

Request for Proposals
Oregon State University-Cascades
CM/GC Services for Phase One Infrastructure and New Academic Building

ADDENDUM NO. 1

THIS ADDENDUM IS BEING ISSUED for clarification and/or revisions of the Request for Proposals as noted. This document is hereby made a part of the Request for Proposals to the extent as though it was originally included herein.

Item 1 See attached document of OSU-Cascades campus sustainability goals identified as Exhibit H.

Item 2 See attached document of material shown at the Mandatory Site Visit/Walk-through scheduled on April 22, 2014 identified as Exhibit I.

Item 3 See attached document of building program areas identified as Exhibit J.

Item 4 **Revision:** Section IV. Budget (Page 7)

The total direct construction budget for the additive alternate scope of work is currently estimated at approximately **\$27.0** Million.

Item 5 **Revision:** Section XI. QUESTIONS (Page 13)

Questions regarding information in the RFP to be addressed to Jane Barker at the following address, email or fax listed below:

Jane M. Barker
OSU-Cascades
2500 NW College Way-Cascades Hall
Bend, OR 97201
Email: jane.barker@osucascades.edu
Fax: 541-382-7053

Item 6 **Question:** Regarding VII, Item #10 – is the CM/GC fee to include General Liability Insurance as noted in Exhibit C – Direct Costs/General Conditions Work Costs Matrix?

Answer: The Direct Costs / General Conditions Work Cost Matrix has been relabeled as Exhibit D. Per the matrix, the General Liability Insurance is to be included in the CM/GC fee and not reimbursed as General Conditions Work.

Request for Proposals
Oregon State University-Cascades
CM/GC Services for Phase One Infrastructure and New Academic Building

Item 7 **Question:** Section VII, Item #10, does not reference the Additive Alternate. Shall proposers assume the fee is to be based on the Estimated Cost of Work for the base project scope (Site development & Academic building)?

Answer: Please provide a fee for the base project scope (Site Development & Academic Building) and a fee for the additive alternate (Dining/Academic and Residential Buildings). If the base and additive alternate scope are not on the same time schedule, resulting in additional work effort which would affect proposed fee, please note in your proposal.

END OF ADDENDUM NO. 1

**Oregon State University-Cascades
Sustainability Task Force
Proposed Campus Vision**

Building a new university campus offers both unprecedented opportunities and significant challenges, particularly in regards to community integration, transportation and financial viability. Among the many items to consider, campus leadership must address the growing demand for and interest in sustainability in university settings. According to the 2012 College Hopes and Worries Survey of college applicants, more than 68 percent of respondents said they value information about a college's commitment to the environment (Princeton Review). While this value focuses solely on one aspect of the "triple bottom line" (economy, society and ecology), it supports a general value trend in society where individuals are increasingly concerned about sustainability.

Many institutions have incorporated leading-edge technology, high-performance building systems, and innovative learning environments into pre-existing campuses. As a testament to this trend the Princeton Review (2013) invited 2000 U.S. colleges to complete a sustainability survey and identified 322 institutions that demonstrated significant commitment to sustainability. Many of these institutions have set lofty goals for carbon neutrality, zero waste and/or net zero energy, all of which can be extremely challenging for a campus with significant existing infrastructure.

Few institutions have the opportunity to achieve those goals, at substantively reduced costs, during the building phase. This is precisely the opportunity before OSU-Cascades: a chance to design a campus that acts as a model of sustainable building, energy efficiency, community connections, state of the art learning practices, and cutting edge technology. Not only does this represent a chance for local innovation and leadership, it presents a distinct opportunity to serve as a laboratory of innovation, exemplar and potential template for other universities across the nation and around the world. It is a singular opportunity.

Achieving these ends requires a clearly articulated vision and a strong funding commitment. In 2011 OSU-Cascades completed a sustainability plan following the conclusion of a six-session workshop delivered by Oregon Natural Step. The stated mission of that plan is as follows:

OSU Cascades will demonstrate an unwavering commitment to shaping a future that is socially, economically and ecologically sustainable.

The plan further describes a vision for the campus and key strategies for achieving that vision, many of which have not been undertaken given the uncertainty at the time regarding future campus location and degree offerings. With resolution of those issues OSU-Cascades can now more fully address and embrace the spirit of the plan. As such, the campus has established the following development goals and objectives:

Goals

1. Design a campus that honors and enhances human and natural communities of Central Oregon and is woven into the fabric of both.
2. Build a campus that demonstrates innovation and leadership in energy and resource use, community integration and outstanding learning experiences for students, all in a financially viable manner. The campus will inspire external investment as a component of a long-term financial strategy.
3. Design learning environments that emphasize and encourage new learning models, including living/learning systems, outdoor and collaborative learning spaces, collaborative employment/learning opportunities, and integration of campus facilities and landscape into the curriculum.
4. Design and operate a campus that is transformative for visitors, faculty, staff, students, and the community. The campus will inspire shifts in the perception of what is possible and support a community-wide transition to more sustainable living.
5. Design and operate a campus that firmly establishes a new transportation paradigm for universities generally and Central Oregon specifically. That paradigm will de-emphasize single occupancy motor vehicle use and accelerate the transition to acceptance of a broader array of transportation options.

Objectives:

1. Become the nation's first net zero energy, net zero waste, and net-zero water university campus.
2. Develop a campus atmosphere that is not dominated by the motor vehicle as measured by a modal split where more than 50 percent of campus transportation needs are met by alternative modes.
3. Invite private sector entities to the campus for the specific purpose of providing amenities that will keep students, faculty and staff on campus and entice members of the community at large to visit. These amenities, in the form of housing options, food and beverage purveyors and entertainment options will transform the location from a "campus" to a "village" where people live, work, learn and play. One measure of achievement for this objective will be more than 50% of enrolled students living on campus.
4. Integrate important components of local and regional culture, from both the present and the past, into every building and the campus landscape.

There is real potential for the university to achieve this vision, as has been demonstrated by various campus redevelopment and expansion projects around the country, but doing so will require creative investment strategies and funding support. With that support OSU-Cascades will be able to develop a world renowned campus that firmly establishes Central Oregon as a region with an undeniably bright future--a world class leader and innovator in the fields of higher education, environmental design and sustainability.



April 22, 2014

OSU Cascades
RFP for CMGC Services

Mandatory Pre-Proposal Meeting and Site Walk

Location: OSU Cascades Graduate and Research Center, Rm 124, 1:00 PM

Agenda:

1. Sign in ALL

2. RFP Schedule

- | | |
|----------------------------------|--------------------------------------|
| a. Deadline for questions** | April 28 |
| b. Issuance of final Addendum | May 1 |
| c. CMGC Proposals due* | May 6, @ 3:00 PM |
| d. Finalists selected | May 9 |
| e. Interviews | May 14 (<i>time allotment ...</i>) |
| f. Notification of Selected firm | May 16 |
| g. Contract issued | June 9 (approx.) |

3. Submissions

*Submit proposals to:

Debera Massahos
Oregon State University
Capital Projects Contract Administration
3015 SW Western Blvd.
Corvallis, OR 97333
Email: Debera.massahos@oregonstate.edu
Phone: 541-737-7694, Fax: 541-737-4810

**Submit questions to:

Jane M. Barker, Sr. Project Manager
Oregon State University – Cascades
2600 NW College Way
Cascades Hall
Bend, OR 97701
Email: jane.barker@osucascades.edu
Phone: 541-322-2056

4. Overview of project

- Current project scope
- Schedule, milestones, etc...
- Site plan application status

5. Q&A

6. Adjourn for site walk , 1500 SW Chandler Ave (SW Chandler Ave and Century Drive)END

RFP for CM/GC SERVICES for OSU-CASCADES PHASE 1

Mandatory Site Visit:	April 22, 2014
Deadline for Questions:	April 28, 2014 by 3 pm
Addendum:	May 1, 2014
Proposals Due:	May 6, 2014 by 3 pm
Shortlist Notification:	May 9, 2014
Interviews of Shortlist:	May 14, 2014
Notification of Award:	May 16, 2014
Contract (tentative):	June 9, 2014

SITE CURRENT SITE PLAN



PERSPECTIVE VIEW



View at Chandler Entry Plaza with Academic Building and Dining Hall

OSU - CASCADES

PERSPECTIVE VIEW



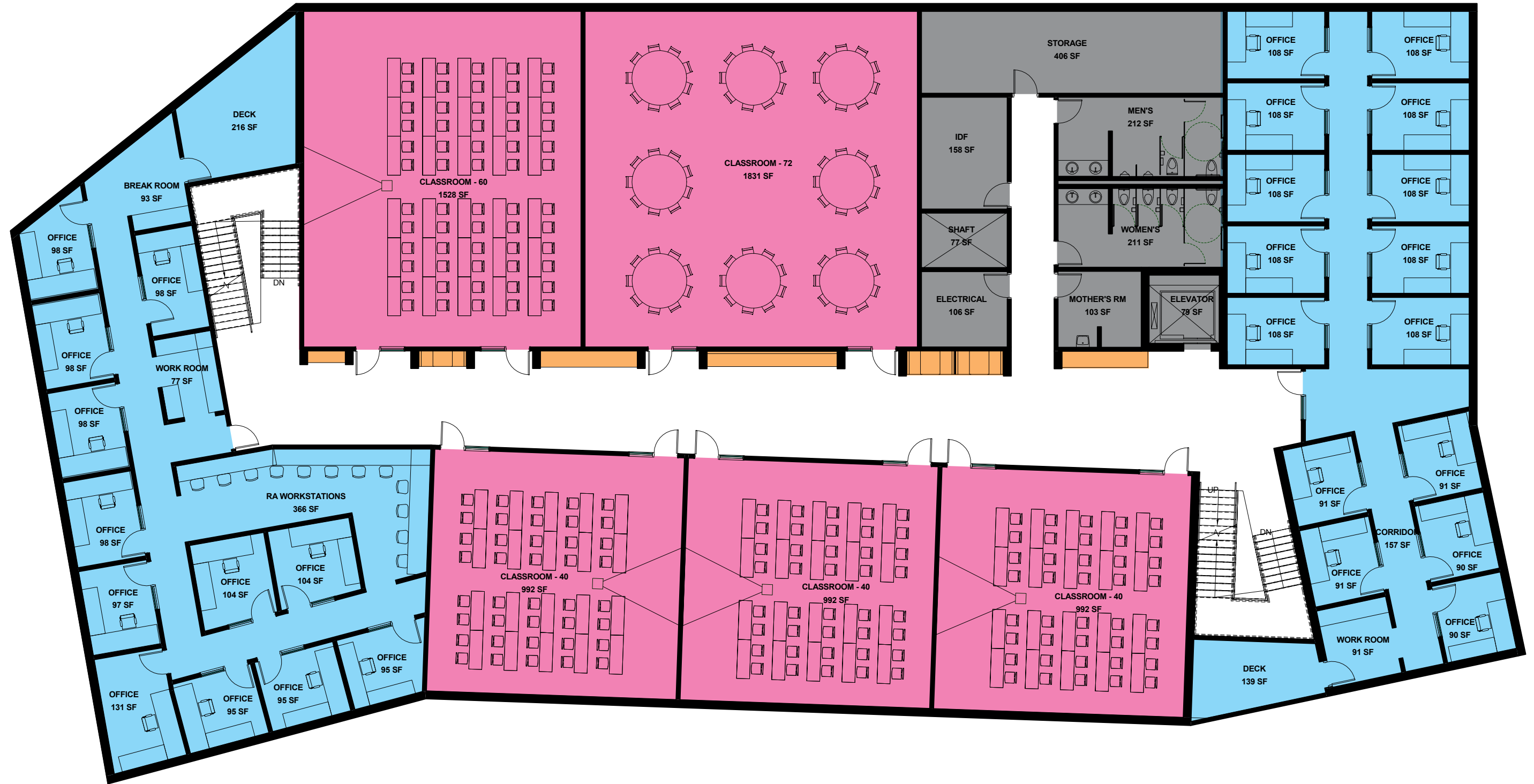
Residence Hall on Century Drive at Roundabout

OSU - CASCADES

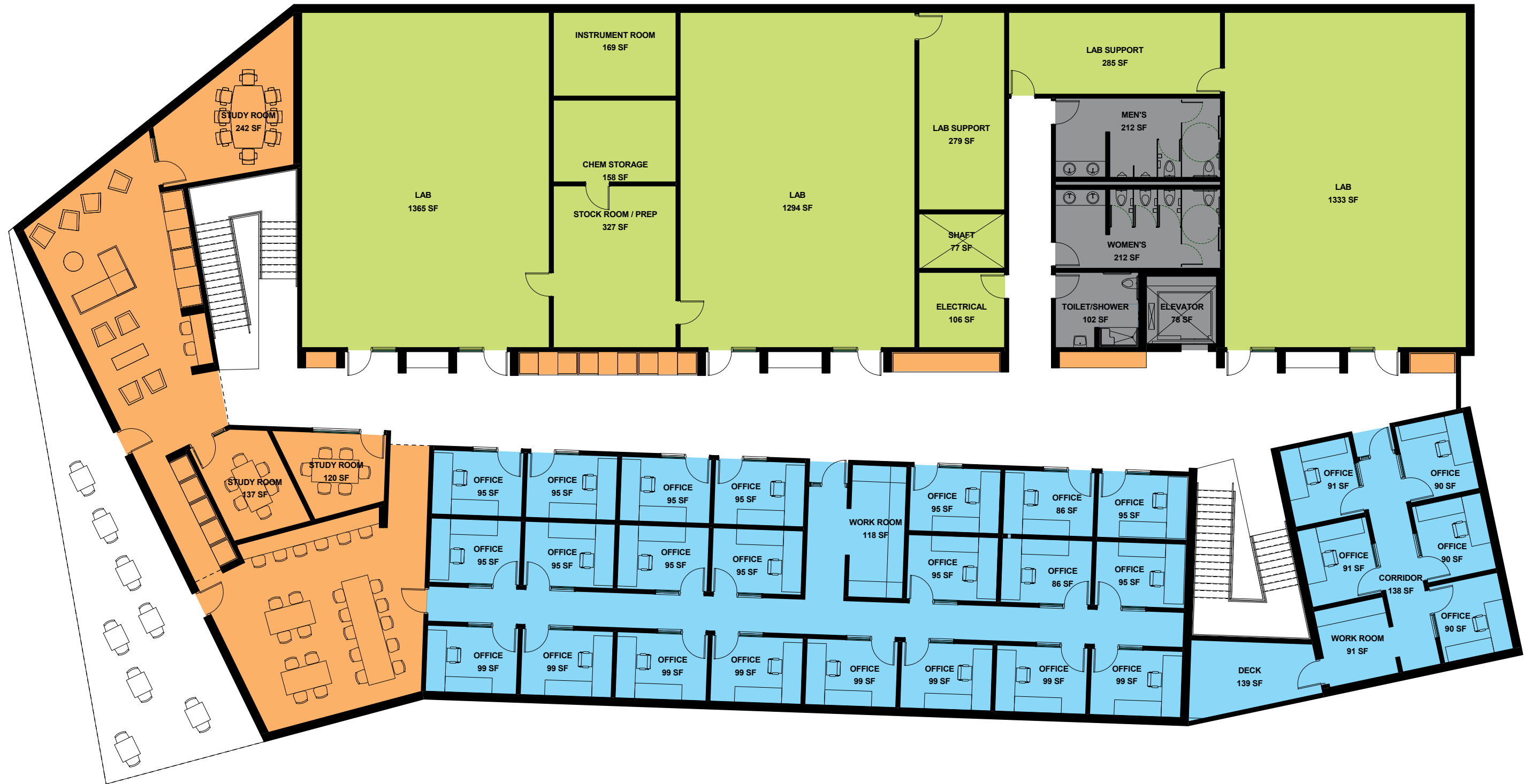
PLAN LEVEL 1



PLAN LEVEL 2



PLAN LEVEL 3



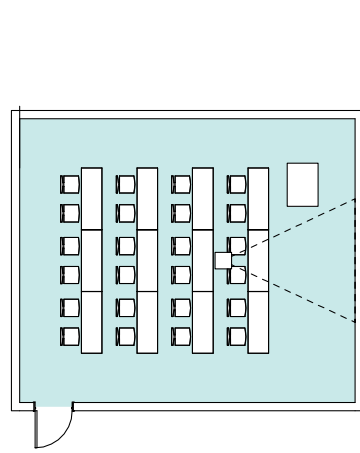
TEACHING ENVIRONMENTS GENERAL CLASSROOM PROGRAM - OPTION

8 CLASSROOMS

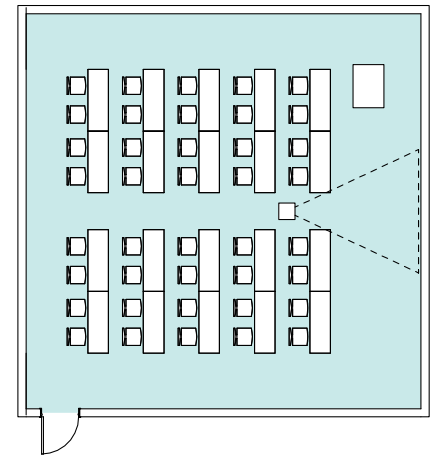
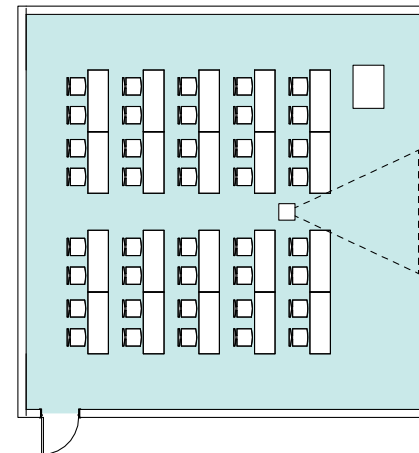
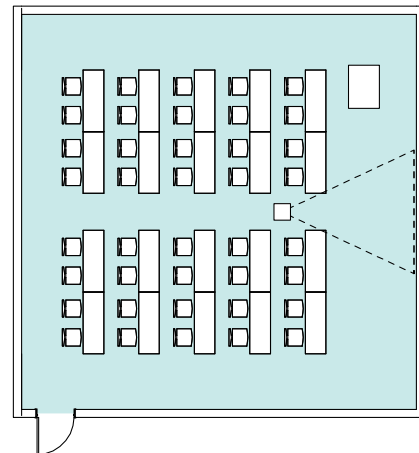
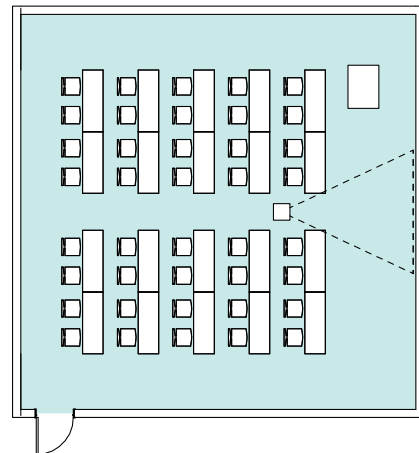
396 SEATS

3 LABS

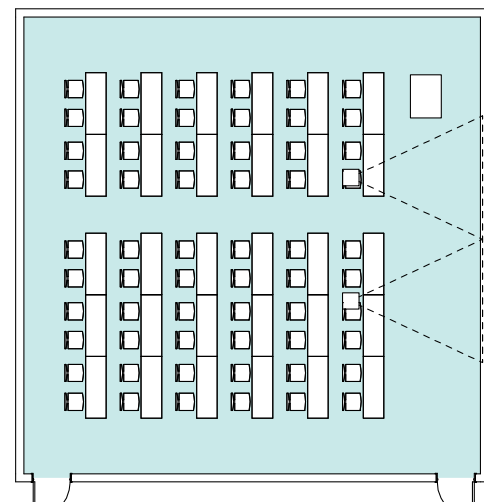
72 LAB SEATS



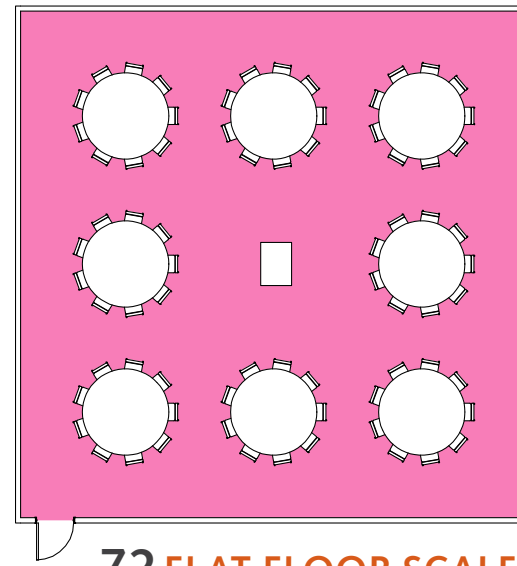
24 FLAT FLOOR



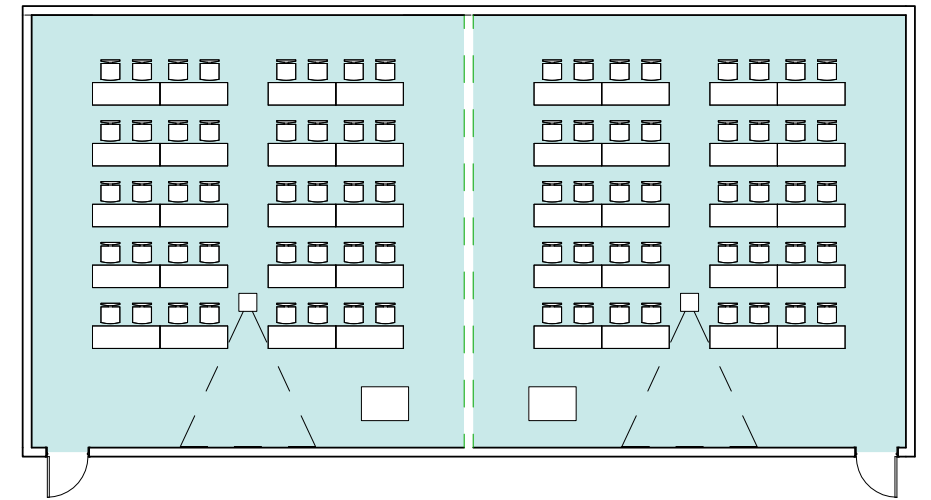
40 FLAT FLOOR



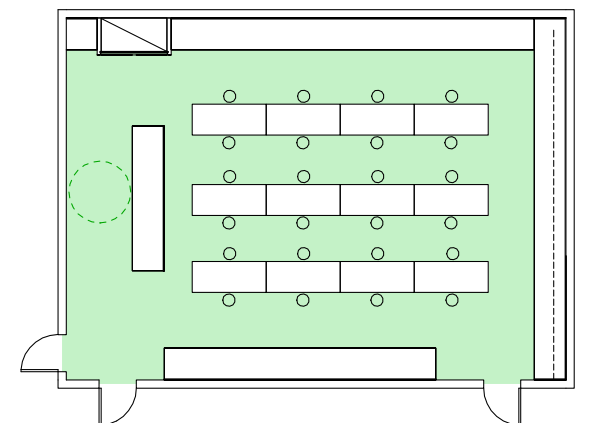
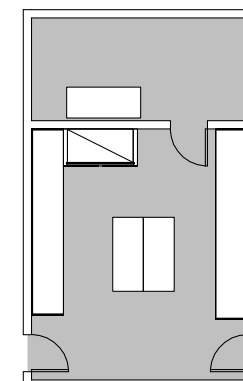
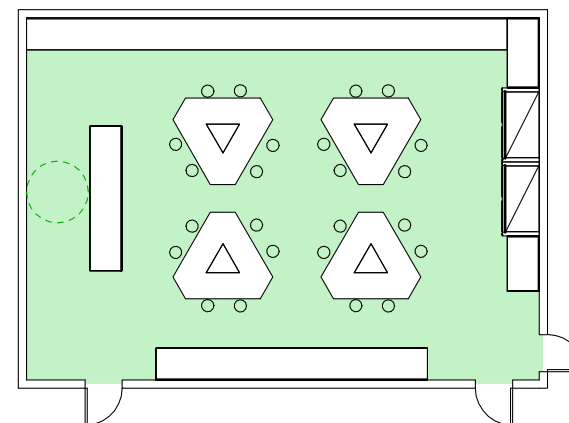
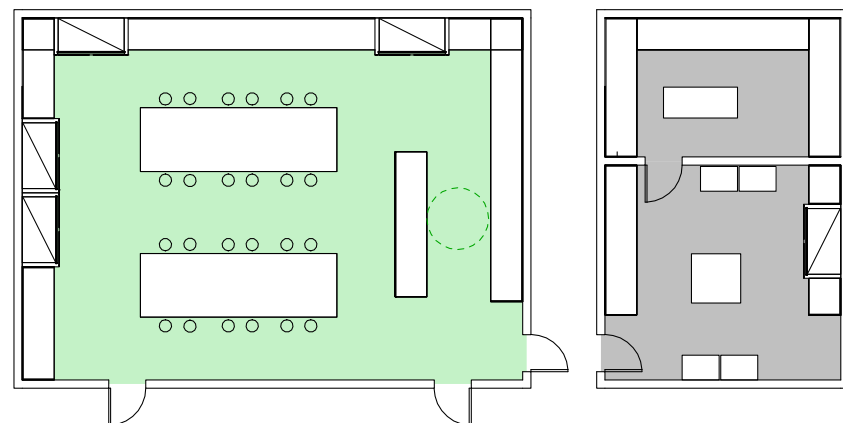
60 FLAT FLOOR



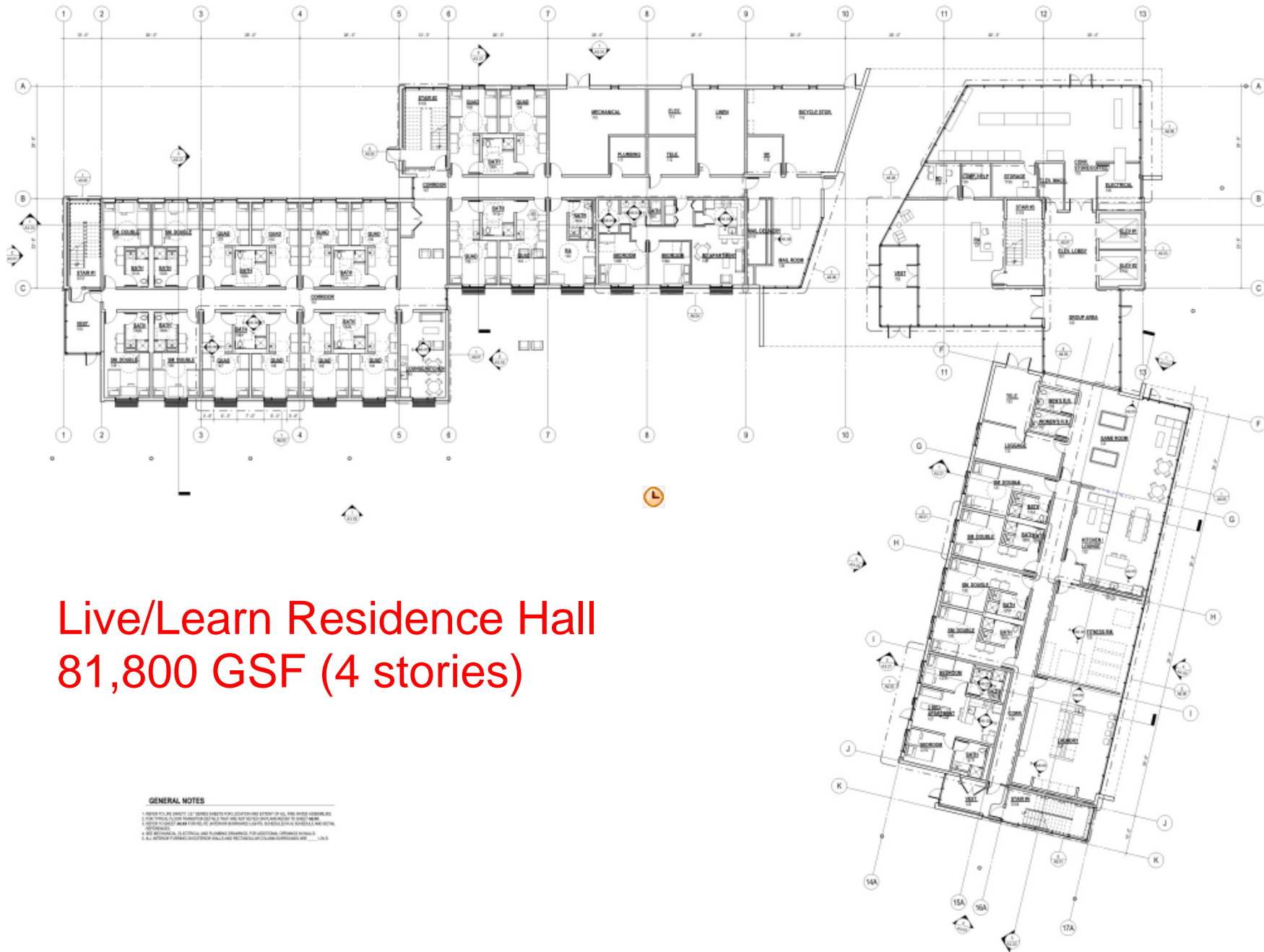
72 FLAT FLOOR SCALE UP



80 CASE STUDY



24 LAB + LAB SUPPORT



Live/Learn Residence Hall

81,800 GSF (4 stories)

GENERAL NOTES

1. REFER TO ALL DWG. SET SERIES SHEETS FOR DIMENSIONS EXCEPT OF ALL THE WARD ASSEMBLIES.
2. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED AND NOT NOTED DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
3. DO NOT REMOVE ANY PARTS OF THE BUILDING OR ANY PARTS OF THE BUILDING UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.



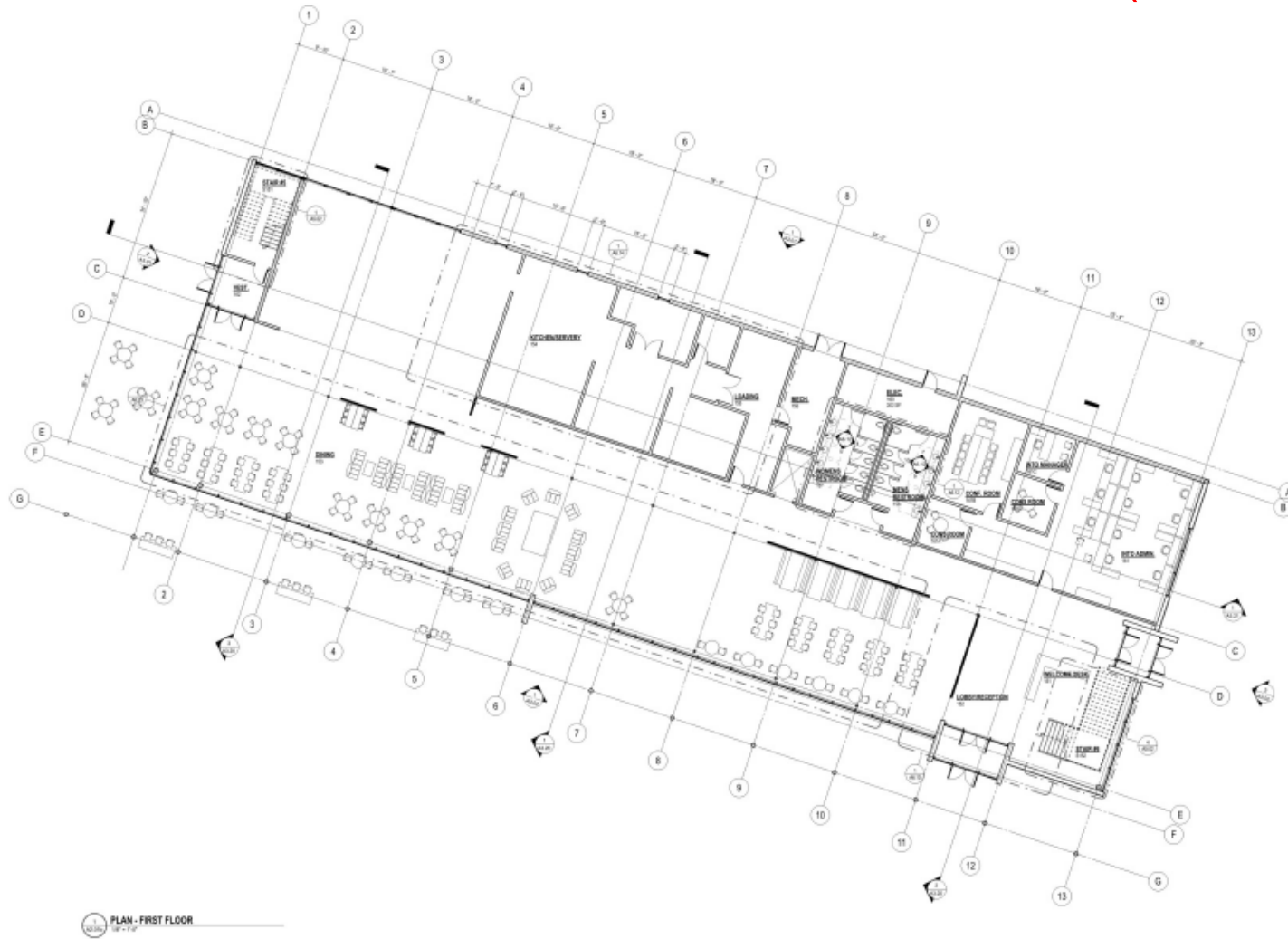
Live/Learn Residence Hall

81,800 GSF (4 stories)

GENERAL NOTES

1. REFER TO ALL NOTES ON ALL SHEETS AND TO THE LOCATION INDICATED BY ALL FIRE AND SMOKE DETECTORS.
2. FOR TRUCK FLOOR THROUGH DETAILS THAT ARE NOT ON THIS SHEET, REFER TO SHEET 100-100.
3. REFER TO ALL NOTES ON THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF ALL COMMON AND PRIVATE AREAS.
4. ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
5. ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

Dining / Academic Building 26,700 GSF (2 stories)



Dining / Academic Building 26,700 GSF (2 stories)



1 PLAN - SECOND FLOOR
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET 1.0 - GENERAL NOTES FOR ADDITIONAL EXTENT OF ALL AREA SHOWN HEREON.
2. FOR FINISH, SEE FINISH SCHEDULE AND FINISH AND MATERIAL SPECIFICATIONS TO SHEET 1.0.
3. REFER TO SHEET 1.0 FOR ALL FINISH, MATERIAL, AND EQUIPMENT SPECIFICATIONS AND OTHER NOTES.
4. SEE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL OPENINGS IN WALLS.
5. ALL FINISHES SHOWN ON ARCHITECTURAL AND MECHANICAL DRAWINGS ARE ... E.N.C.

Site Plan Application for OSU-CASCADES PHASE 1

Submittal to City:	April 22, 2014
Scheduled hearing:	Late May/Early June
Record Open until:	7 Days following Hearing
Rebuttal/Final Comments:	14 Days following Closure
Hearings Report:	3 to 4 weeks (mid July)
Appeal of Ruling to Council:	12 Days following Ruling
City Council:	Early to mid-August, 2014
Issue Permit or Appeal:	Construction Start early September 2014 or next Spring 2015

Building Space	OSU-Cascades Academic Building				
	Qty	Net ASF	Total ASF	Eff. Factor	Total GSF
Shared Campus Amenities					
Learning Commons/Informal Learning Areas	1	3,400	3,400	0.68	5,000
Lactation Room	1	100	100	0.68	147
ASCC & Student Support	1	575	575	0.68	846
Meditation / Quiet Room	0	125	0	0.68	0
Shower Room	1	103	103	0.68	151
Retail Area	1	80	80	0.68	118
Subtotal:			4,155		6,110
Academic Spaces					
Computer Lab (18 stations)	1	464	464	0.66	703
Classroom (15 Student)	0	375	0	0.66	0
Classroom (25 Student)	1	760	760	0.66	1,152
Classroom (40 Student)	4	1,000	4,000	0.66	6,061
Classroom (72 Student)	1	1,600	1,600	0.66	2,424
Classroom (80 Student)	1	2,025	2,025	0.66	3,068
Classroom/SCALE-UP (72 Student)	1	1,800	1,800	0.66	2,727
Lab	3	1,345	4,035	0.66	6,114
Lab Support	1	1,200	1,200	0.66	1,818
Teaching Faculty Office	54	100	5,400	0.66	8,182
Student Work Space	1	366	366	0.66	555
Private Staff Office	15	85	1,275	0.66	1,932
Open Work Space	1	900	900	0.66	1,364
Meeting Room	1	185	185	0.66	280
Work Room/Printers	5	105	525	0.66	795
IT Office / Storage	1	317	317	0.66	480
Storage	1	820	820	0.66	1,242
Break Area	2	125	250	0.66	379
Subtotal:			25,922		38,897
Total Area:			30,077		45,007

Additive Alternate: Program Summary

OSU CASCADES - INTO LIVING & LEARNING CENTER										
ROOM		NUMBER	TARGET	TOTAL	TARGET	TOTAL	TARGET CURRENT	TOTAL CURRENT	PLAN	
	QUANTITY	OF	NET AREA	NET AREA	EFF.	GSF	NET AREA	NET AREA	GSF	NOTES
		BEDS	(SQ FT)	(SQ FT)	FACTOR	(SQ FT)	(SQ FT)	(SQ FT) - 3 story dining	(SQ FT)	
BUILDING PROGRAM - INTO Residence Hall / One 4 Story Building										
RESIDENTIAL LIVING SPACES										
Double Room (Quad with shared bath)	47	188	511	24,017	0.7	34,310	511	24,017		
Double Room with Bath	15	30	280	4,200	0.7	6,000	280	4,200		
Double Room with Bath - Square	7	14	290	2,030	0.7	2,900	290	2,030		
Small Double Room with Bath	19	38	248	4,712	0.7	6,731	248	4,712		
Single with Bath - square	1	1	248	248	0.7	354	248	248		
Single with Bath	18	18	221	3,978	0.7	5,683	221	3,978		
2 Bedroom Suite w/Efficiency Kitchen	5	10	603	3,015	0.7	4,307	603	3,015		
Resident Director's Apartment (2 Bedrooms)	1	1	850	850	0.7	1,214	850	850		
Subtotal Residential Living Spaces		300		43,050		61,500		43,050		
RESIDENTIAL COMMON SPACES										
Lounge	5	0	300	1,500	0.7	2,143	447	2,235		
Kitchen	5	0	200	1,000	0.7	1,429	137	685		
Game Room	1	0	600	600	0.7	857	514	514		
Small Group Study Room	3	0	80	240	0.7	343	358	1,074		
Nook	5	0	80	400	0.7	571	175	875		
Laundry	1	0	720	720	0.7	1,029	658	658		
Restroom with Shower	3	0	80	240	0.7	343	86	258		
Subtotal Residential Common Spaces		0		4,700		6,714		6,299		
RESIDENTIAL SUPPORT SPACES										
Secondary Lobby	1	0	200	200	0.7	286	398	398		
Coffee Shop/Convenience Store	1	0	1,000	1,000	0.7	1,429	1,361	1,361		
Computer Help Desk	1	0	100	100	0.7	143	133	133		
Student Mailboxes	1	0	500	500	0.7	714	508	508		
Vending Machine Alcove	2	0	50	100	0.7	143	0	0		
Linen Storage	1	0	300	300	0.7	429	275	275		
Luggage Storage	1	0	300	300	0.7	429	305	305		
Ski/Equipment Storage	1	0	500	500	0.7	714	495	495		
General Storage: Building/Janitorial	4	0	120	480	0.7	686	259	1,036		
RD Office (former OSU Manager)	1	0	100	100	0.7	143	136	136		
Fitness Center (with Bath)	1	0	640	640	0.7	914	523	523		
Housekeeping Office	1	0	100	100	0.7	143	108	108		
Subtotal Residential Support Spaces		0		4,800		6,857		5,758		
Total - Residential Buildings				52,550		75,071		55,107		81,830

Additive Alternate: Program Summary

OSU CASCADES - INTO LIVING & LEARNING CENTER										
ROOM		NUMBER	TARGET	TOTAL	TARGET	TOTAL	TARGET CURRENT	TOTAL CURRENT	PLAN	
	QUANTITY	OF	NET AREA	NET AREA	EFF.	GSF	NET AREA	NET AREA	GSF	NOTES
		BEDS	(SQ FT)	(SQ FT)	FACTOR	(SQ FT)	(SQ FT)	(SQ FT) - 3 story dining	(SQ FT)	
BUILDING PROGRAM - Dining/INTO Academic & Administration / One 2 Story Building										
INTO RESIDENTIAL ADMINISTRATIVE SPACES										
Main Lobby/Reception (in Dining/Kitchen Facilities)	1	0	1,000	1,000	0.7	1,429	1,229	1,229		
INTO Manager Office	1	0	100	100	0.7	143	100	100		
Staff Office & Service Center	1	0	100	100	0.7	143	643	643		
Conference Room	1	0	300	300	0.7	429	300	300		
Consult Room	2	0	100	200	0.7	286	100	200		
Copy/Work Room	2	0	80	160	0.7	229	155	310		
Storage/Janitorial	1	0	48	48	0.7	69	0	0		
Subtotal Residential Administrative Spaces		0		1,908		2,726		2,782		3,171
SHARED CAMPUS AMENITIES										
Campus Gathering Space/Dining	1	0	4,500	4,500	0.68	6,618	5,234	5,234		
Dining Kitchens & Platforms	1	0	3,800	3,800	0.68	5,588	3,642	3,642		
Mailboxes Etc.	1	0	300	300	0.7	429	0	0		
Subtotal Shared Campus Amenities		0		8,600		12,634		8,876		11,669
INTO ACADEMIC SPACES										
Classroom (25 Student)	10	0	600	6,000	0.66	9,091	510	5,100		
Lobby/Welcome Desk	1	0	500	500	0.66	758	724	724		
Faculty Lounge & Kitchen	1	0	200	200	0.66	303	0	0		
Director Office	1	0	100	100	0.66	152	142	142		
Teaching Faculty Office	1	0	100	100	0.66	152	852	852		
Consult Rooms	2	0	100	200	0.66	303	100	200		
Conference Rooms	2	0	200	400	0.66	606	213	426		
Student Lounge	2	0	250	500	0.66	758	0	0		
Storage/Janitorial	0.25	0	1,200	300	0.66	455	189	47		
Multi Faith Room	1	0	300	300	0.66	455	337	337		
Subtotal Academic Spaces		0		8,600		13,030		7,828		11,896
Total-Dining/INTO Academic & Administration				19,108		28,390		19,486		26,736
TOTAL BUILDINGS										
				71,658		103,462		74,593		108,566