



**Oregon State  
University**

**REQUEST FOR INFORMATION**

**No. 196128**

**Development of OSU's South Farm**

## I. SCHEDULE OF EVENTS

### SCHEDULE OF EVENTS:

RFI Issue Date and Time.....August 24, 2018 at 2:00 pm Pacific Time  
 RFI Due Date, Time and Location.....September 28, 2018 at 11:00 am Pacific Time at  
 644 SW 13<sup>th</sup> Street, Corvallis Oregon 97333

## II. ISSUING OFFICE AND CONTACT

### ISSUING OFFICE:

The Oregon State University (OSU) Construction Contracts 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:	Shoshana Shabazz
Title:	Purchasing Analyst
Telephone:	541-737-0922
E-Mail:	Shoshana.shabazz@oregonstate.edu
Address:	Oregon State University Construction Contracts 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 Contracts Administration. The purpose of this RFI is to gather information and ideas pertaining to development of university-owned property commonly referred to as "South Farm" from developers through submittals. OSU welcomes interested parties to furnish a Submittal, as described in Section IV, below. OSU recognizes that private developers, who have experience in Public Private Partnerships, may have numerous approaches towards partnering in a university development opportunity and would like to better understand the options, challenges and benefits that exist in today's market, and in Corvallis 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 venture.

**BACKGROUND:**

The South Farm comprises approximately 50 acres of land and is located south of the OSU Corvallis Campus. See appendix for maps.

OSU does not intend to sell the property. The goal of the development is to provide a long-term revenue stream for OSU while providing opportunities that will be of strategic value for the university and in achieving shared outcomes supported by OSU and the Corvallis community. As an example, OSU envisions the development of South Farm could serve diverse housing opportunities for the Corvallis community.

Specifically, the property is located in the city of Corvallis, south of Highway 34, west of Brooklane Drive and east of 35<sup>th</sup> Street and Corvallis School District properties. Single-family housing borders the site to the south. The property has been used by OSU for agricultural research in the past. A portion of the property is used as parking for OSU home football games. Approximately 6 acres of the property is considered "wetland" and approximately 1/3 of the property is within the 100-year floodplain of Mary's River. OSU believes there are 25-30 acres available for development.

The property is located within the city and its zoning is attributed to the city of Corvallis according to the city of Corvallis comprehensive plan and uses allowed outright include residential (family, group, group care, residential care, single detached, single attached, duplex, townhouse and multi-dwelling), civil (including research-related services) and agricultural. A total of 390,000 square feet can be developed on the property. (See appendix for additional zoning information.) As mentioned earlier, a portion of the property includes a flood plain overlay.

**ABOUT OREGON STATE UNIVERSITY:**

Founded in 1868, Oregon State University is a comprehensive, research-intensive, 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. It includes 11 colleges and serves approximately 25,000 students on the Corvallis campus. A public research university, it achieved \$441 million in external research funding in 2017. Part of the PAC-12 Conference, OSU is an NCAA Division I school. OSU offers undergraduate, masters and doctoral degrees through 11 academic colleges and an Honors College. The university attracts students from every county in Oregon, every state in the country and more than 90 nations.

The city of Corvallis has a population of approximately 58,240. Major employers include Good Samaritan Hospital, Hewlett-Packard and Oregon State University. Corvallis lies 85 miles south of Portland and is within one hour of the Cascade mountains (to the east) and one hour of the beautiful Oregon coast (to the west).

<b>IV. SUBMITTALS</b>
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Provide a succinct, written response to the areas listed below:

**Development team**

Identify the potential developer(s) and describe their role(s). If possible, include joint-venture partners, or others who would be significant to the project. Provide summary biographies for the identified developer(s) that describe their relevant project experience.

**Financial Capacity**

Include a statement regarding capability of the interested party to secure the financing necessary to develop the property. Include a description of the proposed ownership and operating model.

**Comparable Development Experience**

Describe development team qualifications and experience in development of no more than five high-quality, successful development projects. Please provide:

- Project name and location
- Description of the project
- Total development cost
- Total building area by use
- Development team's role in project, or team member's role
- Financing structure
- Development partners
- Demonstration of the use of local contractors and MWESB firms, if any
- Project timeline from site control to occupancy, including timing of any phasing
- Images of project.

**Vision**

Provide a concise description of your vision for this development.

Firms wishing to submit a Submittal to OSU are invited to do so no later than September 28, 2018 at 11:00 am 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: Shoshana Shabazz  
Construction Contracts Administration  
Oregon State University  
644 SW 13<sup>th</sup> Street  
Corvallis, OR 97333

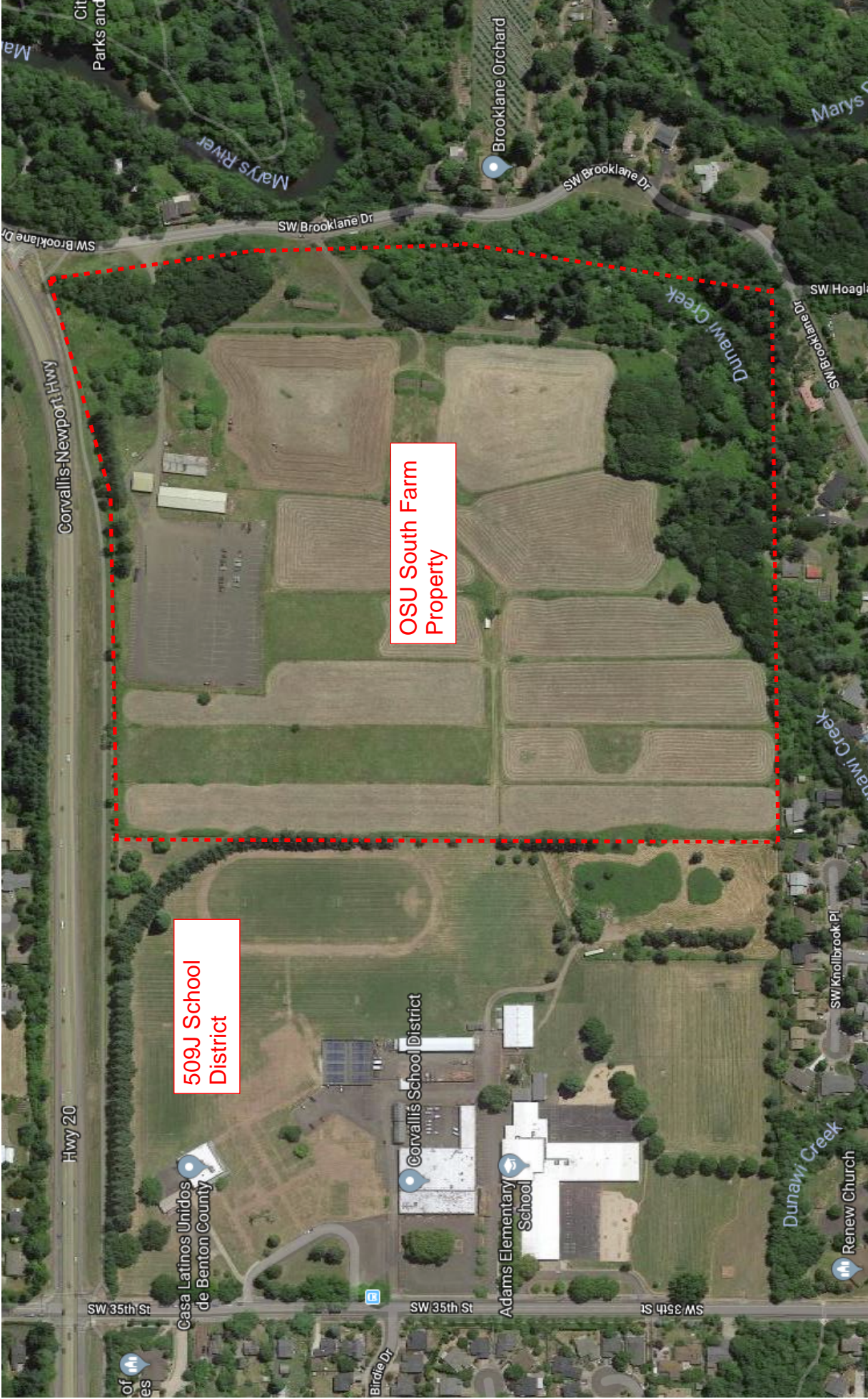
Your Submittal must be contained in a document not to exceed twenty-five (25) single-sided pages, including pictures, charts, graphs, tables and text you deem relevant to the development opportunity. **Telephone, facsimile, or electronically transmitted Statement of Interests will not be accepted.**

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:  
Property Maps

End of RFI



OSU South Farm  
Property

509J School  
District

Hwy 20

SW 35th St

Casa Latinos Unidos  
de Benton County

Corvallis School District

SW 35th St

Adams Elementary  
School

SW 35th St

Dunawi Creek

Renew Church

SW Knollbrook Pl

SW Hoagland Dr

SW Brooklane Dr

Brooklane Orchard

Marys River

City Parks and

Marys River

Corvallis-Newport Hwy

Dunawi Creek

Dunawi Creek

of  
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Birdie Dr