



Oregon State University

OAK CREEK GREENHOUSE IMPROVEMENTS GMGC

PROJECT NUMBER: 2343-21

RFP #2022-007732

ADDENDUM NO. 1

ISSUE DATE: February 1, 2022

CONTRACT ADMINISTRATOR:

Brooke Davison, Construction Contract Officer

Construction Contracts Administration

Email: ConstructionContracts@oregonstate.edu

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. Proposals 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:

CLARIFICATIONS/ QUESTIONS:

- Item 1 **Q:** Exhibit 2 – CMGC Contract – Section 7.5.14 indicates the Cost of Work includes insurance premiums, however Exhibit O to the CMGC Contract indicates general liability and auto liability costs are to be included in the CMGC Fee (aka Construction Manager Fee). Which is correct?
A: Costs for General Liability, Excess Umbrella Liability, Auto Liability, Professional Liability (if required), and Workers Compensation premiums shall be included in your Construction Manager (CMGC) Fee. All Risk or Builders Risk insurance and Subcontractor Default Insurance (if approved in advance by the Owner) premiums may be included in the direct Cost of Work.
- Item 2 **Q:** Exhibit 1 – 50% Construction Documents – It appears all the Civil, Structural, Plumbing, Electrical and Sheet A-501 are missing, according to the index. Will they be provided as part of this RFP?
A: No. OSU only intended to provide a quick summary of the project as part of the RFP. Full plans and specifications will finalized with the chosen CMGC.
- Item 3 **Q:** Will the two raised beds to be demolished have all the stored materials removed prior to demo by OSU or will they need to be addressed by the Contractor?

A: College of Forestry will remove any materials, crates and supplies that they want to salvage. Rest of materials would be thrown away or removed from site. OSU will assess the remaining amount of item with the selected CMGC in their GMP.

Item 4 **Q:** With the only site access being through the existing parking lot, will the existing asphalt/concrete be the responsibility of the Contractor to replace/fix the asphalt/concrete from the use of heavy equipment and traffic? Or, is it a possibility that replacing this will get added into the project?

A: Since the existing asphalt and concrete are not in good condition, OSU will confirm with the CMGC the existing conditions, including a site visit and pictures, prior to beginning work on site. make sure that before work starts, the CMGC & owner's rep walks site and takes pictures of so that there is a clear picture of the existing conditions. It is not the intent to fix the parking lot on this project, but if typical heavy truck and equipment damages the existing asphalt/concrete we will assess if this project needs to fix and execute a change order at that time.

Item 5 **Q:** Will the building permit be tied to the PIPC permit and, if so, could the use of the greenhouse be delayed by the City if PIPC permits haven't had final inspections passed too?

A: OSU will be turning in the PIPC and building documents at the same time. With the minimum amount ROW sidewalk, street trees and OSU lighting, we don't anticipate a delay to the PIPC/building permit with the first permit submission. An ASI for the ROW street improvements will be submitted after we receive our initial permits. The ROW improvements, will not need to be finished by the June date.

Item 6 **Q:** In an effort to hit the June 15th date for the greenhouse, is it possible to get a separate excavation/foundation permit issued ahead of the building permit so earthwork can begin as soon as possible or will the City issuing the permit on time not be an issue?

A: In our Pre-Development discussions with the City, phasing this project would not benefit the schedule.

Item 7 **Q:** Please confirm whether BIM modeling will be utilized for this project.

A: BIM will NOT be utilized for this project. This project and structure is far too simple for that.

Item 8 **Q:** Does the maintenance building need to fall outside of the construction fence?

A: Yes, OSU needs access to the Chemical Storage building between both greenhouses during construction.

Item 9 **Q:** What companies provided installation quotes for the greenhouse?

A: Stonegate Construction LLC (dba Greenhouse Builders NW) located in Woodburn, Oregon.

Item 10 **Q:** What is the current lead time on the greenhouse?

A: Current lead time for the Greenhouse is 12-14 weeks. Proposers may assume that OSU will have reviewed and approved shop drawing and calculation by contract execution.

Item 11 **Q:** What type of foundation do the raised bed structures slated for demo have?

A: The existing raised beds are a typical pole barn style foundation with 6x6 PT posts. Assume they are embed with either gravel or concrete likely 4' foot down. We don't have any existing drawing in our archives.

Item 12 **Q:** Please confirm page size requirements. Would a 11 x 17 be counted as two pages?

A: Refer to Section 7.4.4 of the RFP. Page size requirement is 8-1/2 x 11. However, the Proposed Project Schedule (required by Section 7.8.3) may require a larger format (and be counted as 1 page), which would be allowed by Section 7.4.4 as a fold out.

Item 13

Q: To ensure all schedule activities are noted, can we attach a more detailed schedule to the proposed schedule as an appendix, that would not be counted in the page limit?

A: No. OSU is aware the RFP may not provide enough information for teams to provide a overly detailed construction schedule; we are asking to provide a schedule using your best judgement with the information we have provided.

Item 14

Q: During the site walk, Rite Way Electric confirmed lead time of OSU Standard sidewalk lights as 10-12 weeks. Please confirm.

A: Confirmed

END OF ADDENDUM NO. 1