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University**

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12/20/2018

Oregon State University
Construction Contract Administration
Design Services for Utility Connection and Monitoring Facility: PacWave

ADDENDUM NO. 1

THIS ADDENDUM IS BEING ISSUED for clarification and/or revisions Request for Proposal 197237 Design Services for Utility Connection and Monitoring Facility: PacWave as noted. This document is hereby made a part of the Contract Documents to the extent as though it was originally included herein.

The following changes shall be made to the RFP:

- Item 1 **Section 14.0 Solicitation Protests** now includes the following: date and time for requests and protests must be received no later than January 14th, 10:00am Pacific Time.

Questions and Answers

- Item 1 **Q:** 15 page max is stated, the cost proposal, Attachment C, is 3 pages, so does mean we are down to 12 pages? That is how we understand it, pretty clear.
A: Yes, that's correct. The cost proposal C.1 is included in the 15 page limit.
- Item 2 **Q:** 4.0 second paragraph, what does two design options mean "... based on the least and most comprehensive power management system design options as provided by Triaxis"? In other words do you think the options will impact building size, and therefore impact design effort/fees? We are all about design options and if the building sizes for each option are relatively close in size (within 10% or so) then it's all fine.
A: Proposer's cost proposal in C.1 should reflect the full size (most comprehensive power management system design option provided by Triaxis) option and a second design option that is a reduced version of the full size version. Expect that the two options will employ similar elements and design effort as though it were one option without significant redesign effort from the full size design option to the second reduced size design option.
- Item 3 **Q:** Loaded hourly rate – I take it that is what we would call our standard hourly

billing rate?

A: Loaded hourly rate means fully burdened hourly rate inclusive of overhead and profit and other additional costs, as allowable, that may apply to employment costs represented in an hourly labor rate for staffing.

- Item 4 **Q:** Cost exceed estimates – this is an old clause from prior agreements that I have seen before and is really difficult to swallow, give todays crazy bidding climate. If the project goes CM/GC then I would assume the estimating in at least DD phase would be by contractor so it is a moot point. But if it is design-bid-build as stated then there will be tendency to overinflate cost estimates to reduce risk of redesign and that doesn't really help anyone out. We have experienced a wide variety of bidding results in the last year or so, and many factors play into the bids received, way beyond what we as design professionals can control. The clause can stay of course, OSU decision, but it is worth a discussion regarding such. (Agreement page 25, F.4)
A: The design and construction phase of the UCMF Facility will remain Design-Bid-Build for all intents and purposes of this RFP. Section F 'Directives for Performance of the Services' subsection 4 is sample Architect's agreement language. Please prepare your response based upon the existing sample language as presented in the RFP document. OSU reserves the right to revise sample Agreement language as needed prior to execution of the agreement.
- Item 5 **Q:** Has there been a wetland delineation on the site?
A: Yes, there has been a wetland delineation study.
- Item 6 **Q:** Are there any wetlands on the site and will of the current plans cause a disturbance to these sites?
A: The horizontal directional drilling to install the terrestrial cable conduit is expected to go under the wetlands. If the HDD methods is not used, a trench would be installed that will parallel the an existing lane on site. No disturbance of wetlands are envisioned.
- Item 7 **Q:** Does OSU own the property where the UCMF facility will be located?
A: OSU will own the property prior to any work being performed.
- Item 8 **Q:** Can you tell me more about the easements on this property?
A: Wenger Lane contains access and egress to four different properties that access Wenger Lane, those do not involve any easements. Instead, Wenger Lane encroaches on a property to the North. A reciprocal access agreement is now in the works and is expected to be signed prior to work being performed, allowing full access on this current encroachment.
- Item 9 **Q:** Will any of the access need to be paved?
A: The access via Wenger Lane is currently gravel but will need to be upgraded to allow occasional large truck travel. It may need to be widened to 20 feet or so to allow for these large trucks.
- Item 10 **Q:** Is this in the jurisdiction of Waldport, Seal Rock or other?
A: Its Lincoln County
- Item 11 **Q:** Does the current zoning fit the use of this facility?
A: Yes, an application for condition use for rezoning was submitted and approval was granted by the Lincoln County planning commission. A septic system evaluation by the county was performed as part of the conditional use permit application.

- Item 12 **Q:** Where is Wenger Lane?
A: It may not show up on maps, but it is about a 1/3 mile south from Driftwood Recreational Park on the east side of Hwy 101.
- Item 13 **Q:** Can proposers walk the site ahead of time?
A: Please notify PacWave contact in the RFP ahead of time since this property is still under private ownership that is not OSU and arrangements can be made.
- Item 14 **Q:** Are there any public utilities in the vicinity?
A: Yes, a power line would be run to the site to Hwy 101 by CLPUD and owned by CLPUD. Septic would need to be installed.
- Item 15 **Q:** Would we need to submit a septic system design to DEQ? Are there any other requirements as a result of this being a federal or state funded project that would apply to the septic system design?
A: Septic is approved by Lincoln County
- Item 16 **Q:** Is there any history or background on this project to share beyond what is in the RFP?
A: The project is a wave energy test facility supported by the US DOE, to provide testing capabilities for up to four testing berths at 2 sq. nautical miles, seven miles off shore. From each berth, a 36 kv rated subsea cable will extend from the wave energy converter to the UCMF facility. In the UCMF facility there will be a power control module, switch gear and a SCADA system and likely our hub for collection of scientific data generated from the site before the power is conditioned and sent to the CLPUD grid. The concept, floated five years ago, has included a lot of work in environmental and permitting work. Now the construction phase is beginning with actual construction expected to begin in fall of 2019 conditioned on DOE approval of the project including the costing of the project.
- One building dedicated to the wave energy converter developers with up to and not more than four isolated bays where there electrical cable would terminate and merge with the other cables from each bay into the switchgear and SCADA system before feeding into the grid. The heart of this UCMF design is the electrical, need the entity to work with Triaxis to integrate that hardware into the structures. An example would be, Triaxis provides the connection information then the firm's electrical engineer would go from there.
- Item 17 **Q:** Are the any sustainability elements related to the habitable aspects of the building?
A: The intention is not to have persistent onsite personnel presence. Making it comfortable for humans is not the high priority. Transient vendors, certain amount of water and climate control, access control, climate control for computer hardware is needed and safety considerations.
- Item 18 **Q:** Will there be any geotechnical work as part of the scope for this UCMF design?
A: No geotechnical or geophysical work is expected within the scope of this RFP.
- Item 19 **Q:** Is a seismic hazard study needed? Has one been done? If so, what are the results?
A: We do not have or require a seismic hazard study – comply with current structural code.
- Item 20 **Q:** Will pavement design be a part of this design contract or a separate

geotechnical or geophysical contract?

A: Geotechnical and seismic evaluations of the property are part of a separate project associated with the HDD cable pathway. Standard construction practices for ensuring the stability of concrete foundations and roadways is expected.

- Item 21 **Q:** Is access to the site with regard to vegetation and terrain an issue?
A: Once OSU owns the property it will not be an issue.
- Item 22 **Q:** Has there been any assessment or tests of infiltration or percolation for septic on the site?
A: This should have been assessed by the septic approval/test-pit work done for the Lincoln County conditional use permit.
- Item 23 **Q:** Will FOBs be used for access control?
A: Some type of keyed motorized gate element is likely expected. The developer bays in the building will need to be secured for only the developers. Four control rooms in the office like building would need to be secured, basically developers are in competition with one another so there are intellectual property concerns.
- Item 24 **Q:** Will fire control be needed?
A: Yes, fire alarms and fire control is needed.
- Item 25 **Q:** Will construction standards by OSU or another entity be included in this design?
A: Construction standards will apply at some point, especially in regards to the fire alarm and power management system among others.
- Item 26 **Q:** Are there any subterranean or other features we need to be aware of on this site?
A: Yes, there will be one six-foot cable vault on the west side of the power conditioning facility.
- Item 27 **Q:** What size is the subsea cable when it arrives at the UCMF?
A: Subsea and terrestrial cable install and pulling is outside the scope of this RFP.
- Item 28 **Q:** Is OSU interested in an Engineering company serving as prime on this project?
A: Sure, Engineering firms may propose as primes and identify subs in their proposals. The RFP attachment for sample Architects Agreements would become a Consultant's Agreement in this case and may include a change in terms and conditions as a result.

END OF ADDENDUM NO. 1

Voluntary Pre-Proposal Meeting Attendee List
 Project: Design Services of UCMF: PacWave
 Project Manager: John Gremmels
 Job Walk: Not Applicable



Company	Reyes Engineering	Email	mbucks@reyeseng.com	Prime <input type="checkbox"/>	Sub <input checked="" type="checkbox"/>
Name	Mallory Buck	Phone	503-771-1986 (Electrical Engineering)	Supplier <input type="checkbox"/>	Other <input type="checkbox"/>
Company	Foundation Engineering, Inc.	Email	bkr@foundationengr.com	Prime <input type="checkbox"/>	Sub <input checked="" type="checkbox"/>
Name	Brooke Running	Phone	541-757-7645 Geotechnical Engr.	Supplier <input type="checkbox"/>	Other <input type="checkbox"/>
Company	Foundation Engineering	Email	jkim@foundationengr.com	Prime <input type="checkbox"/>	Sub <input checked="" type="checkbox"/>
Name	James Maitland	Phone	(541) 757-7645 Geotechnical	Supplier <input type="checkbox"/>	Other <input type="checkbox"/>
Company	BTE Group	Email	wanderson@btigroupinc.com	Prime <input type="checkbox"/>	Sub <input checked="" type="checkbox"/>
Name	Monica Anderson	Phone	541-686-8478 Mechanical Engineering Civil Engineering	Supplier <input type="checkbox"/>	Other <input type="checkbox"/>
Company	OSU	Email	hanna.emerson@oregonstate.edu	Prime <input type="checkbox"/>	Sub <input type="checkbox"/>
Name	Hanna Emerson	Phone	541-737-7094	Supplier <input type="checkbox"/>	Other <input checked="" type="checkbox"/>
Company	PacWave	Email	dan.hollin@pacwave.com	Prime <input type="checkbox"/>	Sub <input type="checkbox"/>
Name	DAN HOLLIN	Phone	7-5452	Supplier <input type="checkbox"/>	Other <input type="checkbox"/>
Company	PacWave	Email	diane.broad@oregonstate.edu	Prime <input type="checkbox"/>	Sub <input type="checkbox"/>
Name	Diane Broad	Phone	7-6381	Supplier <input type="checkbox"/>	Other <input type="checkbox"/>

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Oregon State University

Company	HGE Inc.	Email	jslack@hge1.com	Prime <input type="checkbox"/>	Sub <input type="checkbox"/>
Name	Joe Slack	Phone	By Phone	Supplier <input type="checkbox"/>	Other <input type="checkbox"/>
Company	HGE Inc.	Email	smartell@hge1.com	Prime <input type="checkbox"/>	Sub <input type="checkbox"/>
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Company	HGE Inc.	Email	snegherben@hge1.net	Prime <input type="checkbox"/>	Sub <input type="checkbox"/>
Name	Barbara Negherben	Phone	By Phone	Supplier <input type="checkbox"/>	Other <input type="checkbox"/>
Company	Black & Veatch	Email	Elenbaas M@bv.com	Prime <input type="checkbox"/>	Sub <input type="checkbox"/>
Name	Mike Elenbaas	Phone	By Phone	Supplier <input type="checkbox"/>	Other <input type="checkbox"/>
Company		Email	913-458-3773	Prime <input type="checkbox"/>	Sub <input type="checkbox"/>
Name		Phone		Supplier <input type="checkbox"/>	Other <input type="checkbox"/>
Company		Email		Prime <input type="checkbox"/>	Sub <input type="checkbox"/>
Name		Phone		Supplier <input type="checkbox"/>	Other <input type="checkbox"/>
Company		Email		Prime <input type="checkbox"/>	Sub <input type="checkbox"/>
Name		Phone		Supplier <input type="checkbox"/>	Other <input type="checkbox"/>