



Attention Design Firms

If you are downloading the RFQ from the website, continue to monitor the website for addenda. Failure to incorporate any addenda into your submittal may cause your submittal to be considered non-responsive.

Thank you.

OREGON STATE UNIVERSITY

REQUEST FOR QUALIFICATIONS

Upper Division/Grad Student Housing Design
RFQ# 187413

ISSUE DATE: April 13, 2017

RFQ CLOSING (DUE) DATE: May 4, 2017, 2:30 P.M, Pacific Time

NO LATE RESPONSES WILL BE ACCEPTED

CONTRACT ADMINISTRATOR:

Brooke Davison, Construction Contract Officer
Construction Contract Administration

Oregon State University

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Corvallis, OR 97333

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SOLICITATION / SELECTION PROTESTS:

Chief Procurement Officer in care of Brooke Davison
Construction Contract Administration

Oregon State University

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1.0 Introduction:

Oregon State University is seeking qualifications from integrated design teams headed by an architectural firm for the design and construction administration of a new housing facility to be located on the OSU Campus at SW Madison Avenue and 9th Street. The architecture firm is free to sub-contract as necessary to ensure a complete design team, including but not limited to structural, mechanical, plumbing, electrical, civil engineering, landscape architecture and cost estimating.

Scope of services will include the following phases: Pre-design study of site layout and Program Confirmation, Schematic Design, Design Development, Construction Documents, Bidding/Permitting, Construction Administration including Record Documentation and Project Closeout. Additionally, some support, in the form of graphic exhibits and text may be required for an associated public outreach program within the Pre-Design/Program Confirmation phase.

2.0 Project Description:

Oregon State University intends to construct a new Upper Division/Grad Student Housing complex to be sited on the OSU Campus at SW Madison Avenue and 9th Street. Other smaller nearby parcels may be considered to supplement the main site, if required, to realize programmatic goals. The complex will likely consist of multiple buildings and include parking and other amenities on-site. The program may include first floor offices and/or program spaces for Student Support Services.

Key components of the Project include the following:

- Preservation and protection of “Significant Vegetation” on the site during development.
- The scope of work may include deconstruction or demolition of the existing structure on the site and the design of a small amount of parking improvements remote from the site.

Key goals of the Project include:

- 150-200 apartment style housing units, providing 300-400 additional beds to the UHDS Corvallis housing inventory in support of Upper Class and Graduate Student populations.
- The complex will allow for a mix of studio and multi-bedroom unit apartments configured for single student occupancy by the bedroom, as well as occupancy by students with partners and/or dependents who will contract by apartment unit.
- Design considerations for accessibility on this project will meet or exceed OSU Best Practices for Accessibility and include connection of all project buildings and amenities to the travel grid including possible improvement of City walkways.

3.0 Energy Efficiency:

The project will be designed to applicable LEED silver equivalency and must meet the state building code for energy efficiency.

4.0 Design and Construction Timeline

Work will commence upon selection of the design team. The method of delivery will be construction manager/general contractor (CM/GC). OSU desires to construct the entire scope of work at one time, with a target opening date of September 1, 2019.

OSU will use building SF and parking parameters developed in the Pre-Design Study to request change in OSU's sector development allocations with the city. OSU may delay the (schematic) design and overall completion of the project until completion of the allocation.

	Start Date	End Date
Program confirmation	July 2017	September 2017
Schematic Design and Design Development	September 2017	February 2018
Construction Documentation	March 2018	May 2018
Permitting/Bid	June 2018	July 2018
Construction	July 2018	September 1, 2019

5.0 Total Project Budget

The projected total project cost is approximately \$30M with a direct construction budget of approximately \$22M. Both total project cost and direct construction may be scaled to reflect results of the pre-design study.

6.0 Selection Process:

This Request for Qualifications selection process will be conducted pursuant to the terms of this RFQ and OSU Standard 580-063-0020, relating to the selection and retention of professional consultants. Once the qualification responses have been reviewed and scored, the top three (3) to five (5) firms will be invited participate in on-site interviews.

7.0 Compensation:

Compensation will be based on a total "not-to-exceed" amount for services and reimbursable expenses, with "not-to-exceed" maximums for the following individual phases of the design: programming, schematic design, design development, construction documents, bidding/permitting, construction administration including record documentation and closeout. Cost estimating will be required during one or more

design phases. The amount of compensation will be negotiated with the respondent who has submitted the best qualifications (the Apparent Successful Respondent). **No cost proposal or price information is to be submitted with qualification responses.**

8.0 Evaluation Criteria:

Please indicate in writing the following information about your firm's ability and desire to perform this work. Qualification responses will be rated based upon the weight assigned to each item as noted in the parenthesis at the end of each statement below.

- 8.1.1 Provide a brief description of your firm and the focus of the practice. List the projects your firm is currently contracted for and at what stage the projects are in terms of completion. Also, include your firm's total dollar volume for each of the last five years. (Weight: 5)
- 8.1.2 Identify key personnel, including project designer and project manager along with those of sub-consultants proposed (particularly structural engineers), to be assigned to this project. Include proposed key personnel's project experience, with specific examples and identify their roles in the projects. Indicate current availability, proposed percentage of project involvement per project phase and indicate whether the proposed team has worked together on previous projects. Highlight the individuals who participated in the project examples. (Weight: 25)
- 8.1.3 Describe your project team's experience helping a university client program, layout and present a residence complex that meets university's programmatic and student needs, responds positively to the neighborhood and serves as a gateway to the campus. (Weight: 25)
- 8.1.4 Describe your team's experience with design and construction of higher education living environments of similar size and budget as defined in this RFQ. (Weight: 25)
- 8.1.5 Describe your firm's experience understanding, accommodating and prioritizing needs and requirements of residents, students, staff and visitors with disabilities. (Weight: 10)
- 8.1.6 Provide a description and identification of Minority Business Enterprise (MBE), Women Business Enterprise (WBE) or Emerging Small Business (ESB) certifications for your firm and a description of your nondiscrimination practices. Provide historical information on MBE, WBE or ESB Joint Ventures, subcontracting or mentoring plan, and utilization history for projects completed by your firm within the past three (3) years.
Provide a narrative description of your current workforce diversity program/plan, and the plan for obtaining subcontracting, consulting, and supplier diversity for this Project. Include a description of the outreach program or plan, including a schedule of events and specific steps that will be taken to maximize broad based and inclusive participation and the plan to provide mentoring, technical or other business development services to subcontractors needing or requesting such services.
The selected firm will provide the services with respect to diversity

according to the means and methods described in the workforce plan described in the response, unless changes are requested and approved in writing in advance by OSU or are required by applicable laws, ordinances, codes, regulations, rules or standards. (Weight: 10)

9.0 References:

In addition to responding to the evaluation criteria above, please provide the names, addresses and phone numbers of three owners, three sub-consultants, and three contractors to be used as references for this project. Please verify that the individuals identified have had direct contact with the referenced project, and the phone number is current. Do not include references from any firms or individuals included in your design team for this Project or any OSU personnel. OSU may check with these references and with other references associated with past work of your firm.

10.0 Selection Procedure and Timetable:

The selection procedure described below will be used to evaluate the capabilities of interested firms to provide the professional services to OSU for this project.

April 13, 2017	Issue RFQ
May 4, 2017	RFQ response due 2:30 P.M., Pacific Time
May 12, 2017	Notification of finalists
May 24, 2017	Interviews with Selection Committee
June 7, 2017	Fee Proposal Deadline (for Apparent Successful Respondent)/Estimated Notice of Intent to Award
June 26, 2017	Estimated Contract Execution

Site Visit: No mandatory site visits are required as part of the selection process.

11.0 Evaluation Process:

This RFQ is the first step in a two-step process in the selection of the integrated design team. The responses to this RFQ will be evaluated by the selection committee, which will be comprised of university personnel who score qualification statements and rank finalists and another group of university personnel who serve as advisors but do not score qualifications or rank finalists. On the basis of this evaluation, the selection committee will make its best efforts to limit the field of finalists to at least three (3), but not more than five (5), finalists to be selected for final consideration through interviews of each finalist and further investigation of references. OSU will utilize this RFQ process to obtain information to enable selection of the most qualified respondent through evaluation of:

- a. The respondents' responses to evaluation criteria in section 8 of this document;
- b. Information obtained during an interview of the respondents by the selection committee; and
- c. The results of discussions with the respondents' references and others.

Each criterion in the first step of the evaluation process has been assigned a weight between five (5) and twenty-five (25). Each member of the evaluation committee will rate each firm in each criterion between one (1) and five (5) (five being the highest), and multiply that number by the weight assigned to the criterion. The evaluation committee members will then total the weighted score from all of the criteria to obtain the total score. The result of this total score will be used to rank all respondents. The top ranked three (3) to five (5) firms will be invited to participate in on-site interviews.

The evaluation committee will meet and compare the individual evaluation committee member rankings. The committee will discuss firm strengths and weaknesses and the individual evaluation committee member scorings. The evaluation committee discussion will result in the consolidated ranking from which the finalists for interviews will be selected for step two of the process. The RFQ responses will be used in preparation for interviews of the finalists.

After all of the interviews are completed, the evaluation committee will discuss the strengths and weaknesses of the interviewed finalists. The committee will then rank the interviewed finalists in order of preference based on all information received, presented and heard during the interviews. The finalist that has the highest overall ranking will be deemed the Apparent Successful Respondent. Final ranking will be based on finalist's response to questions during the interview stage, and through that response, how well each finalist can meet the Project and University needs.

Interviews will include a 60-minute presentation period, immediately followed by a separate 30-minute Q&A session. Finalists should be prepared to address the following:

- Your team's philosophy and practiced approach to programmatic and site layout study that will result in a residence complex that meets university's programmatic and student needs, responds positively to the neighborhood and serves as a gateway to the campus.
- Your firm's philosophy and practiced approach to design that will result in the safest, most advanced structural solutions being incorporated into the design of the building and site improvements.
- Your team's philosophy and practiced approach to the programming design and construction of the residence complex described in this RFQ.
- Specific challenges you anticipate for this project based on past project experiences and "lessons learned" from previous projects that you will incorporate to keep the project moving forward.

If, during the discussion, the selection committee determines the interviewed finalists are too close to rank, the university has no recent experience working with a finalist, or if the consolidated ranking indicates a tie, the committee will check the references provided by the respondent as required by this RFQ. Information obtained from references may alter the committee's final ranking of finalists. Any alteration of final ranking will be based on committee's understanding of how well each firm can meet the needs of the Project and University.

OSU will then negotiate with the Apparent Successful Respondent the price and specific statement of work of a contract, consistent with OSU's Standard Architect's Agreement attached to this RFQ. If OSU and the Apparent Successful Respondent are unable to reach agreement, OSU will negotiate with the second-ranked respondent, etc.

12.0 Responsibility Evaluation:

OSU reserves the right to investigate each respondent's responsibility in accordance with the requirements of Division 61 of OSU Standard Chapter 580, and will consider information obtained from any source as part of its evaluation, at any time prior to execution of a contract. Submission of a signed qualification response constitutes the respondent's approval for OSU to obtain any information OSU deems necessary to conduct the evaluation including, but not limited to, credit reports and information discovered during reference checks.

Financial Information: OSU will notify respondents, in writing, of any financial documentation required, which may include recent profit-and-loss history; current balance statements; assets-to-liabilities ratio, including number and amount of secured versus unsecured creditor claims; availability of short and long-term financing; bonding capacity and credit information.

OSU may postpone the award or execution of a contract in order to complete its investigation and evaluation. Failure to promptly provide complete information requested will render the qualification response nonresponsive. Failure of a respondent to demonstrate responsibility will render it non-responsible and constitute grounds for qualification response rejection.

13.0 Submission:

Submit **six (6)** hard copy versions of your written qualification response, along **with one (1) electronic version on a thumb drive** to be received by the closing date and time listed in this document to:

Attention: Brooke Davison
Construction Contract Administration
Oregon State University
644 SW 13th Ave.
Corvallis, OR 97333

Your qualification response must be contained in a document **not to exceed twenty-five (25) single sided pages (do not print double sided)**, including pictures, charts, graphs, tables and text the respondent deems appropriate to be part of the review of the respondent's response. Resumes of key individuals proposed to be involved in this project are exempted from the 25-page limit and should be **appended to the end of your response**. No supplemental information to the 25-page qualification response will be allowed. Appended resumes of the proposed key individuals, along with a transmittal letter, table of contents, front and back covers, and blank section/numerical dividers, etc., will not be counted in the 25-page limit.

Information should **be presented in the same order as the above evaluation criteria. The electronic qualification response should be sized appropriately for transfer (under 8 MB).** The written response should be submitted in a **soft-bound** (comb or spiral, spiral preferred – no three-ring binders) format with page size of **8 ½ x 11 inches** with no fold-outs. The basic text information of the response should be presented in standard business font size, and reasonable margins.

Your qualification response must be signed by an officer of your firm with the authority to commit the firm and contain contact information including email for communication purposes.

OSU may reject any qualification response not in compliance with all prescribed public bidding procedures and requirements, and may cancel this solicitation or reject for good cause all qualification responses upon a finding by OSU that it is in the public interest to do so.

Please note that OSU will not accept qualification responses or queries that require OSU to pay the cost of production or delivery.

OSU is an AA/EEO employer.

Telephone, facsimile, or electronically transmitted submittals will not be accepted.

Qualification responses received after the closing date and time will not be considered.

14.0 Questions:

All questions and contacts with the OSU regarding any information in this RFQ must be addressed in writing, fax or email to Brooke Davison at the address, email or fax listed in this document no later than April 21, 2017 at 4:00 P.M., Pacific Time.

15.0 Solicitation Protests:

You may submit a written request for clarification or change or protest of particular solicitation provisions and specifications and contract terms and conditions (including comments on any specifications or terms that you believe limits competition) to the Chief Procurement Officer in care of Brooke Davison at the address, email or fax listed in this document. Requests and protests must be received no later than April 17, 2017 at 4:00P.M., Pacific Time. Requests or protests must state the reasons for the request or protest and any proposed changes to the solicitation provisions and specifications and contract terms and conditions.

16.0 Change or Modification:

Any change or modification to the specifications or the procurement process will be in

the form of an addendum to the RFQ and will be made available in the form of an addendum posted to the OSU Business and Bid Opportunities (<http://bid.oregonstate.edu/>) website. No information published in any other manner will serve to change the RFQ in any way, regardless of the source of the information. Any request for clarification or change or protest of anything contained in an addendum not received by the date and time stated in the addendum will not be considered.

17.0 Selection Protests:

Any respondent to this RFQ who claims to have been adversely affected or aggrieved by the selection of a competing respondent may submit a written protest of the selection to the Chief Procurement Officer in care of Brooke Davison at the address given in the RFQ within three days after notification of that selection. Any such protests must be received by Ms. Davison no later than three days after the notification of selection has been made in order to be considered. The selection decision notification will be made by OSU via posting to the OSU Bid and Business Opportunities website (bid.oregonstate.edu).

18.0 Proprietary Information:

OSU will retain this RFQ, one copy of each qualification response received and an electronic copy of each qualification response received, together with copies of all documents pertaining to the award of a contract. These documents will be made a part of a file or record, which will be open to public inspection after OSU has announced an Apparent Successful Respondent or all qualification responses have been rejected. If a qualification response contains any information that you consider to be a trade secret under ORS 192.501(2), you must mark each trade secret with the following legend: **"This data constitutes a trade secret under ORS 192.501(2), and must 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 applies only "unless the public interest requires disclosure in the particular instance."

Therefore, non-disclosure of documents or any portion of a document submitted as part of a qualification response may depend upon official or judicial determination made pursuant to the Public Records Law.

In order to facilitate public inspection of the non-confidential portion of the qualification response, material designated as confidential must accompany the qualification response, but must be readily separable from it. Prices, makes, model or catalog numbers of items offered, scheduled delivery dates, and terms of payment will be publicly available regardless of any designation to the contrary. Any qualification response marked as a trade secret in its entirety will be considered non-responsive and will be rejected.

19.0 Project Termination:

OSU is seeking to award an architect's agreement to an architectural firm for program confirmation, schematic design, design development, construction documents, permitting, bidding, construction administration, record documentation and project closeout; however, OSU reserves the right to terminate the project and the agreement, at any phase in the project.

20.0 Insurance Provisions:

During the term of the resulting contract, the successful respondent will be required to maintain in full force, at its own expense, from insurance companies authorized to transact the business of insurance in the state of Oregon, each insurance coverage/policy as set forth in the Agreement.

21.0 Additional Requirements:

Pursuant to OSU Standard 580-061-0030, by submitting a qualification response, the respondent certifies that the respondent has not discriminated against Minority, Women or Emerging Small Business Enterprises in obtaining any required subcontracts.

Pursuant to OSU Standard 580-061-0040, respondents are hereby notified that policies applicable to consultants and contractors have been adopted by OSU that prohibit sexual harassment and that respondents and their employees are required to adhere to OSU's policy prohibiting sexual harassment in their interactions with members of OSU's community.

Enclosures:

OSU Sample Architect's Agreement

End of RFQ