



Oregon State University

REQUEST FOR QUALIFICATIONS #198128

Gill Coliseum Women's Basketball Locker Room Renovation Design

ISSUE DATE: February 11, 2019

RFQ SOLICITATION RESPONSE CLOSING (DUE) DATE: February 22, 2019 at 2:00 p.m. Pacific Time

NO LATE RESPONSES WILL BE ACCEPTED

CONTRACT ADMINISTRATOR:

Shoshana Shabazz, Purchasing Analyst
Construction Contracts Administration

Oregon State University
644 SW 13th Street
Corvallis, OR 97333

Phone: (541) 737-0922

FAX: (541) 737-5546

Email: Shoshana.Shabazz@oregonstate.edu

SOLICITATION REVISIONS/ APPEALS:

Hanna Emerson, Construction Contracts Manager
Construction Contracts Administration

Oregon State University
644 SW 13th Street
Corvallis, OR 97333

Phone: (541) 737-7342

FAX: (541) 737-5546

Email: hanna.emerson@oregonstate.edu

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1.0 INTRODUCTION

Oregon State University (“OSU” and “Owner”) is conducting a competitive **ONE-STEP** process to retain ONE (1) consultant team to provide professional design services for the **Gill Coliseum Women's Basketball Locker Room Renovation**.

Owner will be accepting sealed Solicitation Response at Construction Contracts Administration, Oregon State University, 644 SW 13th Street, Corvallis, Oregon, until 2:00 PM local time, February 22, 2019 for the project located on the campus of Oregon State University, Corvallis, Oregon. Interested firms can view the solicitation at: <https://bid.oregonstate.edu/>

Oregon State University is seeking qualification statements (“Solicitation Responses”) from integrated design teams (“Offerors”) headed by an architectural firm for the design and construction administration of a remodel of the women's basketball team locker room in Gill Coliseum in Corvallis, OR. 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, audio/visual technology, and cost estimating.

Scope of services will include the following phases: Design Development, Construction Documents, Permitting, Bidding, Construction Administration, Record Documentation and Project Closeout. Programming and schematic design are complete and will be available for your review.

2.0 PROJECT DESCRIPTION

Oregon State University intends to renovate the approximately 4,000 square foot Women's Basketball Locker Room in the basement of Gill Coliseum. The scope of work includes reconfiguring the team locker room, including new lockers and finishes, a new lounge space, reconfigured head coach's office and changing room, new assistant coaches' changing rooms and a new pre-game space. All spaces will be designed with new finishes on the floors, walls and ceilings, new lighting and appropriate branding to meet OSU's recruiting and sports identity needs. A schematic design has been approved by OSU and is attached to the RFP for your reference.

Key components of the Project include the following:

1. The team locker room will be enlarged slightly and reconfigured into a semi-circular lay-out. New lockers with internal lighting fully retractable, transparent doors and multiple storage spaces. New flooring, ceiling, lighting and branding.
2. New pre-game space where team will “charge up” prior to entering the court at the beginning of the game and at half-time. Space to include new lighting, programmable visual capabilities, graphics, and sound system.
3. Renovated teaching space.
4. Relocated lounge and eating space with pantry, counter and sink for (minimal) food prep, locations for television screens, new flooring, wall and ceiling finishes.
5. Renovated coach's office and restroom.
6. New assistant coaches' locker rooms and restrooms.

Design and Construction Timeline:

| | Start Date | End Date |
|-------------------------------|--------------------|---------------------|
| Design Development | April 2019 | May 2019 |
| Construction Documents | May 2019 | June 2019 |
| Permitting | June 2019 | July 2019 |
| Bidding | July 2019 | August 2019 |
| Construction | August 2019 | January 2020 |

3.0 OSU CONSTRUCTION STANDARDS

The project must incorporate OSU construction standards and sustainability requirements.

4.0 PROJECT SCHEDULE and BUDGET

Design development is to begin immediately following Contract execution. OSU would like to have construction complete by January 2020 if possible. The projected direct construction budget is \$1.67M in mid-2019.

5.0 COMPENSATION

Compensation will be based on a total “not-to-exceed” amount for services and reimbursable expenses, with “not-to-exceed” maximums for the services required. The amount of compensation will be negotiated with the Offeror who has submitted the best qualifications (the Apparent Successful Offeror). **No cost proposal or price information is to be submitted with Solicitation Responses.**

6.0 SELECTION PROCEDURE and TIMELINE

The Solicitation Response for this RFQ SOLICITATION RESPONSE will be evaluated/scored by a qualified committee which may include other non-scoring members who serve as advisors but do not score qualifications statements or interviews.

In addition, further investigation of references may occur following the committee scoring.

Schedule is as follows:

| | |
|-------------------|-------------------------------------|
| February 11, 2019 | Issue RFQ SOLICITATION RESPONSE |
| February 22, 2019 | Responses submitted to OSU |
| March 4, 2019 | Estimated Notice of Intent to Award |
| March 29, 2019 | Estimated Contract execution |

7.0 INSTRUCTIONS TO OFFEROR

Your Solicitation Response must be contained in a document not to exceed **twenty (20) pages single-sided, ten (10) pages double sided** including pictures, charts, graphs, tables and text you deem appropriate to be part of OSU's review of your Solicitation Response. Resumes of key individuals proposed to be involved in this Project are exempted from the **twenty (20) page single-sided, ten (10) page double sided** limit and must be appended to the end of your Solicitation Response. No supplemental information to the **twenty (20) page single-sided, ten (10) page double sided** Solicitation Response will be allowed. Appended resumes of the proposed key individuals, along with a Transmittal letter, table of contents, front and back covers, references required by Section 10.0 and blank section dividers will not be counted in the **twenty (20) page single-sided, ten (10) page double sided** limit.

Present information in the same order as the following evaluation criteria in Section 9.0 and include references required by Section 10.0. Your Solicitation Response must follow the format outlined below and **include a Transmittal/Cover Letter signed by an officer of your firm with the authority to commit the firm. Make sure to include contact information *including email* for communication purposes.** The Solicitation Response must be submitted in a soft-bound (no three-ring binders) format with page size of 8 ½ x 11 inches. No fold-outs other than one fold out Project schedule and one site logistics plan (not to exceed 11 x 17 inches each) may be included. The basic text information of the Solicitation Response should be presented in standard business font size, and reasonable (no less than one-inch) margins.

OSU may reject any submittal not in compliance with all applicable OSU solicitation procedures and requirements, and may cancel this solicitation or reject for good cause, all Solicitation Responses upon a finding by OSU that it is in the public interest to do so.

Note that throughout this procurement, OSU will not accept Solicitation 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 Solicitation Response will not be accepted. Responses received after the closing date and time will not be considered.

8.0 SUBMITTAL EVALUATION

This RFQ SOLICITATION RESPONSE will use a one-step process in the selection of a design team. Evaluations of written qualifications submitted in response to this RFQ SOLICITATION RESPONSE will be used to determine an Apparent Successful Respondent and enter into negotiations for a contract.

9.0 EVALUATION CRITERIA

The following questions constitute the evaluation criteria for the selection committee to score Solicitation Responses. Respond to each criterion in numerical order. For ease in scoring the Solicitation Responses, provide tabs keyed to each of the following criteria numbers. Indicate in writing the following information about your firm's ability and desire to perform this work.

1. Experience and Qualifications of the Firm (40 Points)

- Provide a brief description of your firm and include information on the focus of the practice. List the relative projects your firm is currently contracted for and include what stage the projects are in terms of completion.
- Describe your firm's experience with design and construction of higher education sports/athletics facilities.
- Describe your firm's experience understanding, addressing, and prioritizing needs and requirements of students, staff and visitors with disabilities.

2. Experience and Qualifications of the Team (35 Points)

Identify key personnel, including project designer and project manager along with those of sub-consultants proposed (particularly mechanical, electrical and structural engineers, graphics designers and cost estimators), 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.

3. Design & Overall Schedule (15 Points)

Provide a detailed milestone schedule from start of Design Development through end of Construction. Assume the following phases within your schedule:

| | Start Date | End Date |
|-----------------------------------|----------------------|----------------------|
| Fee Negotiation | February 2019 | March 2019 |
| Design Development | April 2019 | May 2019 |
| Construction Documentation | May 2019 | June 2019 |
| Permitting/Bid | June 2019 | August 2019 |
| Construction | August 2019 | January 2020 |
| Move In / Occupancy | January 2020 | February 2020 |

Describe any challenges you see related to the schedule and how you would address them.

4. Workforce Diversity Plan (10 Points)

Provide a description and identification of Minority Business Enterprise (MBE), Women Business Enterprise (WBE) or Emerging Small Business (ESB) certifications, if applicable for your firm and a description of your firm's nondiscrimination practices. Provide any historical information on MBE, WBE or ESB Joint Ventures, subcontracting or mentoring plan, and utilization history for projects completed within the past three (3) years.

Provide a narrative description of your current workforce diversity program/plan, and the plan for obtaining subcontracting and consulting 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 successful respondent must perform the work and the contract with respect to diversity according to the means and methods described in its 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.

10.0 OPTIONAL REFERENCE CHECKS**OPTIONAL REFERENCE CHECKS (10 POINTS)**

If the selection committee determines the written Solicitation Responses are too close to score, the university has no recent experience working with a finalist or if the scoring indicates a tie, the committee will check the references provided by the Offeror as required by this RFQ SOLICITATION RESPONSE. Information obtained from references will be used in the committee's final scoring and will be based on the committee's understanding of how well each firm can meet the needs of the Project and University.

- In addition to responding to the evaluation criteria above, provide current contact information for references for each of the *KEY PERSONNEL* you propose for this Project. The references must represent at least one of each of the following: owners, sub-consultants and contractors. These references must relate to projects of a size, scope and/or complexity comparable to this Project. The references identified must have had direct contact with your team member.
- Also, provide current contact information for three owners, three sub-consultants, and three contractors to be used as references for your firm for this Project. Verify that the individuals identified have had direct contact with the referenced project. Do not include references from any firms or individuals included in your team for this Project or any references of OSU personnel.

OSU may check with these references or other references associated with past work of your firm.

11.0 FINANCIAL RESPONSIBILITY

OSU reserves the right to investigate each Offeror's responsibility pursuant to OSU Standards, 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 Solicitation Response constitutes the Offeror'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 Offerors, 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 Solicitation Response nonresponsive. Failure of an Offeror to demonstrate responsibility will render it non-responsible and constitute grounds for Solicitation Response rejection.

12.0 SUBMISSION

Submit **ONE (1)** copy of your written Solicitation Response, along with an electronic version on a thumb drive, to be received by the closing date and time listed in this document to:

Shoshana Shabazz
Construction Contracts Administration
Oregon State University
644 SW 13th Street
Corvallis, OR 97333

Telephone, facsimile, or electronically transmitted Solicitation Responses will not be accepted.

Solicitation Responses received after the closing date and time will not be considered.

13.0 QUESTIONS

All questions and contacts with OSU regarding any information in this RFQ SOLICITATION RESPONSE must be addressed either in writing, fax, or email to Shoshana Shabazz at the address, fax number, or email listed in this document no later than 2:00 PM Pacific Time on February 15, 2019.

14.0 SOLICITATION REVISIONS

Offerors may submit a written request for change or protest of particular solicitation provisions and Specifications and Contract terms and conditions (including comments on any specifications that a firm believes limits competition) to Hanna Emerson, Construction Contracts Manager at the address or email listed in this document. Such requests for change and protests shall be received no later than 3:00 PM Pacific Time on February 17, 2019. Such requests for change and protests shall include the reasons for the request and any proposed changes to the solicitation provisions and Specifications and Contract terms and conditions.

15.0 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 SOLICITATION RESPONSE and will be made available to all Offerors by publication on the OSU Bid and Business Opportunity web site (<https://bid.oregonstate.edu>). It is the responsibility of each Offeror to visit the website and download any Addenda to this RFQ SOLICITATION RESPONSE. No information received in any other manner different than as described herein shall serve to change the RFQ SOLICITATION RESPONSE in any way, regardless of the source of the information. Any request for clarification or change of anything contained in an addendum not received by the date and time stated in the addendum will not be considered.

16.0 APPEALS

Appeals shall be pursuant to OSU Standards. Any Offeror to this RFQ SOLICITATION RESPONSE who claims to have been adversely affected or aggrieved by the Contract Award of a competing Offeror will have seven days after issuance of the Notice of Intent to Award to deliver a written appeal of the Contract Award to Hanna Emerson, Construction Contract Manager at the address given in the RFQ SOLICITATION RESPONSE. Any such appeal must be received by Ms. Emerson no later than seven Days after the Contract Award has been made. Pursuant to OSU Standard, any appeal must be clearly marked as an appeal and identify the Solicitation, Contract and Award at issue.

17.0 PROPRIETARY INFORMATION

OSU will retain this RFQ SOLICITATION RESPONSE, one copy of each Solicitation Response received and an electronic copy of each Solicitation 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 its intent to Award a Contract. If a Solicitation Response contains any information that you consider to be a trade secret under ORS 192.345(2), you must mark each trade secret with the following legend: **"This data constitutes a trade secret under ORS 192.345(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 Solicitation 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 Solicitation Response, material designated as confidential must accompany the Solicitation 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 Solicitation Response marked as a trade secret in its entirety will be considered non-responsive and shall be rejected.

18.0 PROJECT TERMINATION

OSU is seeking to Award a contract to an Architectural firm for all phases; however, OSU reserves the right to terminate the Project or Contract during any phase in the project.

19.0 CERTIFICATION OF NONDISCRIMINATION

By submitting a Solicitation Response, the Offeror certifies that the Offeror has not discriminated against Minority, Women or Emerging Small Business Enterprises in obtaining any required subcontracts.

Offerors are hereby notified that policies applicable to consultants and contractors have been adopted by OSU that prohibit sexual harassment and that Offerors and their employees are required to adhere to OSU's policy prohibiting sexual harassment in their interactions with members of OSU's community.

20.0 ENCLOSURES

OSU Sample Architect's Agreement

OSU: Women's Basketball Renovation Schematic Design Package

End of RFQ SOLICITATION RESPONSE

CONSULTANT'S AGREEMENT
GILL COLISEUM WOMEN'S BASKETBALL LOCKER ROOM RENOVATION DESIGN
OREGON STATE UNIVERSITY

This CONSULTANT'S AGREEMENT (the Agreement) is made between:

the Consultant:

Phone
Fax:

and the Owner:

Oregon State University
Construction Contracts Administration
644 SW 13th Street
Corvallis, OR 97333-4238

Phone (541) 737-0922
Fax: (541) 737-5546

(The Consultant and the Owner are referred to collectively as the "Parties" and individually as a "Party")

WHEREAS THE OWNER DESIRES to have the assistance of the Consultant to provide Design Services for the Project identified as Gill Coliseum Women's Basketball Locker Room Renovation for Oregon State University at Corvallis, Oregon (the "Project"); and

WHEREAS, the Consultant, with the aid of certain consultants (the "Consultants"), is willing and able to perform such professional services in connection with the Project;

NOW, THEREFORE, the Owner and the Consultant, for the considerations hereinafter named, agree as follows:

I. RELATIONSHIP BETWEEN THE PARTIES

- A. **Effective Date.** This Agreement is effective on the date it has been signed by every party hereto. This is known as the Agreement effective date. No services shall be performed or payment made prior to the Agreement effective date.
- B. **Defined Terms.** In addition to any terms defined elsewhere in the body of this Agreement, certain terms that are capitalized and/or set forth in bold letters throughout the Agreement are defined as follows:

"Additional Services" are those Services described in Section III.C of this Agreement.

"Basic Services" are those Services generally described in sub-section C. of Section I of this Agreement, as well as such additional Basic Services as may be established by amendment.

"Construction Documents" include Owner-approved plans, drawings, specifications and all other documents necessary to allow complete and accurate construction of the Project.

"Contract Documents" include the Construction Contract, any general conditions and supplemental general conditions to the Construction Contract, any amendments to the Construction Contract, the Contractor's performance and payment bonds, the plans, specifications, approved shop drawings, all approved change orders, any solicitation documents, and any response by a successful bidder to any such solicitation documents.

"Design Criteria" means the OSU Construction Standards in effect at the time of the Effective Date of this Agreement. Current OSU Construction Standard can be found here: <http://fa.oregonstate.edu/cpd-standards>

"Direct Construction Costs" are the costs to the Owner of all divisions of construction, including portable equipment designed or specified by the Consultant in the construction specifications.

"Project Completion" means the final completion of all Services described in Section I.C of this Agreement.

"Reimbursable Expenses" are those expenses described in Section III.B of this Agreement.

"Services" are all those services to be performed by the Consultant under the terms of this Agreement.

"Work" is defined as the furnishing of all materials, labor, equipment, transportation, services, and incidentals for the construction of the Project by the contractor (the "Contractor") that is eventually awarded the contract to construct the Project (the "Construction Contract").

- C. **Services To Be Performed.** The Consultant agrees to provide, with the assistance of the Consultants, the professional services outlined below for this Project.

Such Services include: Design Development, Construction Documents, Permitting, Bidding, and Construction of the Women's Basketball Locker Room in Gill Coliseum. Scope is further detailed in Exhibit 1 attached hereto and incorporated by this reference.

The Consultant shall perform the Services according to the following schedule provided in Exhibit 1 attached hereto and incorporated by this reference.

The Consultant agrees that time is of the essence in the performance of this Agreement.

- D. **Directives for Performance of the Services.**

1. The Consultant shall provide all Services for the Project in accordance with the terms and conditions of this Agreement. The Consultant's performance of Services shall be as a professional Consultant to the Owner to carry out the activities of Project and to provide the technical documents and supervision to achieve the Owner's Project objectives.
2. In administering this Agreement, the Owner may employ the services of an independent project manager, and potentially, other consultants as needed to fulfill the Owner's objectives.
3. The Consultant shall provide a list of all sub-consultants which the Consultant intends to utilize on the Project. The list shall include such information on the qualifications of the sub-consultants as may be requested by the Owner. The Owner reserves the right to review the sub-consultants proposed, and the Consultant shall not retain a sub-consultant to which the Owner has a reasonable objection.
4. The Consultant shall provide to the Owner a list of the proposed key Project personnel of the Consultant and its sub-consultants to be assigned to the Project. This list shall include such information on the professional background of each of the assigned personnel as may be requested by the Owner. In the event that key personnel or sub-consultants become unavailable to Consultant at anytime, Consultant shall replace the key personnel and sub-consultants with personnel or sub-consultants having substantially equivalent or better qualifications than the key personnel or sub-consultant being replaced, as approved by Owner. Likewise, the Consultant shall remove any individual or sub-consultant from the Project if so directed by Owner in writing following discussion with the Consultant, provided that Consultant shall have a reasonable time period within which to find a suitable replacement.
5. Consultant shall make no news release, press release or statement to a member of the news media regarding this Project without prior written authorization from Owner.

II. CONSULTANT'S STANDARD OF CARE

- A. By execution of this Agreement, the Consultant agrees that:
1. The Consultant is an experienced professional firm having the skill, legal capacity, and professional ability necessary to perform all the Services required under this Agreement to design or administer a project having this scope and complexity; and will perform such Services pursuant to the standard of care set forth in subsections B. through G. of this Section II.
 2. The Consultant has the capabilities and resources necessary to perform the obligations of this Agreement.
 3. The Consultant either is, or will in a manner consistent with the standard of care set forth in this Agreement, become familiar with all current laws, rules, and regulations which are applicable to the design and construction of the Project, and that all drawings, specifications, and other documents prepared by the Consultant shall be prepared in accordance with its standard of care in an effort to accurately reflect and incorporate all such laws, rules, and regulations. All drawings, specifications, and other documents prepared by Consultant pursuant to this Agreement shall accurately reflect, incorporate and comply with all current laws, rules, regulations and ordinances which are applicable to the design and construction of the Project, and shall be complete and functional for the purposes intended (except as to any deficiencies which are due to causes beyond the control of Consultant);
- B. Consultant represents and warrants to Owner that (1) Consultant has the power and authority to enter into and perform this Agreement, (2) when executed and delivered, this Agreement shall be a valid and binding obligation of the Consultant enforceable in accordance with its terms, (3) Consultant shall, at all times during the term of this Agreement be duly licensed to perform the Services, and if there is no licensing requirement for the profession or services, be duly qualified and competent, (4) the Services under this Agreement shall be performed in accordance with the professional skill, care and standards of other professionals performing similar services under similar conditions;
- C. All drawings, specifications, and other documents prepared by Consultant pursuant to this Agreement shall accurately reflect, incorporate and comply with current laws, rules, regulations and ordinances which are applicable to the design and construction of the Project, and shall be complete and functional for the purposes intended (except as to any deficiencies which are due to causes beyond the control of Consultant);
- D. All drawings, specifications, and other documents prepared by the Consultant pursuant to this Agreement shall accurately reflect existing conditions for the scope of the services to be performed;
- E. The Consultant shall be responsible for any negligent inconsistencies or omissions in the drawings, specifications, and other documents. While Consultant cannot guarantee that the various documents required under this Agreement are completely free of all minor human errors and omissions, it shall be the responsibility of Consultant throughout the period of performance under this Agreement to use due care and perform with professional competence. Consultant will, at no additional cost to Owner, correct any and all errors and omissions in the drawings, specifications, and other documents prepared by Consultant;
- F. The Owner's acceptance of documents or authorization to continue to the next phase of design shall not be deemed as approval of the adequacy of the drawings, documents, plans or specifications. Any review or acceptance by the Owner will not relieve the Consultant of any responsibility for complying with the standard of care set forth herein. The Consultant is responsible for all design Services under this Agreement, and agrees that it will be liable for all its negligent acts, errors, or omissions, if any, relative to the Services;
- G. The representations and warranties set forth in this section are in addition to, and not in lieu of, any other representations and/or warranties provided.

III. COMPENSATION

The maximum, not-to-exceed, total amount payable under this Agreement is \$ _____ (the "Maximum Compensation"), for the combination of Basic Services and Reimbursable Expenses. The Maximum Compensation cannot be increased without a fully executed and approved amendment or supplement to this Agreement. Consultant progress payments shall be made according to the provisions and schedule set forth in **Section V** of this Agreement. The Maximum Compensation is more particularly described as follows:

- A. **Basic Services:** The Consultant shall perform the Basic Services, directly or through the Consultants, on a time and materials basis for a Maximum Not-to-Exceed fee of \$ _____.
- B. **Reimbursable Expenses:** The Owner shall reimburse the Consultant for any allowable Reimbursable Expenses, up to a maximum amount of \$ _____.

Reimbursable expenses for the Project mean actual direct expenditures (without overhead, fee, markup or profit) made by the Consultant and the Consultants in the interest of the Project for the following items: long-distance communications; reproductions, postage and handling of plans, drawings, specifications and other documents (excluding reproductions for the office use of the Consultant and the Consultants); mileage and travel expenses more particularly described below; data processing and photographic production techniques; and renderings, models and mock-ups requested by the Owner. The Reimbursable Expenses will be reimbursed at cost, except travel expenses. Charges for travel expenses will be reimbursed at cost, but not in excess of the rate allowed Oregon State University employees. Travel expenses are only reimbursable when Services are rendered in excess of 25 miles from Consultant's or Consultant's office. As of the date of this Agreement, these rates are as follows. Charges for travel expenses will be reimbursed at the lowest of the following:

- (i) cost;
- (ii) the rate allowed Oregon State University employees;
- or
- (iii) the following rates:

| | |
|---|-----------------------------|
| Air fare (coach class only) and car rental | At cost for economy |
| Personal car mileage | \$0.580 per mile |
| Lodging | \$135.00 per night plus tax |
| Meals: (documentation not required) (reimbursable only when associated with overnight travel) | |
| Breakfast | \$15.00 |
| Lunch | \$15.00 |
| Dinner | \$30.00 |
| Printing, photography, long distance telephone charges and other direct expenses | At cost |

Requests for reimbursement of allowable expenses, except meals, must include documentation of actual expenditures.

C. **Additional Services:** The Owner will compensate the Consultant for Additional Services performed by the Consultant, whether directly or through its Consultants, beyond the scope of the Basic Services described in **Section I.C**, based on hourly rates for Consultant personnel or Consultants, plus Reimbursable Expenses, in accordance with the following schedule of charges for the duration of this Agreement, but only when the Owner has given prior written authorization and the Parties have executed an amendment or supplement to this Agreement.

CONSULTANT

| | | |
|---|----|------|
| Principals | \$ | /hr. |
| Senior Designer | \$ | /hr. |
| Designer | \$ | /hr. |
| Urban Designer | \$ | /hr. |
| Sr. Project Manager | \$ | /hr. |
| Project Manager | \$ | /hr. |
| Production Personnel/Project Consultant | \$ | /hr. |
| Senior Interior Designer | \$ | /hr. |
| Interior Designer | \$ | /hr. |
| Clerical | \$ | /hr. |

CONSULTANT

| | |
|----|------|
| \$ | /hr. |
| \$ | /hr. |
| \$ | /hr. |
| \$ | /hr. |
| \$ | /hr. |
| \$ | /hr. |
| \$ | /hr. |

These charges shall also be used to determine amounts owed the Consultant in the event this Agreement is terminated as provided in **Section XVI, D.1.** Any amounts so derived may not exceed the limitations as specified by **Section III** hereof.

IV. TIME OF PERFORMANCE

This Agreement shall take effect on the Effective Date and Consultant shall perform its obligations according to this Agreement, unless terminated or suspended, through final completion of the Project.

V. FEE PAYMENTS

Monthly progress payments shall be made upon presentation, to the Owner at the following address, of one copy of the Consultant's invoice, with required documentation, for professional services rendered and/or direct expenses incurred during the preceding month:

Administrative Services Accounting
Oregon State University
3015 SW Western Blvd.
Corvallis, OR 97333

Payment requests shall be submitted in the form and format stipulated by the Owner.

Upon completion of all Work under this Agreement and precedent to Owner's obligation to make final payment, Consultant shall certify, in writing, that the Consultant has completed Consultant's obligations under the Agreement by indicating "Final Billing" on final invoice to Owner.

Consultant shall deliver to Owner each MWESB Report described in this Section. Timely receipt of MWESB Reports shall be a condition precedent to Owner's obligation to pay any progress payments or final payments otherwise due.

1. Consultant shall submit annual MWESB Reports on June 30 of each year the Agreement is active ("Annual MWESB Report"). The Annual MWESB Reports shall include the total number of subcontracts awarded to MWESB enterprises as Sub-Consultants, the dollar value of each, and the expenditure toward each contract and subcontract during the previous twelve (12) months.
2. Consultant shall submit a final MWESB Report as a condition of final payment ("Final MWESB Report"). The Final MWESB Report shall include the total number of contracts and subcontracts awarded to MWESB enterprises as Sub-Consultants and the dollar value of their respective contracts and subcontracts during the course of the Project

VI. CONSULTANT'S RESPONSIBILITIES IN REGARD TO HAZARDOUS MATERIALS

It is envisioned that this project will not involve the removal of and destruction of asbestos, asbestos-related or other hazardous materials. It is understood and agreed that the Owner will contract separately for the identification and removal of hazardous materials, either prior to the commencement of this project or at such time as such hazardous substances are detected. It is understood and agreed that the Consultant shall not and does not prescribe any safety measure or abatement procedure and is not responsible for any act or omission relating to the acts of the Owner and/or professional consultant and/or the contractor and/or subcontractor which the Owner selects relating to the abatement of asbestos, asbestos-related or other hazardous materials.

VII. ACCESSIBILITY REQUIREMENTS

The Consultant shall ensure that the project complies with the American with Disabilities Act Accessibility Guidelines (ADAAG), latest version, and allows for access to programs, activities, and services in the most integrated setting possible. The Owner will be responsible for review of accessibility and interpretation of ADAAG for compliance with Federal requirements.

VIII. INSURANCE PROVISIONS

During the term of this Agreement, Consultant shall maintain in full force and at its own expense each insurance coverage or policy noted below, from insurance companies or entities with an A.M. Best rating of A- VII or better that are authorized to transact the business of insurance and issue coverage in the State of Oregon,:

- A. Workers' Compensation** - All employers, including Consultant, that employ subject workers who work under this Agreement in the State of Oregon shall comply with ORS 656.017 and provide the required Oregon workers' compensation coverage, unless such employers are exempt under ORS 656.126. Consultant shall ensure that each of its Consultants and subcontractors complies with these requirements.
- B. Commercial General Liability** - Consultant shall secure Commercial General Liability insurance with a limit of not less than \$2,000,000 each occurrence and \$4,000,000 aggregate for bodily injury, up to and including death, property damage liability, personal/advertising injury, products and completed operations coverage and contractual liability coverage for the indemnity provided under this Agreement. The policy shall include a waiver of subrogation clause and a separation of insureds clause (cross liability). Consultant shall ensure that each of its sub-consultants and subcontractors secures and maintains Commercial General Liability insurance with a limit not less than \$1,000,000 each occurrence and \$2,000,000 annual aggregate.
- C. Automobile Liability** - Consultant shall secure Automobile Liability insurance with a combined single limit of not less than \$1,000,000 per accident, for bodily injury and property damage, including coverage for all owned, hired, or non-owned vehicles, as applicable. This coverage may be written in combination with the Commercial General Liability Insurance. Consultant shall ensure that each of its sub-consultants and subcontractors complies with the same minimum requirements identified above.
- D. Professional Liability/Errors & Omissions** - Consultant shall provide the Owner with proof of coverage for Professional Liability/Errors & Omissions insurance covering any damages caused by any negligent error, omission, or any act for the Project, its plans, drawings, specifications or project manual, and all related work product of the Consultant. The policy may be either a practice based policy or a policy pertaining to the specific Project. Professional Liability insurance to be provided shall have limits of not less than \$3,000,000 each claim, incident or occurrence and \$3,000,000 annual aggregate. Consultant shall ensure that each of its major sub-consultants and subcontractors (including structural, civil, mechanical, plumbing, electrical engineering, survey, geotechnical and materials testing) secures and maintains Professional Liability/Errors & Omissions with limits not less than \$2,000,000 each claim, incident or occurrence and \$2,000,000 annual aggregate. All other sub-consultants and subcontractors not listed above shall have limits not less than \$1,000,000 each claim, incident or occurrence and \$1,000,000 annual aggregate.
- E. "Tail" Coverage.** If any of the required liability insurance is arranged on a "claims made" basis, "tail" coverage will be required at the completion of the Agreement for a duration of thirty-six (36) months or the maximum time period available in the marketplace if less than thirty-six (36) months. Consultant will be responsible for furnishing certification of "tail" coverage as described or continuous "claims made" liability coverage for thirty-six (36) months following Owner's acceptance of and final payment for the Consultant's Services. Continuous "claims made" coverage will be acceptable in lieu of "tail" coverage, provided its retroactive date is on or before the effective date of this agreement. This will be a condition of the final acceptance of Work or Services and related warranty, if any.

F. Certificate of Insurance. Prior to the signature by the Owner to this Agreement, Consultant shall furnish to the appropriate university official Certificates of Insurance and required endorsements as evidence of the insurance coverages required under this Agreement. The insurance policies will be endorsed/amended so that the insurance company or companies shall give a thirty (30) calendar day notice (without reservation) if the applicable policy is suspended, voided, canceled or materially changed, or if the aggregate limits have been reduced, except when cancellation is for non-payment, then a ten (10) days' notice may be given, to the Owner's Representative set forth in **Section XXVII** below. The certificate(s) should state specifically that the insurance is provided for this Agreement. Policies will be endorsed to show required cancellation provisions, and copies of the endorsement will be attached to the certificate of insurance. Insuring companies are subject to acceptance by the Owner.

G. Additional Insureds. All policies, except for Workers' Compensation and Professional Liability/Errors & Omissions, shall be endorsed so that the Owner, and its officers, trustees, agents, and employees are Additional Insureds with respect to the Consultant's Services to be provided under this Agreement.

IX. INDEMNITY

A. Indemnification. Consultant shall indemnify, hold harmless and defend the Owner and its officers, board members, agents, and employees from and against all claims, suits, actions, losses, damages, liabilities, costs and expenses, including reasonable attorneys' fees and costs, of whatsoever nature resulting in any way from, arising out of, or relating to the activities, including professional services, of the Consultant or the Consultant's sub-consultants, partners, joint venturers, subcontractors, officers, agents or employees, and caused by any willful or negligent error, omission, or act of the Consultant, or any person employed by it, or anyone for whose acts the Consultant is legally liable while acting under or pursuant to this Agreement or any supplement or amendment hereto. The Consultant agrees to waive all rights of subrogation against the Owner and its officers, board members, agents, and employees for losses arising from the work performed by the Consultant for the Owner.

B. Owner Defense Requirements. Notwithstanding the foregoing defense obligations of the Consultant, neither the Consultant nor any attorney engaged by the Consultant shall defend any claim in the name of the Owner, nor purport to act as legal representative of the Owner, without the prior written consent of the Owner's General Counsel. The Owner may, at any time at its election assume its own defense and settlement in the event that it determines that the Consultant is prohibited from defending the Owner, that Consultant is not adequately defending the Owner's interests, or that an important governmental principle is at issue or that it is in the best interests of the Owner to do so. The Owner reserves all rights to pursue any claims it may have against the Consultant if the Owner elects to assume its own defense.

X. LIMITATION OF LIABILITIES

Except for any liability of the Consultant arising under or related to the Consultant's failure to perform according to the standard of care or any other liability arising under or related to the Consultant's representations and warranties under **Section II** of this Agreement, neither Party shall be liable for any indirect, incidental, consequential or special damages under this Agreement or any damages of any sort arising solely from the termination of this Agreement in accordance with its terms.

XI. [RESERVED]

XII. OWNERSHIP AND USE OF WORK PRODUCT OF CONSULTANT

- A. Work Product.** Copies of plans, specifications, reports, or other materials required to be delivered under this Agreement ("Work Product") shall be the exclusive property of Owner. The Owner and the Consultant intend that such Work Product be deemed "Work made for Hire", of which the Owner shall be deemed the author. If for any reason such Work Products are not deemed "Work made for Hire", the Consultant hereby irrevocably assigns to the Owner all of its right, title and interest in and to any and all of such Work Products, whether arising from copyright, patent, trademark, trade secret, or any other state or federal intellectual property law or doctrine. The Consultant shall execute such further documents and instruments as the Owner may reasonably request in order to fully vest such rights in the Owner. The Consultant forever waives any and all rights relating to such Work Product, including without limitation, any and all rights arising under 17 USC 106A or any other rights of identification of authorship or rights of approval, restriction or limitation on use of subsequent modifications.
- B. Consultant's Use of Work Product.** The Consultant, despite other conditions of this Section, shall have the right to utilize such Work Product on its brochures or other literature that it may utilize for its sales and in addition, unless specifically otherwise exempted, the Consultant may use standard line drawings, specifications and calculations on other unrelated projects.
- C. Owner Reuse or Modification of Work Product.** If the Owner reuses or modifies the Work Product without the Consultant's involvement or prior written consent, to the extent permitted by Article XI, Section 7 of the Oregon Constitution and by the Oregon Tort Claims Act, the Owner shall indemnify, within the limits of the Tort Claims Act, the Consultant against liability for damage to life or property arising from the Owner's reuse or modification of the Work Product, provided the Owner shall not be required to indemnify the Consultant for any such liability arising out of the wrongful acts of the Consultant or the Consultant's officers, employees, sub-consultants, subcontractors, or agents.

XIII. SUCCESSORS AND ASSIGNS

The provisions of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns. After the original Agreement is executed, Consultant shall not enter into any new Consultant agreements for any of the Services scheduled under this Agreement or assign or transfer any of its interest in or rights or obligations under this Agreement, without Owner's prior written consent. In addition to any provisions Owner may require, Consultant shall include in any permitted Consultant agreement under this Agreement a requirement that the Consultant be bound by **Sections VIII-INSURANCE, IX-INDEMNITY, X - LIMITATION OF LIABILITIES, XII-OWNERSHIP AND USE OF WORK PRODUCT OF CONSULTANT, XV-MEDIATION, XVI-TERMINATION OF AGREEMENT; NON-AVAILABILITY OF FUNDS, XIX- FOREIGN CONTRACTOR, XX-COMPLIANCE WITH APPLICABLE LAWS, XXI-GOVERNING LAW; VENUE; CONSENT TO JURISDICTION, XXII-INDEPENDENT CONTRACTOR STATUS OF CONSULTANT, XXIII-ACCESS TO RECORDS and XXVI-NO WAIVER** of this Agreement.

XIV. NO THIRD PARTY BENEFICIARIES

Owner and Consultant are the only Parties to this Agreement and are the only Parties entitled to enforce its terms. Nothing in this Agreement gives, is intended to give, or shall be construed to give or provide any benefit or right, whether directly, indirectly or otherwise, to third persons unless such third persons are individually identified by name herein and expressly described as intended beneficiaries of the terms of this Agreement.

XV. MEDIATION

Consultant and Owner, in an effort to resolve any conflicts that may arise during the design or construction of the Project or following the completion of the Project, agree that all disputes between them arising out of or relating to this Agreement or any supplements hereto, shall be submitted to non-binding mediation unless the parties mutually agree otherwise. Consultant further agrees to include a similar provision in all agreements with sub-consultants retained for the Project, thereby providing for mediation as the primary method for dispute resolution between the Parties to those agreements. All Parties agree to exercise their best effort in good faith to resolve all disputes in mediation.

Each Party will pay its own costs for the time and effort involved in mediation. The cost of the mediator shall be shared equally by all Parties to the dispute.

XVI. TERMINATION OF AGREEMENT; NON-AVAILABILITY OF FUNDS

- A. Mutual Agreement.** The Owner and the Consultant, by mutual written agreement, may terminate this Agreement at any time. The Owner, on 30 days written notice to the Consultant, may terminate this Agreement for any reason deemed appropriate in its sole discretion.
- B. Termination by Owner.** Owner may terminate this Agreement, in whole or in part, immediately upon notice to Consultant, or at such later date as Owner may establish in such notice, upon the occurrence of any of the following events:
1. Owner fails to receive funding, or appropriations, limitations or other expenditure authority at levels sufficient to pay for Consultant's Services;
 2. Federal or state laws, regulations or guidelines are modified or interpreted in such a way that either the Services performed under this Agreement are prohibited or Owner is prohibited from paying for such Services from the planned funding source;
 3. Consultant no longer holds any license or certificate that is required to perform the Services;
 4. Consultant commits any material breach or default of any covenant, warranty, obligation or agreement under this Agreement, fails to perform the Services under this Agreement within the time specified herein or any extension thereof, or so fails to perform the Services as to endanger Consultant's performance under this Agreement in accordance with its terms, and such breach, default or failure is not cured within 10 business days after delivery of Owner's notice, or such longer period of cure as Owner may specify in such notice.

C. Owner Funding. Owner reasonably believes that sufficient funds are anticipated to pay all amounts due hereunder and hereby covenants and agrees that it will use its best efforts to obtain and properly request and pursue funds from which payments hereunder may be made, including making provisions for such payments to the extent necessary in the budget submitted for the purpose of obtaining funds and using its best efforts to have such budget approved. It is Owner's intention to make all payments due hereunder if funds are legally available therefor and in that regard Owner represents and warrants to Consultant that this agreement is important to Owner's efficient and economic operation. If, despite the above, Owner is not allotted sufficient funds for the next succeeding fiscal period by appropriation, appropriation limitation, grant, or other funds source lawfully available to it for such purposes to continue the Project and make payments hereunder, Owner may terminate this Agreement, by notice to Consultant, without penalty, effective at the end of the current fiscal period for which funds have been allocated and if not so terminated Owner will remain fully obligated for all amounts owing hereunder. Such termination shall not constitute an event of default under any other provision of the Agreement, but Owner shall be obligated to pay all charges incurred through the end of such fiscal period. Owner shall give Consultant notice of such non-availability of funds within thirty (30) days after it received notice of such non-availability.

D. Effect of Termination. In the event of termination of this Agreement:

1. Pursuant to **Sub-sections A, B.1 or B.2** above, the Owner, using the Schedule of hourly rates set forth in **Section III** if applicable, and within the limitations specified in **Section V** shall compensate the Consultant for all Services performed prior to the termination date, together with reimbursable expenses then due, and such amounts shall immediately become due and payable.
2. Pursuant to **Sub-sections B.3 or B.4** above, the Owner shall have any remedy available to it under this Agreement or at law or in equity. Such remedies are cumulative and may be pursued separately, collectively and in any order.
3. For any reason, the Consultant shall immediately cease performance of Services under this Agreement, unless Owner expressly directs otherwise in the notice of termination, and shall provide to the Owner all plans, specifications, CAD drawings on compact discs, drawings, and all documents, information, works-in-progress or other property that are or would be deliverables had this Agreement been completed.
4. For any reason, the Consultant shall be responsible to the Owner for the quality of its Services and work product through the date of termination.

XVII. [RESERVED]

XVIII. DISCLOSURE OF SOCIAL SECURITY NUMBER

Consultant must provide Consultant's Social Security number unless Consultant provides a federal tax ID number. This number is requested pursuant to ORS 305.385 and OAR 150-305.100. Social Security numbers provided pursuant to this authority will be used for the administration of state, federal and local tax laws.

XIX. FOREIGN CONTRACTOR

If Consultant is not domiciled in or registered to do business in the State of Oregon, Consultant shall promptly provide to the Oregon Department of Revenue and the Secretary of State Corporation Division all information required by those agencies relative to this Agreement. Consultant shall demonstrate its legal capacity to perform the Services under this Agreement in the State of Oregon prior to entering into this Agreement.

XX. COMPLIANCE WITH APPLICABLE LAW

Consultant agrees to comply with all federal, state, county, and local laws, ordinances, and regulations applicable to the Services to be provided under this Agreement. Consultant specifically agrees to comply with all applicable requirements of federal and state civil rights and rehabilitation statutes, rules and regulations. Consultant also shall comply with the Americans with Disabilities Act of 1990 (Pub L No. 101-336), ORS 659.425, and all regulations and administrative rules established pursuant to those laws. Failure or neglect on the part of Consultant to comply with any or all such laws, ordinances, rules, and regulations shall not relieve Consultant of these obligations nor of the requirements of this Agreement. Consultant further agrees to make payments promptly when due, to all persons supplying to such Consultant labor or materials for the performance of the Services to be provided under this Agreement; pay all contributions or amounts due the Industrial Accident Fund from such contractor incurred in the performance of this Agreement; not permit any lien or claim to be filed or prosecuted against the State on account of any labor or material furnished; and pay to the Department of Revenue all sums withheld from employees pursuant to ORS 316.167. If Consultant fails or refuses to make any such payments required herein, the appropriate Institution official may pay such claim. Any payment of a claim in the manner authorized in this Section shall not relieve the Consultant or Consultant's surety from obligation with respect to any unpaid claims. Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act and the Oregon Building Codes require all new construction to be totally accessible to people with physical limitations. Owner expects that all spaces in designs for new facilities and in remodel projects will be accessible to people with physical limitations.

XXI. GOVERNING LAW; VENUE; CONSENT TO JURISDICTION

This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon without regard to principles of conflicts of law. Any claim, action, suit or proceeding (collectively "Claim") between Owner and Consultant that arises from or relates to this Agreement shall be brought and conducted solely and exclusively within the Circuit Court of Benton County for the State of Oregon; provided, however, if a Claim must be brought in a federal forum, it shall be brought and conducted solely and exclusively within the United States District Court for the District of Oregon. In no event shall this Section be construed as a waiver by the State of Oregon of any form of defense or immunity, whether based on sovereign immunity, governmental immunity, immunity based on the Eleventh Amendment to the United States Constitution or otherwise. **CONSULTANT, BY EXECUTION OF THIS AGREEMENT, HEREBY CONSENTS TO THE IN PERSONAM JURISDICTION OF SAID COURTS.**

XXII. INDEPENDENT CONTRACTOR STATUS OF CONSULTANT

- A. Consultant as Independent Contractor.** Consultant shall perform all required Services as an independent contractor. Although Owner reserves the right (i) to determine (and modify) the delivery schedule for the Services to be performed and (ii) to evaluate the quality of the completed performance, Owner cannot and will not control the means or manner of Consultant's performance. Consultant is responsible for determining the appropriate means and manner of performing the Services.
- B. Agency Status.** Consultant is not an officer, employee, or agent of the State or Owner as those terms are used in ORS 30.265.
- C. Benefits; Payment of Taxes.** Consultant is not a contributing member of the Public Employee's Retirement System and will be responsible for any federal or state taxes applicable to any compensation or payments paid to Consultant under this Agreement. Consultant will not be eligible for any benefits from these Agreement payments of federal Social Security, unemployment insurance or worker's compensation, except as a self-employed individual. If this payment is to be charged against federal funds, the Consultant certifies that it is not currently employed by the federal government.

XXIII. ACCESS TO RECORDS

For not less than three (3) years after the termination or full performance of this Agreement, the Owner, the Secretary of State's Office of the State of Oregon, the federal government, and their duly authorized representatives shall have access to the books, documents, papers, and records of the Consultant and the sub-consultants which are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts, and transcripts. If for any reason, any part of this Agreement, or any resulting construction contract(s) is involved in litigation, Consultant shall retain all pertinent records for not less than three years or until all litigation is resolved, whichever is longer. The Consultant will provide full access to such documents in preparation for and during any such litigation.

XXIV. SEVERABILITY

The Parties agree that if any term or provision of this Agreement is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if the Agreement did not contain the particular term or provision held to be invalid.

XXV. FORCE MAJEURE

Neither party shall be held responsible for delay or default caused by fire, riot, acts of God, and war which is beyond such party's reasonable control. Each party shall, however, make all reasonable efforts to remove or eliminate such a cause of delay or default and shall, upon the cessation of the cause, diligently pursue performance of its obligations under this Agreement.

XXVI. NO WAIVER

The failure of the Owner to enforce any provision of this Agreement shall not constitute a waiver by the Owner of that or any other provision.

XXVII. NOTICE; PARTIES' REPRESENTATIVES

Except as otherwise expressly provided in this Agreement, any notices to be given hereunder shall be given in writing by personal delivery, or mailing the same, postage prepaid, to Consultant or Owner at the address set forth below, or to such other addresses or numbers as either Party may hereafter indicate pursuant to this Section. Any notice so addressed and mailed shall be deemed to be given five (5) calendar days after the date of mailing. Any notice by personal delivery shall be deemed to be given when actually delivered. Regular, day-to-day communications between the Parties may be transmitted through one of the methods set forth above, in person, by telephone, by e-mail, or by other similar electronic transmission.

Representatives for the Consultant and the Owner for purposes of notice and for other specific purposes provided for under this Agreement are:

Consultant: _____

Address: _____

Owner: Anita Nina Azarenko, Associate Vice President for Capital Planning and Facilities Services
Address: Oregon State University
3015 SW Western Blvd.
Corvallis OR 97333

With a Copy to: **Lori Fulton**
 Director, Capital Project Delivery
 Capital Planning & Development
 Oregon State University
 3015 SW Western Blvd.
 Corvallis, OR 97333

And a Copy to: **Construction Contracts Administration**
 Oregon State University
 644 SW 13th Street
 Corvallis, OR 97333

XXVIII. CONFIDENTIALITY.

Consultant shall maintain the confidentiality of information of Owner, unless withholding such information would violate the law, create the risk of significant harm to the public or prevent Consultant from establishing a claim or defense in an adjudicatory proceeding. Consultant shall require the sub-consultants to execute similar agreements to maintain the confidentiality of information of Owner.

XXIX. CONFLICT OF INTEREST.

Except with Owner's prior written consent, Consultant shall not engage in any activity, or accept any employment, interest or contribution that would or would reasonably appear to compromise Consultant's professional judgment with respect to this Project, including without limitation, concurrent employment on any project in direct competition with the Project, and will provide copies of any such agreements within ten (10) days of the full execution of such agreements.

XXX. SURVIVAL

All rights and obligations shall cease upon termination or full performance of this Agreement, except for the rights and obligations set forth in **Sections II** Consultant's Standard of Care, **IX** Indemnity, **X** Limitation of Liabilities, **XII** Ownership and Use of Work Product of Consultant, **XVI** Termination of Agreement; Non-Availability of Funds, **XXI** Governing Law; Venue; Consent to Jurisdiction, **XXIII** Access to Records, **XXVIII** Confidentiality, and **XXX** Survival.

XXXI. COUNTERPARTS

This Agreement may be executed in several counterparts, all of which when taken together shall constitute one agreement binding on all Parties, notwithstanding that all Parties are not signatories to the same counterpart. Each copy of the Agreement so executed shall constitute an original.

XXXII. MERGER CLAUSE

THIS AGREEMENT AND ANY ATTACHED EXHIBITS CONSTITUTE THE ENTIRE AGREEMENT BETWEEN THE PARTIES ON THE SUBJECT MATTER HEREOF. THERE ARE NO UNDERSTANDINGS, AGREEMENTS, OR REPRESENTATIONS, ORAL OR WRITTEN, NOT SPECIFIED HEREIN REGARDING THIS AGREEMENT. NO AMENDMENT, CONSENT, OR WAIVER OF TERMS OF THIS AGREEMENT SHALL BIND EITHER PARTY UNLESS IN WRITING AND SIGNED BY ALL PARTIES. ANY SUCH AMENDMENT, CONSENT, OR WAIVER SHALL BE EFFECTIVE ONLY IN THE SPECIFIED INSTANCE AND FOR THE SPECIFIC PURPOSE GIVEN. CONSULTANT, BY THE SIGNATURE BELOW OF ITS AUTHORIZED REPRESENTATIVE, ACKNOWLEDGES HAVING READ AND UNDERSTOOD THIS AGREEMENT AND THE CONSULTANT AGREES TO BE BOUND BY ITS TERMS AND CONDITIONS.

IN WITNESS HEREOF, the parties have duly executed this Agreement as of the day and year first above written.

_____, Consultant

Oregon State University, Owner

By: _____

By: _____

Anita Nina Azarenko

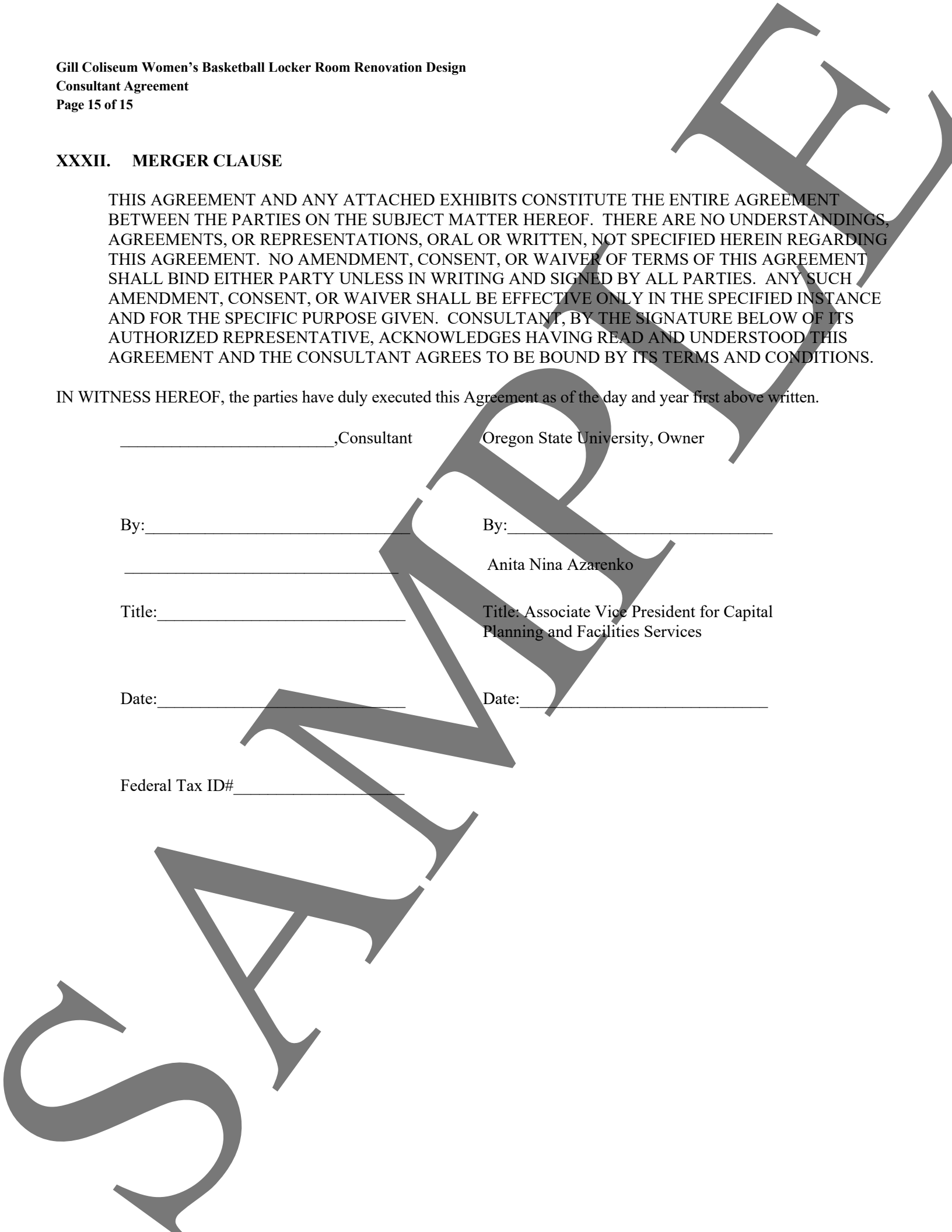
Title: _____

Title: Associate Vice President for Capital
Planning and Facilities Services

Date: _____

Date: _____

Federal Tax ID# _____



OSU: WOMEN'S BASKETBALL RENOVATION



- DRAWING LIST**
- S1.1 SITE PLAN
 - D1.1 DEMOLITION PLAN
 - A2.1 PROPOSED LOCKER ROOM PLAN
 - A2.2 REFLECTED CEILING PLAN
 - A5.1 INTERIOR ELEVATIONS
 - A7.1 RENDERING
 - A7.2 RENDERING

ARCHITECTURAL NARRATIVE

SCHEMATIC DESIGN PACKAGE

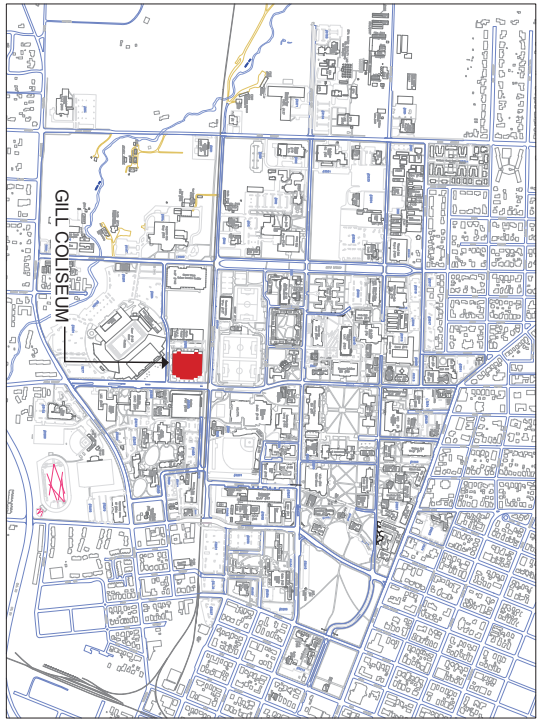
FEBRUARY 04, 2019

PROJECT NUMBER: 005.2096.100

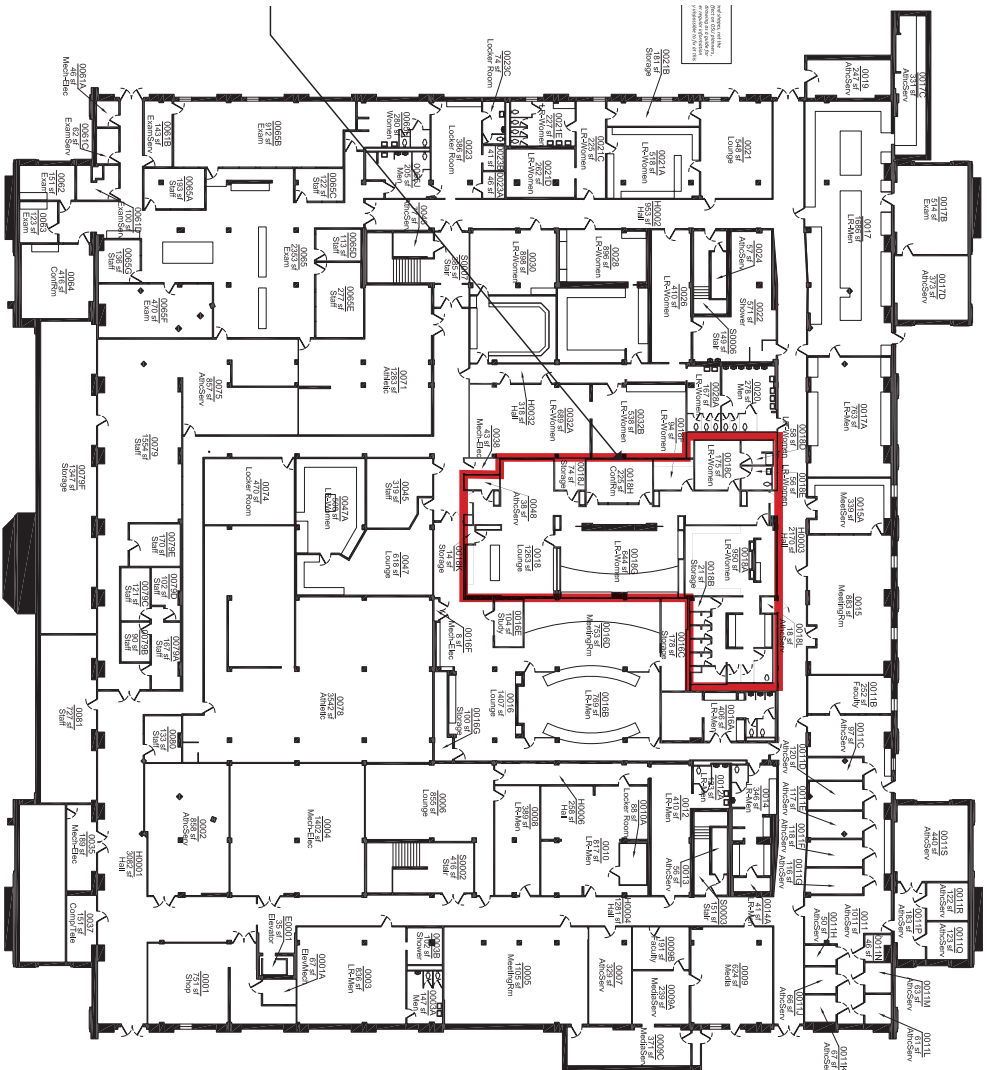
Gensler

500 S. Figueroa Street
Los Angeles, CA 90071
Telephone: 213.327.3800
Facsimile: 213.327.3801

OREGON STATE UNIVERSITY
WOMEN'S BASKETBALL LOCKER ROOM
CORVALLIS, OREGON



VICINITY PLAN
NTS



WOMEN'S BASKETBALL LOCKER
ROOM PROJECT OUTLINE

GILL COLISEUM - BASEMENT FLOOR PLAN
NTS

Gensler
500 S. Figueroa Street
Los Angeles, CA 90071
Telephone 213.327.3600
Facsimile 213.327.3601

| | |
|-------------|-------------------------|
| Project | OSU: WOMEN'S BASKETBALL |
| Description | LOCKER ROOM RENOVATION |
| Issued Rev. | SD PACKAGE |
| Project No. | 05.2096.100 |
| Date | 01/04/19 |
| | Scale NTS |

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Ref. North

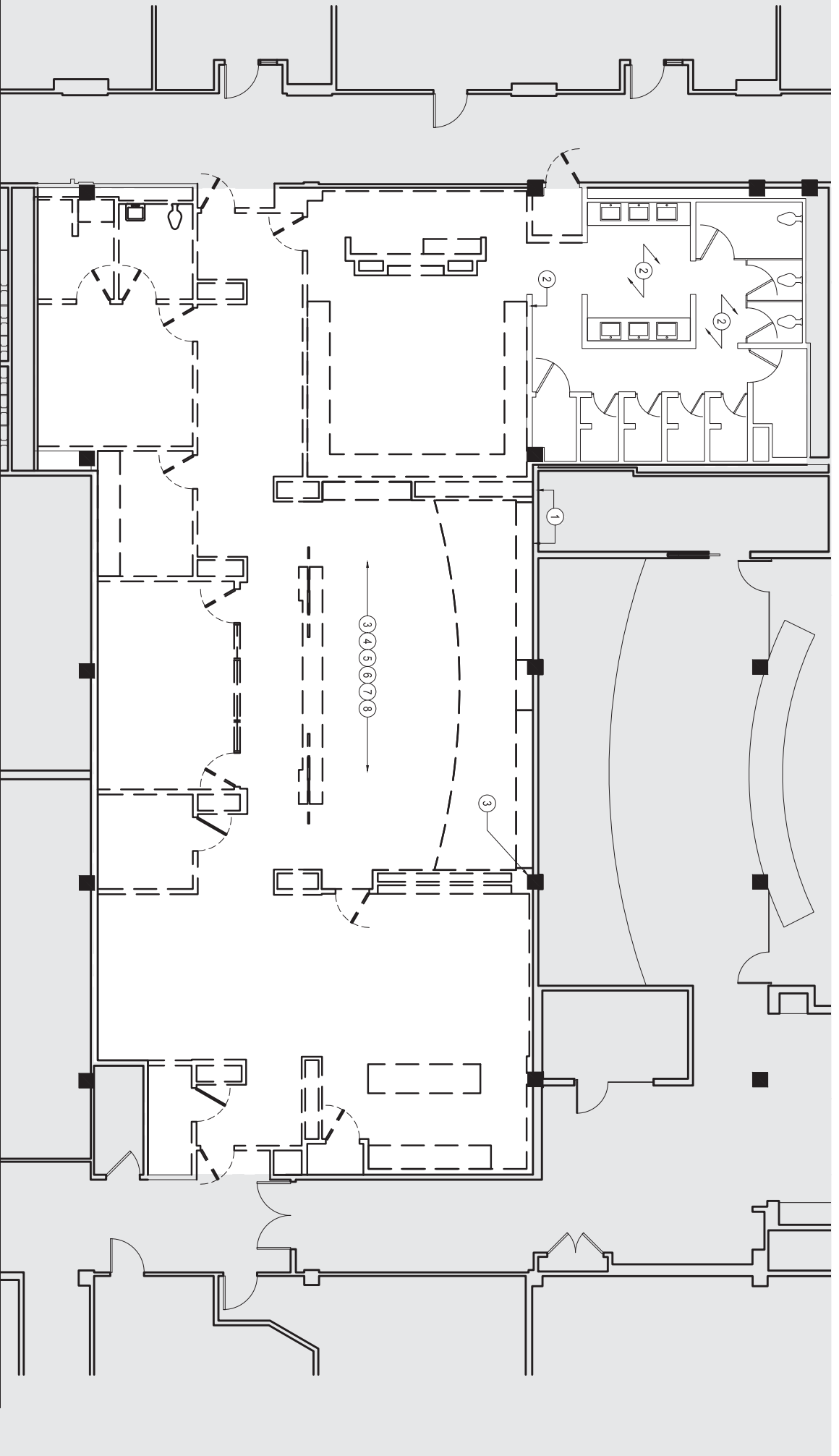
S1.1
SITE PLAN

Project OSU: WOMENS BASKETBALL
 Description LOCKER ROOM RENOVATION
 Issue/Rev. SD PACKAGE
 Project No. 05.2096.100
 Date 02/04/19
 Scale 1/8" = 1'-0"

- ① PROJECT LINE
- ② EXISTING TEAM ROOM WET AREA PARTITIONS, FIXTURES, LIGHTING, CEILING AND FINISHES TO REMAIN
- ③ EXISTING COLUMN TO REMAIN, REMOVE EXISTING FINISHES, FLOORING OR SHEATHING. MAINTAIN EXISTING FIRE RATING
- ④ REMOVE AND DISCARD EXISTING CEILING ASSEMBLIES AND LIGHT FIXTURES
- ⑤ REMOVE AND DISCARD EXISTING MILLWORK
- ⑥ REMOVE AND DISCARD INTERIOR PARTITIONS, COUNTERS & ASSOCIATED ELECTRICAL EQUIPMENT
- ⑦ REMOVE EXISTING FLOOR FINISH TO FLOOR SLAB, CLEAN EXISTING CONCRETE SLAB TO ACCEPT NEW FINISH FLOORING.
- ⑧ EXISTING MECHANICAL EQUIPMENT TO REMAIN

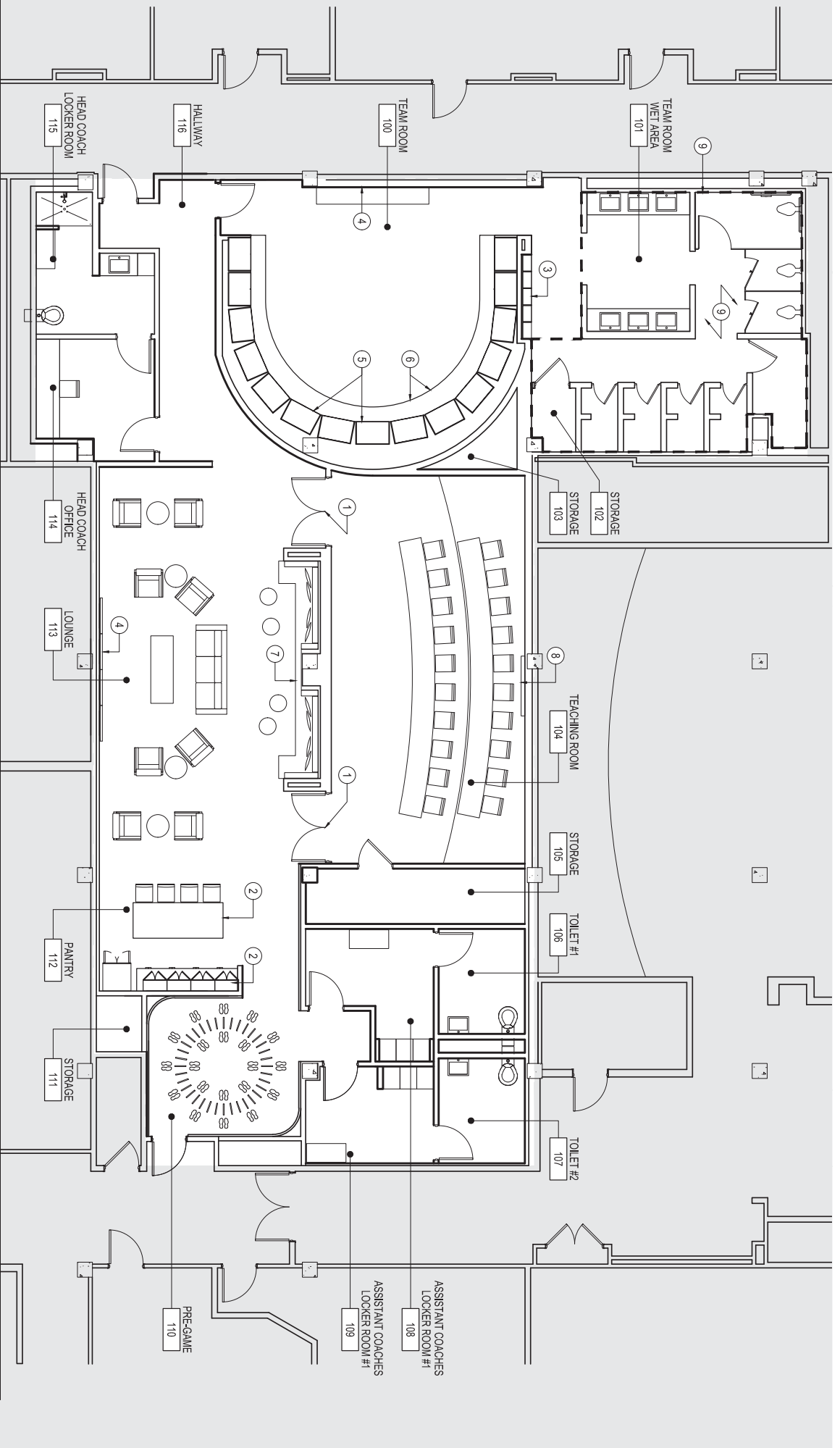


D1.1
 DEMOLITION PLAN



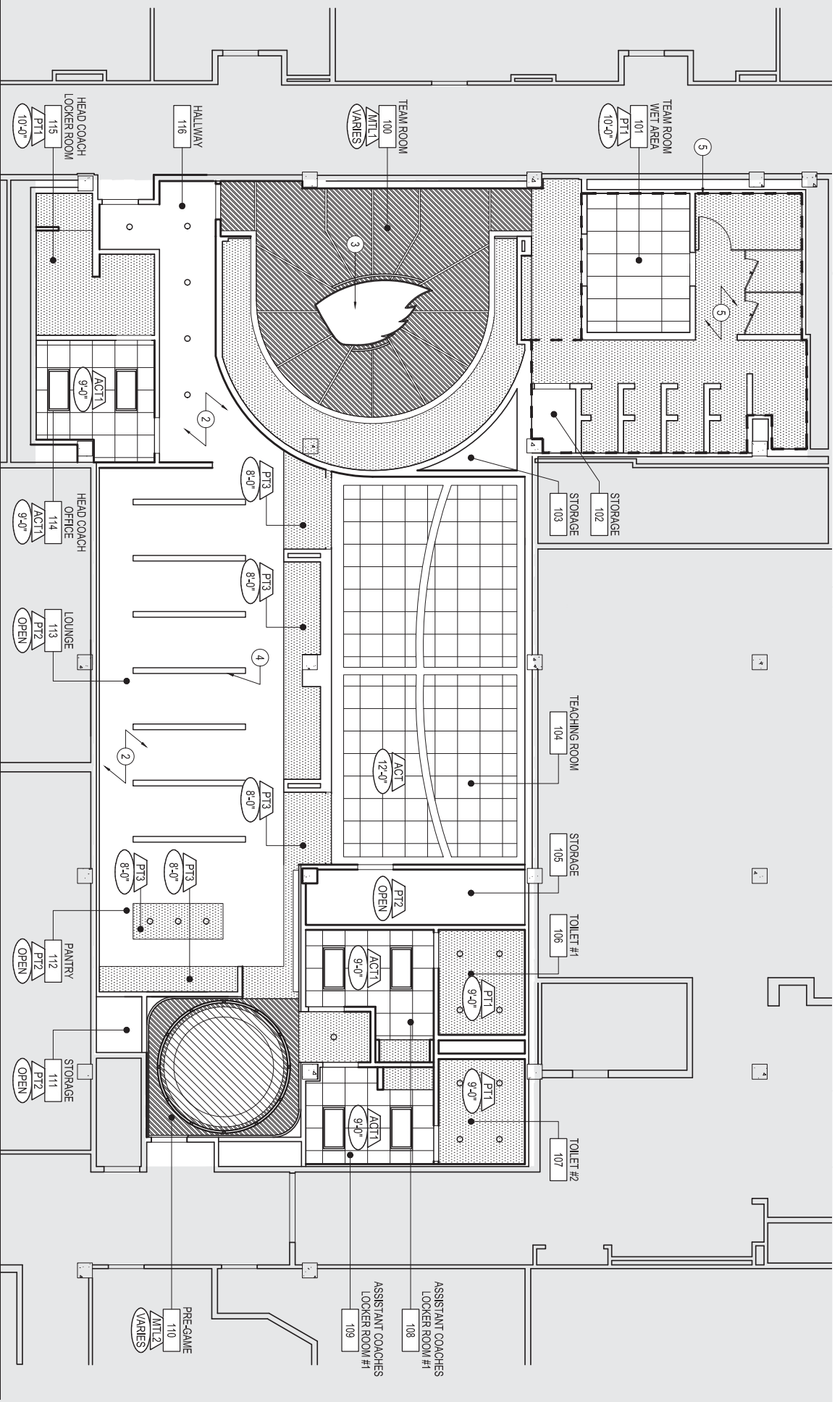
Project: OSU: WOMEN'S BASKETBALL
 Description: LOCKER ROOM RENOVATION
 Issued/Rev.: SD PACKAGE
 Project No.: 05.2096.100
 Date: 02/04/19
 Scale: 1/8" = 1'-0"

- ① DOUBLE SWING DOORS
- ② BUILT-IN MILLWORK
- ③ BUILT-IN CUBBIES
- ④ MEDIA CENTER
- ⑤ CUSTOM LOCKERS
- ⑥ CUSTOM BUILT-IN BENCH
- ⑦ CUSTOM BUILT-IN SEATING
- ⑧ CUSTOM BACK-LIT ATHLETICS BRANDING
- ⑨ EXISTING TEAM ROOM WET AREA PARTITIONS, FIXTURES AND FINISHES TO REMAIN

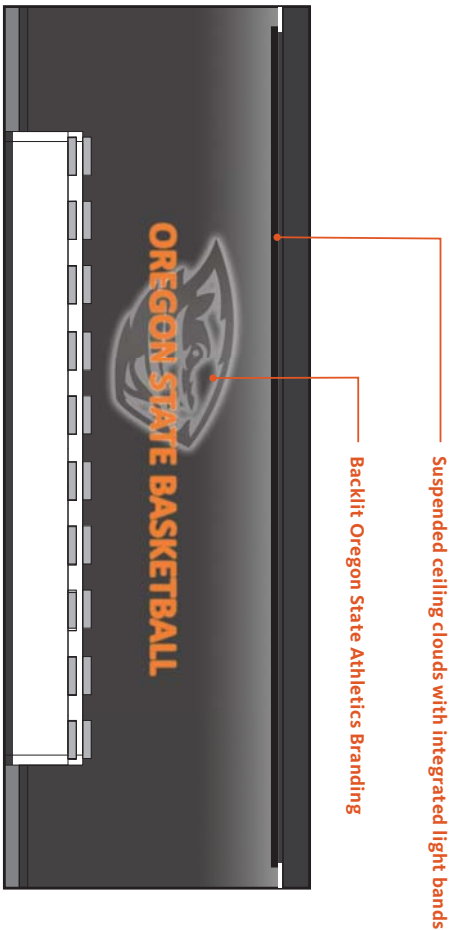


Project: OSU: WOMEN'S BASKETBALL
 Description: LOCKER ROOM RENOVATION
 Issued/Rev: SD PACKAGE
 Project No.: 05.2096.100
 Date: 01/04/19
 Scale: 1/8" = 1'-0"

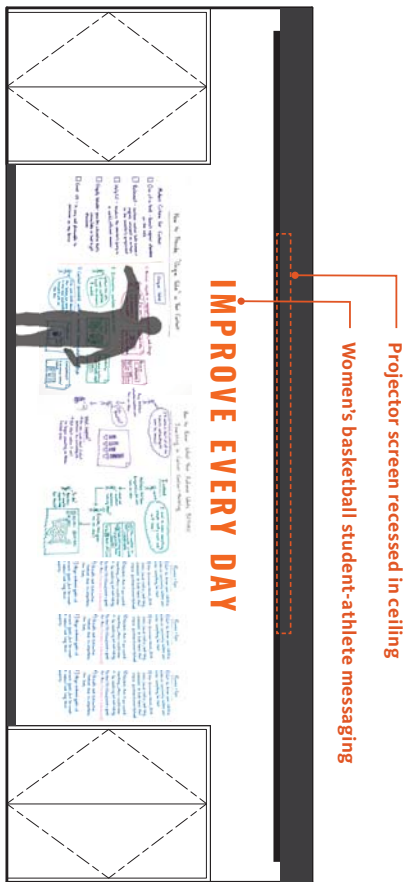
- 1 PROJECT LINE
- 2 EXISTING DECK, BEAMS AND COLUMNS TO BE PAINTED
- 3 CUSTOM BACK-LIT ATHLETICS BRANDING
- 4 SUSPENDED LINEAR LIGHT FIXTURE
- 5 EXISTING TEAM ROOM WET AREA CEILING AND LIGHTING TO REMAIN



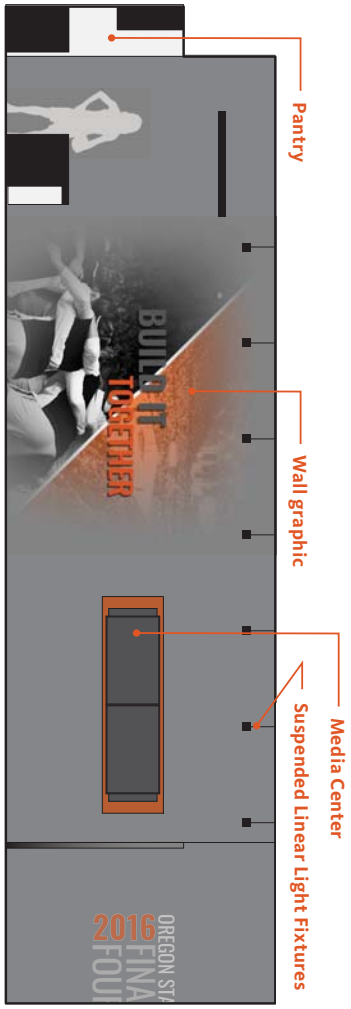
A2.2
 REFLECTED CEILING PLAN



1. INTERIOR ELEVATION - TEACHING ROOM
NTS



2. INTERIOR ELEVATION - TEACHING ROOM
NTS

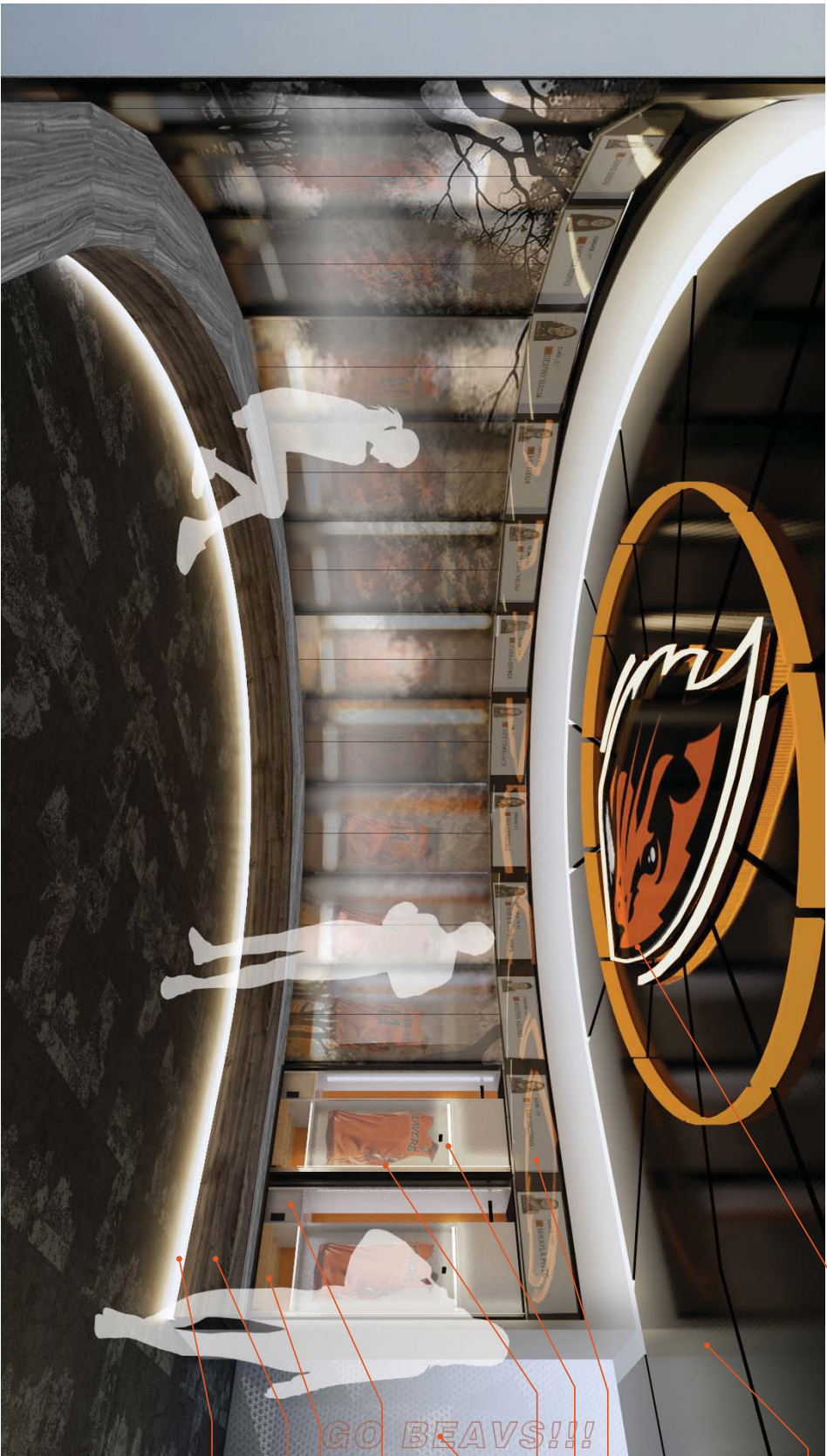


3. INTERIOR ELEVATION - LOUNGE
NTS

Gensler
500 S. Figueroa Street
Los Angeles, CA 90071
Telephone 213.327.3600
Facsimile 213.327.3601

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|-------------|-------------------------|
| Project | OSU: WOMEN'S BASKETBALL |
| Description | LOCKER ROOM RENOVATION |
| Issue/Rev. | SD PACKAGE |
| Project No. | 05.2096.100 |
| Date | 02/04/19 |
| Scale | NTS |

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Athletic branding

Reflective metal ceiling

Player identity

Uniform lighting

Fully retractable doors

Student athlete messaging

Digi-lock storage box with integrated power

Pull-out shoe rack

Continuous all-team bench with internal storage

Under bench lighting

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LED ceiling - environment or static color

LED halo lighting - white or color

Oculus shaped ceiling soffit - reflective material

LED ring light in dark carbon metal track

'Showtime' spotlight - 12 locations

Programmable messaging

Immersive LED walls - fully programmable, changeable environment

Brushed metal chair rail with integrated wall grazing down-light

Reflective metal base - light silver

Team branding - medium gray stain

Polished concrete

Basketball shoe footprints - orange paint

| | |
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OSU: Women's Basketball

Locker Room Renovation

Program Narrative

Table of Contents:

Project Description

Guiding Principles

Program:

1. Student Athlete Facilities
2. Staff Facilities
3. MEP / Technology / Audio Visual / Lighting

Project Description:

The Women's Basketball Locker Room renovation takes the existing footprint and reorganizes the program to provide a focused space for the players and coaches.

The Team Room has been enlarged and contains a semi-circular locker layout. The new lockers are sophisticated and provides the student-athletes with ample storage in addition to jersey displays for games and recruiting days. Bold branding moves on the lockers, ceiling and floor creates a crisp and sophisticated environment for the student athletes to prepare themselves. The additional coaches changing, grooming and workspace also gives privacy for coaches on game day.

The Lounge and Teaching Room are located adjacent to each other to maximize the use between the two spaces. Both spaces can be used in combination during recruiting events or individually during game day. Flexible lounge seating and a built-in pantry creates a cohesive setting for relaxing, socializing, meeting and studying. The introduction of a Pre-Game provides a theatrical moment to gather the Players, Coaches and Staff before every game.

Focusing on the Team Room, Lounge, Teaching Room and Pre-Game, the new locker room is efficient and well branded to enhance the game day experience and recruiting activities.

1. Student Athlete Facilities:

A. Team Room

- The Team Room to have 15 new custom player lockers in a semi-circular shape. The lockers to be connected with a continuous bench with internal storage.
- The new lockers to have fully retractable doors to allow the room to be made quickly presentable for recruiting visits, to also include the opportunity for the uniform to be displayed. When all the doors are closed, create a backdrop graphic that identifies the skillfulness of the Women's Basketball program. The locker features to include: player identity, uniform lights, retractable doors, digi-lock storage box, integrated power/USB, pull-out shoe rack and under bench lighting.
- The vibrant, bold athletic mark in the ceiling provides the energy and connection with the athletic focus on the room.
- The space will include a recessed TV screen and updated AV and sound equipment.
- The space will have new carpet flooring, painted walls and integrated wall graphics.

B. Team Room Wet Area

- Existing Team Room wet area to remain.

C. Lounge

- The Lounge and Teaching Room are designed to feel like a continuous space, providing flexibility and function.
- The space will include a built-in pantry with a solid surface countertop, upper and lower cabinets and space for equipment such as a refrigerator, microwave and blenders. The pantry will also have a built-in island to allow prepared food to be served. The pantry will also have the opportunity to have an applied 'Beavers' branding element.
- The space will have a focus on a large media wall with soft lounge seating for student-athletes to relax as if they are in their own living room.
- The Lounge will have an overarching branded message to be about togetherness with a custom vinyl wall graphic.
- The space will have a built-in lounge seating with under bench roll out storage.
- The space will have carpet and painted walls.

A. Teaching Room

- 2 new swing doors to be added to separate the Teaching Room from the Lounge.
- The space will have a full height white board coated wall (22'-0" min. wide and 8'-0" tall), level 5 finish.
- The space will have a custom illuminated OSU Athletics Branding on wall and a vinyl applied branding message to focus on player and team development.
- The space to have 2 tiers of seating and tables for 20 people with integrated power and data.
- A new suspended ACT clouds with lighting for acoustical treatment.
- The space will include a recessed projector screen in the ceiling, project and updated AV and sound equipment.
- The space will have carpet and painted walls.

B. Pre-Game

- The introduction of a Pre-Game provides a theatrical moment to gather the Players, Coaches and Staff before every game.
- Ideally this space would have programmable LED screens surrounding the room. There will be a LED ceiling with environmental or static color with a LED halo lighting surround. There will be a nearby AV closet for LED driver support.
- The walls will have a brushed metal chair rail with integrated wall grazing downlight and a reflective metal base.
- The space will have a polished concrete floor with a stained team branding in the center.

C. Storage

- Storage will be provided for support to the Teaching Room and Lounge.
- The space will have a sealed concrete floor and painted walls.

2. Coaches Facilities:

A. Head Coach Office

- There will be one office for the Head Coach accessible from the Locker Room.
- The space will have built-in millwork, power and data and task lighting.
- The space will have carpet flooring and painted walls.

B. Head Coach Locker Room

- Connected to the head coach office will be a single rest room with one toilet, lavatory, shower and locker.
- The space will have new plumbing fixtures, tile finishes and countertop.

C. Assistant Coaches Locker Room

- There will be two locker rooms for the Assistant Coaches accessible from the Locker Room.
- Each changing room will have 3 double height metal lockers and a changing bench.
- Connected to the changing room will have a single restroom with one toilet and lavatory.
- The changing rooms will have carpet flooring and painted walls. The restroom will have new plumbing fixtures and tile finishes

3. MEP / Technology / Audio Visual:

A. Weight Room and Offices

- Existing MEP will be reused when possible pending accessibility.
- Access to existing sew lines to be evaluated.
- A specific program will be developed when more information is available at a later date.