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Oregon State University  
Construction Contract Administration  
Educational Performing Arts Center Design RFQ

ADDENDUM NO. 3

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

Questions and Answers

1. Section 8.1.6 (M/W/ESB + Diversity) – If we plan to ask our non-certified consultants to parcel out parts of the scope to M/W/ESB firms, do we need to identify those firms in our Qualifications Response now? Or can we explain this step as part of our “outreach plan, including a schedule of events and specific steps” as articulated in this section?
  - a. ***If a firm is proposing M/W/ESB sub-consulting firms now, please indicate in the proposal. If a firm does not have an M/W/ESB sub-consultant proposed in the early phase of work, please delineate an outreach plan.***
  
2. Does the building program envision general purpose classroom space in addition to the dual use of performance and rehearsal spaces as classrooms as described?
  - a. ***At this time we do envision some general purpose classroom space in the program for multi-use in addition to dual use of performance and rehearsal spaces.***
  
3. Section 8.1.3 (Key Personnel) – We understand that this question asks us to identify all Key Personnel for this project, including Sub-Consultant personnel. We understand this question also asks for current availability and proposed percentage project involvement for key personnel per phase. Are we also required to include project experience with specific examples + roles for *each individual* Sub-Consultant team member? Or should we provide this for each consulting *firm*? Are we required to show proposed percentage involvement for each individual sub consultant personnel as well as the key architectural team personnel?
  - a. ***If a firm is proposing sub-consultants for this phase of work, please provide proposed involvement and availability for key personnel. If an individual is being proposed, that person's***

***project experience as related to their firm is appreciated, but not required.***

4. Section 8.1.3 (Key Personnel) asks us to “highlight the individuals who participated in the project examples.” Does this mean individuals from the architectural team only? Or is it intended to include all sub-consultant team members?
  - a. ***If a firm is proposing sub-consultants for this phase of work, please provide proposed involvement and availability for key personnel. If an individual is being proposed, that person’s project experience as related to their firm is appreciated, but not required.***
5. Will the GC/CM select trade partners (MEP) during the design period and have them be part of the integrated team? Or will the MEP scope of construction be bid near the end of the design period?
  - a. ***This RFQ is for design teams. An RFQ for GC/CM will come later and the potential MEP scope of subcontractors will be addressed after selection of the GC.***
6. What is the area (GSF) of the LaSells Stewart Center?
  - a. ***LaSells Stewart Center is 46,540 GSF***
7. What area (GSF or NSF) does the Department of Music occupy in Benton Hall at present? How about Theater Arts? (And where are they located?)
  - a. ***CLA Music Department occupies 15,418 Assignable SF in Benton Hall, and CLA Theater Department occupies 19,448 Assignable SF in Withycombe Hall***
8. Do you have a sense from your feasibility work done so far how much new construction will have to be added to LaSells to accomplish your target program? Let’s assume for now this excludes the possible addition of the Art Museum.
  - a. ***No. This information is part of the programming effort.***
9. (P. 6 / Item 8.4) “Describe your firm’s experience with managing phased project of varying scope and delivery methods.” Does this refer to phased design, phased construction, or both?
  - a. ***Both.***
10. Submittal contents – Please clarify if the References (item 9, page 6) are to be included in the 25 single side page response – or, if they are to be included in the appendix with the resumes.
  - a. ***Page count.***
11. Is OSU able to share who is on the selection committee for this project?
  - a. ***The names of selection committee members will be shared with the firms shortlisted to interview.***
12. In review of the evaluation criteria section 8.1.2; and 8.1.3 – would it be possible to switch the order of these two sections in our submittal response in order to first identify the team (8.1.3), followed by the experience (8.1.2)?
  - a. ***Please make sure to identify which section you are responding to if you decide to reorder your proposal.***

13. At the RFQ Information Session, it was mentioned that the Dean had visited several other campus arts facilities. Can OSU share this list?
  - a. ***We will request this list from his office, but cannot guarantee we will have this information by the end of the addendum period.***
14. The RFQ notes that “Shop & Maker Space” will be part of the program, for electronic and computer studio. Can you confirm if any glassblowing or ceramics spaces will also be required?
  - a. ***Fine Arts is not intended to be a part of this current program at this time.***
15. The RFQ notes that “Rehearsal Space” will be part of the program, for choir, symphony and band. Can you confirm if rehearsal space for dance will also be required?
  - a. ***This part of the program is not yet determined, but may be explored as part of the programming process.***
16. Can you confirm that the “Art Museum & Gallery Spaces” will be part of base program as currently funded and not dependent on future donor funding?
  - a. ***Any space associated with a potential art museum is dependent upon funding and is not part of the base program.***
17. Section 8.1.1 requests “Firm’s total dollar volume for each of the last five years.” Can you clarify what is meant by total dollar volume? Would this be our Gross Revenue, Total Fee Volume, or something else?
  - a. ***Gross Revenue***
18. Can you please clarify if in referring to “your firm” in questions 8.1.1 and 8.1.2 you also intend that the proposing firm include information about the sub-consultants that we deem as essential to our team and to meet the stated goals of the project.
  - a. ***You may include information about your proposed team, including sub-consultants.***
19. Related to the question above, can you further clarify that it is up to the proposing firm to: (1) articulate if we are identifying a full team of sub-consultants for entire project, or (2) we are only identifying the sub-consultants needed for the programming and cost study with the understanding that we will later select the balance of the sub-consultants with the university.
  - a. ***It is up to the proposing firm to propose a full team, or only the sub-consultants deemed necessary for the first phase of work.***
20. What is the primary structure of the LaSells Stewart Center? Is it steel frame with concrete masonry infill?
  - a. ***Steel frame, CMU infill, brick veneer.***
21. Have there been any significant mechanical upgrades in the last +/- 10 years? Any new air handlers or chillers?
  - a. ***Nothing of that significance.***
22. What is the anticipated seating capacity for the three performance spaces?
  - a. ***Performance Hall: 1200, Recital Hall: 400 – 600, Blackbox: TBD***
23. Is there a sustainability metric established for the project?
  - a. ***Not beyond our standard metric***
24. In the museum space, are the storage areas for archival collection objects?
  - a. ***To be determined by the programming exercise***

25. Would OSU like to livestream their performances?
  - a. ***To be determined by the programming exercise***
26. Is there a previous feasibility study for program, design, budget and schedule – is it available for review?
  - a. ***No***
27. Are there any pertinent meeting note records about the project from the OSU Campus Planning Committee (CPC)?
  - a. ***No***
28. Is the original architect of record Skidmore Owings & Merrill (SOM), Portland, OR office?
  - a. ***Yes***
29. Are there any on-site easements that would impact the expansion of the existing building?
  - a. ***Not determined at this time***
30. Are there any on-site parking requirements, or is all parking provided by adjacent facilities?
  - a. ***Additional parking will be required per our current parking agreement, but spaces are not required on this site.***
31. Has a Condition Assessment been done on the existing building: Significant defining architectural character identified to be retained? Envelope condition? M/E/P systems condition? Utilities condition?
  - a. ***No***
32. Has an ASCE seismic analysis been done on the existing structure?
  - a. ***No***
33. Has an ADA assessment/audit been done on the existing building?
  - a. ***An OSU assessment has been done, but no formal audit.***

END OF ADDENDUM NO. 3