



Oregon State University

OSU-Cascades Campus Student Success Center Design Build

PROJECT NUMBER: 2371-22

RFP #2022-007201

ADDENDUM NO. 1

ISSUE DATE: November 22, 2021

CONTRACT ADMINISTRATOR:

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Construction Contracts Administration

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This Addendum is hereby issued to inform you of the following revisions and or clarifications to the above-referenced RFP and/or the Contract Documents for the Project, to the extent they have been modified herein. Any conflict or inconsistency between this Addendum and the Solicitation Document or any previous addenda will be resolved in favor of this Addendum. Responses shall conform to this Addendum. Unless specifically changed by this Addendum, all other requirements, terms and conditions of the Solicitation Document and or Contract Documents, and any previous addenda, remain unchanged and can be modified only in writing by OSU. The following changes are hereby made:

MODIFICATIONS:

- Item 1 Section 1.5.2 Preliminary Project Timeline – REVISE “Final Completion” date to July 1, 2024.

- Item 2 Section 7.7 Evaluation Process – ADD paragraph after 7.7.2 to read:
“7.7.3 Step 2C – Compensation Proposals. Finalists are to provide Contract Administrator Compensation Proposals as stipulated in paragraph 7.10.3 no later than 24-hours prior to finalists’ interactive presentation.”

- Item 3 Section 7.7 Evaluations Process paragraph after 7.7.3 – Add the following after the second sentence:
“The scores for the Compensation Proposal will then be added to the totals.”

- Item 4 Section 7.8.7 Compensation Proposal – REMOVE paragraph in its entirety.

Item 5

Section 7.9 Point Summary Table – REPLACE table in its entirety with the table below:

Criteria	Point Value
Cover Letter	5 Points
Experience with Similar Projects and Delivery Method	15 Points
Design Build Plan and Key Personnel	20 Points
Project Execution Plan	15 Points
Design for Diversity	10 Points
Workforce Diversity Plan	15 Points

Item 6

Section 7.10 Interactive Presentations and Reference Checks – REPLACE section title in its entirety to read “Interactive Presentations, Reference Checks and Compensation Proposals (75 Points)”

Item 7

Section 7.10 Interactive Presentations, Reference Checks and Compensation Proposals – ADD the following paragraph at the end:

“7.10.3 Compensation Proposals (15 Points). The finalists shall provide the Contract Administrator, via email, the following compensation proposals no later than 24-hours prior to the finalists’ interactive presentation.

7.10.3.1 Design Builder Fee (5 Points). Provide your team’s **Design Builder Fee as a percentage of the Estimated Cost of Work.** This fee shall cover, at a minimum, the Construction Management elements and Costs Excluded from Cost of the Work, as specified in the DB Agreement and specifically identified in the Direct Costs/ General Conditions Work Costs Matrix (“**Matrix**”). Items identified in the Matrix as applicable to the Fee shall not be reimbursed as General Conditions Work (“**GC Work**”). The Matrix is included in the RFP as guidance in developing the DB Fee and understanding which items will be considered a direct cost of the work or GC Work costs and which items are not reimbursable, but which will be recovered through the D-B Fee. After contract award and prior to construction work being performed under the first Early Work Amendment or Pricing Amendment, as applicable, the maximum not-to-exceed amount for General Conditions Work items for the Project will be established and set forth in the applicable amendment.

7.10.3.2 Hourly Rates (5 Points). Provide a completed Exhibit E (Key Personnel and Hourly Rates) for specified Key Personnel, roles, and associated hourly rates required for completion of the Project as described in Section 1.0. OSU will use an internally developed general conditions labor model along with the Proposers’ hourly rate data submitted as a part of this RFP, to determine a sum of the hourly rate charges to evaluate between Proposers. This labor model will only be used as a method of evaluation, it will not be incorporated into the Agreement.

7.10.3.3 Preliminary Services Sum (5 Points). Provide a lump sum Preliminary Services proposal for program confirmation. Services included in the Preliminary Services proposal will be further developed and described to finalists.

NOTE: Formula for scoring the Compensation Proposals will be as follows: Lowest Fee/Sum for each of the price related items will receive full points with higher cost price related items receiving proportionally lower points according to this formula: **(Low Sum or Fee%/ Sum or Fee%) x Points Available.**”

Item 8 Section 9.0 Exhibits – Exhibit 2 – REMOVE note in parentheses. Exhibit 2 (Sample Agreement) is hereby attached.

QUESTIONS:

Item 9 **Q:** How many firms will advance to Step 2 of the evaluations?

A: OSU intends to move the top three scoring firms to Step 2 of the evaluation process.

Item 10 **Q:** Does OSU want Proposers to identify sub-consultants or sub-contractors in their DB Team?

A: No, OSU is only asking firms to provide the design professional and contractor in the DB Team.

END OF ADDENDUM NO. 1