



**REQUEST FOR INFORMATION**

**No. RFI DM180374**

**Marine Studies Student Housing Development**

**I. SCHEDULE OF EVENTS**

**SCHEDULE OF EVENTS:**

Issue Date.....May 2, 2016

RFI RSVP Due Date and Time.....May 20 2016 (2:00pm, Pacific Time)

RFI Meeting Date, Time and Location.....May 25, 2016 (1:00pm, Pacific Time), Hatfield Marine Science Center, Guin Library Seminar Room, Newport, OR

**II. ISSUING OFFICE AND CONTACT**

**ISSUING OFFICE:**

The Oregon State University (OSU) Construction Contract Administration unit within Procurement, Contracts and Materials Management department is the issuing office and is the sole point of contact for this Request for Information. Respondents shall not contact other university staff or students regarding this Request for Information. All concerns or questions pertaining to this Request for Information should be appropriately addressed to the individual identified below:

**CONTACT PERSON:**

Name: Debera Massahos  
Title: Construction Contract Manager

Telephone: (541) 737-7694  
E-Mail: [debera.massahos@oregonstate.edu](mailto:debera.massahos@oregonstate.edu)

Address: Oregon State University  
Construction Contract Administration  
644 SW 13<sup>th</sup> Street  
Corvallis, Oregon 97333

**III. INTRODUCTION AND BACKGROUND**

**INTRODUCTION:**

This is a Request for Information (RFI), issued by Oregon State University (OSU) Construction Contract Administration. The purpose of this RFI is to gather information and ideas pertaining to student housing development at the OSU Hatfield Marine Science Center in Newport, Oregon from private developers through an in-person and conference call meeting format. While not required, OSU welcomes interested parties to submit a Statement of Interest, as described in Section VI, below. OSU recognizes that private developers who have experience in Public Private Partnerships may have numerous approaches towards partnering in a university student housing development opportunity and would like to better understand the options, challenges and benefits that exist in today's student housing market, and in Newport specifically. This RFI

shall not be construed as a solicitation, a means of pre-qualifying vendors or as an obligation on the part of OSU to proceed with a Public Private Partnership student housing venture.

**BACKGROUND:**

Oregon State University is expanding the Hatfield Marine Science Center (HMSC) to support our new Marine Studies program. OSU and the City of Newport estimate that Marine Studies and the associated expansion of HMSC will increase the student population at HMSC from 100 per term currently to approximately 500 per term over the next 10 years, and will expand faculty and staff by up to 60 as this new academic program reaches full implementation.

The City of Newport commissioned an independent study of student housing in the fall of 2014. This study was conducted by ECONorthwest and the full report as submitted and accepted by the Newport City Council can be found here:

<http://newportoregon.gov/dept/pln/PlansandDocuments.asp>

In summary the report indicated the following:

- 1) Oregon State University should plan to develop short and medium term housing for up to 300 students.
- 2) Oregon State University should plan to develop that housing in proximity to the Hatfield Marine Science Center, but outside of the tsunami inundation zone.

Furthermore, the Newport City Council has expressed a desire that student housing be developed in concert with expansion at HMSC so as to minimize impact on an already strained capacity for workforce housing in the community.

**ABOUT OREGON STATE UNIVERSITY:**

Founded in 1868, Oregon State University is a comprehensive, research-extensive, public university located in Corvallis, Oregon. OSU is one of only two American universities to hold the Land Grant, Sea Grant, Space Grant and Sun Grant designations. OSU is also the only Oregon institution to hold the Carnegie Foundation's top ranking for research universities, a recognition of the depth and quality of OSU's graduate education and research programs.

Through its centers, institutes, Extension offices and Experiment Stations, OSU has a presence in almost every one of Oregon's 36 counties, including its main campus in Corvallis, the Hatfield Marine Sciences Center in Newport and OSU-Cascades Campus in Bend. OSU offers undergraduate, master's and doctoral degrees through 12 academic colleges enrolling more than 25,000 students from every county in Oregon, every state in the country and more than 90 nations.

<b>IV. STAGE 1 - RSVP</b>
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Firms interested in participating in the RFI meeting must complete and return the RSVP document no later than the RFI RSVP due date and time in the Schedule of Events to the Contact Person listed in Section II. Completed RSVPs should be delivered by email or U.S. mail. Please do not RSVP by phone.

## V. STAGE 2 - RFI MEETING

The RFI will be conducted through an information-gathering meeting held on (May 25, 2016 at 1:00 PM, Pacific Time) at (Hatfield Marine Science Center, Newport Oregon; Guin Library Seminar Room) and led by key representatives from OSU. The purpose of the discussion is, through OSU posed questions and respondents' answers, to explore various development models and strategies for the delivery of short to medium term student housing, in partnership with OSU. It is expected that thoughtful information regarding insight on issues pertaining to financing and development approaches, as well as market interest will be presented through an open dialogue amongst OSU representatives and development firm representatives.

Only those individuals listed in the RSVP will be allowed to participate in the discussion. Due to space limitations a maximum of two representatives from each firm will be allowed to participate in person. Firms unable to attend may participate via conference call. Conference call information will be sent to those firms that respond.

## VI. STAGE 3 – STATEMENT OF INTEREST

Firms wishing to submit a Statement of Interest to OSU are invited, but not required, to do so no later than June 15, 2016 at 2:00 pm, Pacific Time. Submit One (1) electronic on a thumb drive and One (1) hard copy version of your Statement of Interest to be received by the deadline to:

Attention: Debera Massahos  
Construction Contract Administration  
Oregon State University  
644 SW 13<sup>th</sup> Street  
Corvallis, OR 97333

Your Statement of Interest must be contained in a document not to exceed twenty-five (25) single sided pages, including pictures, charts, graphs, tables and text you deem relevant to the development opportunity. **Telephone, facsimile, or electronically transmitted Statement of Interests will not be accepted.**

Statements of Interest will not be utilized by OSU in the eventual selection of or award of a contract to a firm in connection with this development opportunity, but they will be considered by OSU in connection with structuring its approach toward partnering in a university student housing development opportunity. As such, OSU desires to consider suggestions for a structured approach and will not be evaluating qualifications at this time.

Information and materials provided and gathered in this process could potentially be incorporated in a solicitation and become the property of OSU. Respondents are solely responsible for all expenses incurred in connection with the preparation of response and participation in the meeting. Any resulting solicitation will be openly competitive and therefore responses should not be exclusive or restrict competition. This RFI does not obligate OSU to issue a solicitation nor to include information submitted by respondents.

A contract will not be issued directly from this RFI, nor will issuance or acceptance of submittals or subsequent conversations bind OSU into any type of contractual obligation or relationship.

Enclosures:

Exhibit A – RSVP Form

Directions to Hatfield Marine Science Center Guin Library

End of RFI

**Exhibit A – RSVP**

Firms intending on attending the meeting either in person or via conference call must complete this form and submit a hard copy to:

Re: RFI Meeting on May 25, 2016 beginning at 1:00 P.M. and ending at 3:00 P.M., Pacific Time.

Attention: Debera Massahos  
Construction Contract Administration  
Oregon State University  
644 SW 13<sup>th</sup> Street  
Corvallis, OR 97333

**Name of Firm:**

**Attendee's Name**

**Attendee's Title**

**Attendee's email address**

**Attendee's phone number:**

**Circle one and complete:**

\_\_\_\_\_(number of attendees) will attend in person

\_\_\_\_\_(number of attendees) will attend via conference call