REQUIREMENTS	7
2.1 PROPOSAL SUBMISSION.....	7
2.2 EVALUATION CRITERIA.....	7
2.2.1 Firm Background and Experience – 10 points.....	7
2.2.2 Key Personnel – 10 points.....	7
2.2.3 Proposed Project Schedule –10 points.....	7
2.2.4 Proposed Site Logistics Plan - 10 points.....	7
2.2.5 Proposed Safety Plan - 10 points.....	7
2.2.6 Equity and Diversity Plan –20 points.....	8
2.2.7 Base Bid – 70 points.....	8
2.2.8 Optional Reference Check – 5 points.....	8
2.2.9 Optional Interview – 30 points.....	8
SECTION 3 - EVALUATION AND SELECTION PROCESS	9
3.1 SELECTION COMMITTEE.....	9
3.2 EVALUATION CRITERIA.....	9
3.3 SELECTION PROCESS.....	9
APPENDICES	10
4.1 SAMPLE OUS PUBLIC IMPROVEMENT AGREEMENT.....	10
4.2 SUPPLEMENTAL GENERAL CONDITIONS.....	10
4.3 OUS GENERAL CONDITIONS FOR PUBLIC IMPROVEMENT.....	10
4.4 PSU CAMPUS MAP.....	10
4.5 DIVISION 1.....	10
4.6 BID FORM.....	10
4.7 BID BOND.....	10
4.8 PERFORMANCE BOND.....	10
4.9 PAYMENT BOND.....	10
4.10 DIVISION 2-16.....	10
4.11 PRELIMINARY PROJECT SCHEDULE.....	10

4.12 ELECTRICAL SPECIFICATIONS 10
4.13 HVAC SPECIFICATIONS 10
4.14 STEEL DETAILS 10
4.15 ARCHITECTURAL BID SET 10
4.16 ELECTRICAL BID SET 10
4.17 MECHANICAL BID SET 10
4.18 SHAC 2002/2004 CONSTRUCTION DRAWINGS..... 10
4.19 CURRENT FLOOR PLANS OF THE UNIVERSITY CENTER BUILDING 10
4.20 ORIGINAL UNIVERSITY CENTER BUILDING DESIGN DRAWINGS 10
4.21 APRIL 3, 2008 FACILITY CONDITION ANALYSIS - UNIVERSITY CENTER BUILDING BY ISES 10
4.22 ASBESTOS SURVEY FOR THE UNIVERSITY CENTER BUILDING 10
4.23 DESIGN OF THE BUILDING PREPARED BY CLARK KJOS ARCHITECTS, LLC 10

SECTION 1 - ADMINISTRATIVE INFORMATION

1.1 INTRODUCTION

Portland State University is proposing to expand its Center for Student Health & Counseling (SHAC) facilities and to reconfigure & remodel some of its existing spaces. The existing SHAC facilities are located on the 2nd and 3rd floors of the University Center Building located at SW Sixth Avenue and SW Hall Street. The proposed project will include the expansion of on the 2nd and 3rd floors with a gross sq. ft. of approximately 12,000 square feet. A combination of 8,500 sq. ft. of existing office space shall be designed to support SHAC Administration, Health Promotion, Dental offices, and common spaces. The remaining 3500 sq. ft. will be for Testing using 1,100 sq. ft. of existing interior office/classroom space and 2,400 sq. ft. of existing parking structure (collectively, the "Project"). The Project will provide a building program developed with the following goals:

- Relocate some of the administrative functions and offices currently located on the 2nd floor to new space on the 3rd floor
- Converting the vacated administrative spaces on the 2nd floor into patient spaces including examination rooms and associated facilities
- Expand the existing 3rd floor dental facilities and Testing group and the new Health Promotion Program

The Oregon State Board of Higher Education ("OSBHE") on behalf of PSU is seeking general contracting services for this Project.

A programming document for design of the building prepared by Clark Kjos Architects, LLC is provided in Appendix 4.22.

The solicitation and selection processes are provided in the Oregon University System (OUS) Oregon Administrative Rules for Contracts for Construction-Related Services, 580-063-0030 (2) and OAR Chapter 580 Division 061.

This Request for Proposals ("RFP") shall not commit the Oregon State Board of Higher Education (OSBHE) or PSU to enter into any agreement, to pay any expenses incurred in preparation of any response to this RFP, or to procure or contract for any supplies, goods or services. PSU and the OSBHE reserve the right without liability to OSBHE or PSU, to cancel this RFP and to reject any proposal that does not comply with this RFP or applicable administrative rules, and to reject any and all responses received as a result of this RFP upon a finding that it is in the public interest to do so.

A sample copy of the OUS Public Improvement Agreement ("Agreement") is attached to this RFP (Appendix 4.1). PSU will enter into negotiations with the selected firm to determine final scope and description of services, schedule and cost and, if the negotiations are successful, will enter into an agreement similar to the attached Sample Agreement. The Sample Agreement attached to this RFP is subject to change by PSU. All proposers must identify in their proposal any terms and conditions that they wish to negotiate. Failure to identify those terms they wish to negotiate may result in termination of negotiation with the selected firm. If the negotiations are not successful, PSU reserves the right to enter into negotiations with another firm from among the remaining firms interviewed.

1.2 SCOPE OF WORK

It is estimated that the value of this scope of work will be approximately \$1.6M. The Project scope is listed below. The General Contractor (“Contractor”) will be responsible for construction-related services, including, without limitation:

- ADA Improvements
- Painting, floor coverings & other finishes
- Plumbing upgrade including drain piping, water piping and fixtures
- HVAC System upgrades
- Electrical upgrades
- Lighting upgrade including lighting control system
- Fire Detection and Alarm Upgrades
- New suspended ceiling
- Gypsum board and metal framing ceiling transitions
- Miscellaneous demolition and cleaning

as required for a completed Project as listed on drawings and specifications for the remodel of the area. PSU will be responsible for abatement of asbestos within the construction area. If the Contractor encounters any hazardous materials in the work area, they must stop work immediately and notify the Owner’s Representative. PSU shall work with the Contractor’s mechanical subcontractor to install controls for the space.

No billable work can proceed prior to negotiation and execution of an Agreement and the receipt of a Notice to Proceed.

1.3 SELECTION PROCEDURE AND ANTICIPATED TIMETABLE

The selection procedure is intended to evaluate the capabilities of interested GC firms to provide professional preconstruction services and construction services to PSU for this Project. The Selection Committee will numerically evaluate the responses to the RFP. On the basis of this evaluation, the highest scoring firms may be selected for final consideration through interviews and further investigation of references.

Following the optional interview, a written recommendation and form of agreement will be forwarded to PSU’s Director of Capital Projects and Construction for review and presentation to the successful proposer for signature.

Attendance at the Mandatory Pre-Proposal Conference is required to propose on this Project. This Conference will be conducted at the time and location specified in Section 1.3. Attendance will be documented through a sign-in sheet prepared by the OUS representative. Proposers who arrive more than 10 minutes after start of time of the meeting (as stated in the solicitation and by the OUS representative’s watch) or after the discussion portion of the meeting (whichever comes first) shall not be permitted to sign in and will not be permitted to submit a bid on the Project. **Note that Parking at PSU can be difficult to find. Please plan accordingly.**

RFP schedule is as follows:

- August 8, 2013 Advertisement of Request for Proposals
August 20, 2013 @ 9:00 AM local time Mandatory Pre-proposal Conference
Meet at Suite 541 of the Market Center Building
located at 1600 SW 4th Avenue, Portland, OR 97201
**Note: Parking is difficult to find at PSU. Please schedule your time accordingly.
- August 22, 2013 @ 11:00 AM local time Second bid walk
Meet at Suite 202 of the University Services Building
located at 617 SW Montgomery St., Portland, OR 97201
**Note: Parking is difficult to find at PSU. Please schedule your time accordingly.
- August 26, 2013 @ 5:00 PM local time Applicant questions due, solicitation protest deadline
August 28, 2013 Final addendum published if needed
September 4, 2013 @ 5:00 PM local time Proposals Due**Note delivery address in Section 1.4

The following are proposed timelines and are subject to change without notice:

- September 11, 2013..... Notice of Intent to Award or notification of the most qualified applicants, and assignment of interview appointments
September 18-20, 2013 Finalist interviews if needed (please hold these dates as finalists will be assigned a time on one of these days.)
September 20, 2013..... Notice of Intent to Award issued to apparent successful proposer
September 27, 2013 Selection protest period ends
October 3, 2013 PSU finalizes Agreement

Schedule Milestones

- October 14, 2013 Begin Construction
January 15, 2014 Substantial Completion Date
February 15, 2014 Final Completion Date

1.4 RESPONSE

To be considered for selection, written proposals must arrive at Portland State University, Contracting and Procurement Services by the date specified in Section 1.3. Delivery is recommended. Proposers who mail packages should allow ample delivery time to ensure timely arrival. **Please note new mailing address.**

FOR DELIVERY:

Portland State University
Contracting and Procurement Services
Attn: Cate Antisdell
SHAC Expansion & Remodel GC RFP
1600 SW Fourth Avenue, Suite 260
Portland OR 97201

FOR MAIL: (Not Recommended)

Portland State University
Contracting and Procurement Services
Attn: Cate Antisdell
SHAC Expansion & Remodel GC RFP
PO Box 751, Mail Stop: FAST-CAPS
Portland OR 97207-0751

It is the sole responsibility of the proposer to ensure timely delivery. Late proposals shall not be considered. Proposals will not be accepted at any other PSU location other than the address specified above. FAXED OR EMAILED PROPOSALS WILL NOT BE ACCEPTED

Proposers selected may be requested to provide additional information, either informally or via the interview process, to clarify their proposals and to ensure mutual understanding of the scope of the work requirements and schedule.

1.5 FORM OF AGREEMENT AND PREVAILING WAGE RATES

PSU will use the Sample OUS Public Improvement Agreement, attached as Appendix 4.1, and the current OUS General Conditions for Public Improvement Contracts (OUS General Conditions), which are incorporated into the Sample OUS Public Improvement Agreement but separately attached to this RFP as Appendix 4.3 for ease of reference, as the basis for the final Agreement. The General Conditions, as modified by Supplemental General Conditions developed during Agreement negotiations, shall apply to the work of all subcontractors and to the work of the GC to the extent that they do not conflict with the Agreement. The current Supplemental General Conditions, subject to final negotiation as limited below are attached as Appendix 4.2.

It is the intention of PSU to enter into an Agreement with the selected Contractor.

During the term of any Agreement resulting from this RFP, the GC shall maintain in force, insurance required by the Agreement Documents (see OUS General Conditions and applicable Supplemental General Conditions). An Agreement will not be executed, and PSU will not issue a notice to proceed, until acceptable proof of insurance coverage and bonds are received.

This Agreement is subject to payment of prevailing wages under ORS 279C.840. Contractor and any subcontractors performing all or part of the Agreement must pay not less than prevailing wages to each worker in each trade or occupation employed in the performance of the Agreement, as determined by the Director of the State of Oregon Bureau of Labor and Industries ("BOLI") in the applicable publication entitled *Definitions of Covered Occupations for Public Works Contract in Oregon*. The latest prevailing wage rates for public works contracts in Oregon are contained in the following publications: The July 1, 2013 Prevailing Wage Rates for Public Works Projects in Oregon, the July 1, 2013 PWR Apprenticeship Rates. Such publications can be reviewed electronically at http://www.oregon.gov/boli/WHD/PWR/Pages/pwr_state.aspx and are hereby incorporated as part of the Agreement Documents.

1.6 RESERVED

1.7 ADDENDA

Although PSU encourages an open proposal process, prospective proposers need to be aware that the RFP will be modified only by documents issued as addenda by PSU. No other direction or comments received by proposers, written or oral, will serve to change the RFP.

1.8 QUESTIONS FROM PROPOSERS

Questions and requests for clarifications or changes from proposers regarding this RFP must be received in writing via email no later than the date specified in Section 1.3 and shall be directed to the Contracting and Procurement Services department at: proposals@pdx.edu.

All questions and requests that are timely received will be answered via addenda to the RFP. Other information and responses, written or oral, which are not contained in official written addenda to the RFP from PSU or any other source, are not binding on PSU. The final addenda, if any, will be released no later than the date specified in Section 1.3. Proposers are encouraged to call to check on the status of such addenda prior to submission of their written proposals.

1.9 PROTESTS

1.9.1 Solicitation Questions, Requests for Clarification or Change, and Protests

Prospective respondents may submit questions, requests for clarification, or requests for change or protest of particular solicitation provisions and specifications and conditions, (including comments on any specifications that a firm believes limits competition) in writing via email to proposals@pdx.edu.

These must be in writing and must be received by PSU prior to the date specified in Section 1.3. Such requests for clarification or change must include the reasons for the request and any proposed changes to the solicitation provisions and specifications and conditions. Protests must fully specify the grounds for the protest and include all evidence that the protestor wishes PSU to consider and must otherwise comply with OAR 580-061-0145.

Questions and requests for clarification and change that are timely received will be answered via addenda. Protests will be answered directly with the protesting proposer. Failure to raise an issue with solicitation provisions and specifications and conditions during this period may preclude a selection protest based upon such issue. Any changes arising from questions, requests for change or protests will be made only via addenda to the RFP. Responses from PSU not contained in an official addendum to the RFP are not binding on PSU. Proposers are encouraged to check on the status of such addenda prior to submission of their proposals.

1.9.2 Selection Protests

Any proposer who responds to this RFP and claims to have been adversely affected or aggrieved by the selection of competing proposer shall have the opportunity to submit a written protest to the address below. Protests must fully specify the grounds for the protest and include all evidence that the protestor wishes PSU to consider and must otherwise comply with OAR 580-061-0145.

FOR DELIVERY:

Portland State University
Contracting and Procurement Services
Attn: Darin Matthews
PROTEST - SHAC Expansion & Remodel GC RFP
1600 SW Fourth Avenue, Suite 260
Portland OR 77201

FOR MAIL: (Not Recommended)

Portland State University
Contracting and Procurement Services
Attn: Darin Matthews
PROTEST - SHAC Expansion & Remodel GC RFP
PO Box 751, Mail Stop: FAST-CAPS
Portland OR 97207-0751

The written protest must be received by the date and time specified in Section 1.3. All protests will be answered directly with the proposer.

1.10 INCURRED COSTS

Portland State University is not liable for any costs incurred by the design team in the preparation or presentation of their proposals.

1.11 EQUAL EMPLOYMENT COMPLIANCE REQUIREMENT; SEXUAL HARASSMENT

By submitting a proposal package, the proposer certifies conformance to the applicable federal, state and local laws, acts, executive orders, statutes, administrative rules, regulations, ordinance and related court rulings concerning Affirmative Action toward Equal Employment Opportunities. All information and reports required by the Federal or Oregon State or local Governments, having responsibility for the enforcement of the foregoing, shall be supplied to PSU upon request for purposes of investigation to ascertain compliance with the foregoing.

Pursuant to OAR 580-061-0030, by submitting a proposal, the proposer certifies that the proposer has not discriminated against Minority, Women or Emerging Small Business Enterprises in obtaining any required subcontracts.

Pursuant to OAR 580-061-0040, proposers are hereby notified that the OSBHE has adopted policies applicable to consultants and contractors that prohibit sexual harassment and that proposers and their employees are required to adhere to PSU's policy prohibiting sexual harassment in their interactions with members of PSU's community.

1.12 EQUITY AND DIVERSITY

PSU is committed to ensuring equity and diversity in its procurement and contracting process and increasing opportunities for Minority, Women and Emerging Small Businesses (MWESB). Therefore, PSU strongly encourages its consultants and contractors to utilize MWESB firms in providing services and materials for PSU contracts and projects.

1.13 PUBLIC RECORDS

PSU will keep this RFP and one copy of each original proposal received in response to it, together with copies of all documents pertaining to the award of any Agreement, as part of file or record that is open to public inspection . If a proposal contains any information that constitutes a trade secret under ORS 192.501(2), each sheet containing a trade secret must be marked with the following legend:

“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.”

The Oregon Public Records Law exempts from disclosure only bona fide trade secrets, and the exemption from disclosure may apply “unless the public interest requires disclosure in the particular instance” (ORS 192.501). Therefore, non-disclosure of documents or any portion of a document submitted as part of a proposal may depend upon official or judicial determinations made pursuant to the Public Records Law. These restrictions may not include cost or price information.

END OF SECTION 1

SECTION 2 - PROPOSAL REQUIREMENTS

2.1 PROPOSAL SUBMISSION

Submit one (1) CD containing a Portable Document Format (pdf) electronic copy of the written proposal as well as six (6) paper copies of the proposal, containing the following items and providing the information as specified. Please respond to the requested information using the following same numbers and order in which the information is requested. Incomplete proposals may not be considered.

Proposals are not to exceed 5 double-sided 8 ½ x 11 pages in length for a total of 10 pages not including the bid form or bid security. Ledger size 11"x17" pages may be used. Each side of an 11"x17" page counts as two (2) pages. Page count includes *all* sheets submitted except for a blank page. If proposal exceeds the page limit, only the allowed number of pages will be considered starting with the first page. For sustainability reasons, please submit your response in loose leaf, single, unbound sets printed on recycled paper containing 100% post-consumer content. **Please Do Not Use Ring Binders and Dividers.**

2.2 EVALUATION CRITERIA

2.2.1 Firm Background and Experience – 10 points

Describe your firm's history. Include information identifying the firm's annual volume, financial/bonding capacity for this Project, and speak to the firm's stability in the market place. Explain relevant experience particularly with working on projects of similar scope for public entities. Information identifying the firm's strengths and weaknesses along with special capabilities that may be appropriate to this Project will assist in the evaluation.

2.2.2 Key Personnel – 10 points

Provide the names of the Project Manager and Superintendent that you will commit to this Project. Demonstrate their specific experience on projects of similar type, size and scope. Provide specific job experience as it relates to their experience with the GC process and working under OUS or similar large public contracting agencies' contracting rules. Identify their length of employment with your firm and, if less than three years, recent prior firm(s), their responsibility on this Project, and their primary office locations.

2.2.3 Proposed Project Schedule –10 points

Prepare a proposed Project schedule that identifies milestones and duration for each proposed activity.

2.2.4 Proposed Site Logistics Plan - 10 points

Prepare a proposed logistics plan.

2.2.5 Proposed Safety Plan - 10 points

Prepare a proposed safety plan.

2.2.6 Equity and Diversity Plan –20 points

PSU is committed to increasing contract opportunities for Minority, Women and Emerging Small Businesses (MWESB). Therefore, PSU aspires to achieve a fifteen (15) percent utilization of MWESB subcontractor participation on this Project (based on total Agreement value). PSU is seeking qualified firms that demonstrate a commitment to diversity in the workforce and in its contracting practices.

Include a Management Plan for the Project as follows: Include your firms plan to increase the diversity of a business' workforce and to subcontract with or purchase from MWESB firms or businesses that have been historically underrepresented on public contracts. The Management Plan should also include your firms' nondiscrimination practices, subcontracting strategy, workforce diversity plan, and outreach plan to increase participation by MWESB firms. The Management Plan, except for any percentage goals to utilize MWESB firms, shall become part of the Agreement.

Identify by name any MWESB subcontractors, partners, or suppliers that you will utilize on this Project team. Please include their specific role on the Project. Substitutions of these subcontractors or suppliers after award of the bid shall require PSU approval.

Provide examples of your firms past performance in regards to workforce diversity and subcontracting plans. Please include number and dollar amount of subcontracts awarded, and any utilization percentages or other performance indicators.

2.2.7 Base Bid – 70 points

Submit a lump sum bid for the base Project on the bid form included in Appendix 4.4. The proposer with the lowest base bid will receive full points, higher cost proposers will receive proportionally lower points according to the formula: $[1 - (\text{proposer's bid} - \text{low proposer's bid}) / \text{proposer's bid}] \times 70$ pts.

2.2.8 Optional Reference Check – 5 points

Provide three (3) professional references from similar projects, including the project name, the name of the design team, key personnel for whom this reference is relevant, and contact name and phone number. Information from references may be utilized for the evaluation of any of the above criteria. References shall only be checked and scored for interviewed firms.

2.2.9 Optional Interview – 30 points

Interviews may be conducted to allow the bidder to expand on each of the above categories.

END OF SECTION 2

SECTION 3 - EVALUATION AND SELECTION PROCESS

3.1 SELECTION COMMITTEE

Proposals will be evaluated by a qualified Selection Committee. Selection Committee members will not be announced prior to interviews.

3.2 EVALUATION CRITERIA

The Selection Committee will evaluate each proposer's proposal, background, experience and other relevant factors to determine if, in the judgment of the Committee, the organization is adequately qualified to perform the Work.

The evaluation criteria and maximum allowable points to be used in the evaluation process are as stated in Section 2.2:

Item	Criteria and Points
2.2.1	Firm Background and Experience – 10 points
2.2.2	Key Personnel – 10 points
2.2.3	Proposed Project Schedule –10 points
2.2.4	Proposed Site Logistics Plan - 10 points
2.2.5	Proposed Safety Plan - 10 points
2.2.6	Equity and Diversity Plan –20 points
2.2.7	Base Bid – 70 points
Total available for written proposals – 140 points	
2.2.8	Optional Reference Check – 5 points
2.2.9	Optional Interview – 30 points
Total available for short-listed firms – 35 points	

Total possible– 175 points

3.3 SELECTION PROCESS

The proposal package will be evaluated as follows:

- A. Review for inclusion of all elements specified in Section 2, Proposal Requirements. Any proposals which do not include all required elements may be rejected as non-responsive at Owner's discretion.
- B. Total preliminary point ratings will be assigned to the proposal packages using the criteria specified in Section 2.2, items 2.2.1 through 2.2.7.
- C. At Owner's sole discretion the proposers submitting the proposal packages who receive the highest point totals, may be invited to an interview with the Selection Committee. Should interviews occur, points will be assigned using the criteria specified in Section 2.1, item 2.2.9.
- D. At this point, references may be checked and scored for interviewed firms. Points will be assigned using the criteria specified in Section 2.2, item 2.2.8.
- E. A Notice of Intent to Award shall be issued to the proposer with the most cumulative total points (Section 2.2, items 2.2.1 through 2.2.9).

END OF SECTION 3

APPENDICES

- 4.1 SAMPLE OUS PUBLIC IMPROVEMENT AGREEMENT
- 4.2 SUPPLEMENTAL GENERAL CONDITIONS
- 4.3 OUS GENERAL CONDITIONS FOR PUBLIC IMPROVEMENT
- 4.4 PSU CAMPUS MAP
- 4.5 DIVISION 1
- 4.6 BID FORM
- 4.7 BID BOND
- 4.8 PERFORMANCE BOND
- 4.9 PAYMENT BOND
- 4.10 DIVISION 2-16
- 4.11 PRELIMINARY PROJECT SCHEDULE
- 4.12 ELECTRICAL SPECIFICATIONS
- 4.13 HVAC SPECIFICATIONS
- 4.14 STEEL DETAILS
- 4.15 ARCHITECTURAL BID SET
- 4.16 ELECTRICAL BID SET
- 4.17 MECHANICAL BID SET
- 4.18 SHAC 2002/2004 CONSTRUCTION DRAWINGS
- 4.19 CURRENT FLOOR PLANS OF THE UNIVERSITY CENTER BUILDING
- 4.20 ORIGINAL UNIVERSITY CENTER BUILDING DESIGN DRAWINGS
- 4.21 APRIL 3, 2008 FACILITY CONDITION ANALYSIS - UNIVERSITY CENTER BUILDING BY ISES
- 4.22 ASBESTOS SURVEY FOR THE UNIVERSITY CENTER BUILDING
- 4.23 DESIGN OF THE BUILDING PREPARED BY CLARK KJOS ARCHITECTS, LLC