



Oregon State University

HEAT PLANT REPURPOSE DESIGN SERVICES

PROJECT NUMBER: 2387-22

RFP #2022-008814

ADDENDUM NO. THREE (3)

ISSUE DATE: June 10, 2022

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. 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:

QUESTION/ANSWER:

Item 1 Q: Will OSU be providing site vibration testing for the project or do we need to include testing in our fees?

A: OSU is currently not providing site vibration testing; however, if it is determined this is required per the program, OSU will provide site vibration testing if required. The Design Professional does not need to include this testing in their fees.

Item 2 Q: Can we submit an 11x17 fold out for the schedule? If so, does the 11x17 count as 1 or 2 pages?

A: Yes, 1 Page

Item 3 Q: Will OSU be providing site survey and Geotech reports?

A: OSU will provide a site survey and Geotech Report, but do not have these at this time. These will be provided to the selected Design Professional.

- Item 4 Q: After touring the heat plant, and hearing that the demolition scope will include all equipment attached to the building, we note that a lot of the equipment has insulation that could include asbestos or other hot materials. Will OSU be providing Hazardous Materials Testing and Abatement Services? If so, the project schedule will tie to this scope of work completion. When do you anticipate that the abatement will be complete?
A: Yes, OSU is doing a Hazardous Material Survey which will confirm which materials, locations, and items that will be abated by OSU. This survey is scheduled to occur in July. The schedule for OSU abatement would be before the construction start.
- Item 5 Q: What utility system upgrades and plans do you have for the Benton Place Corridor scope of work?
A: The utility system upgrades and plans for the Benton Place Corridor will be determined as part of the programming phase.
- Item 6 Q: Will preparation of the Historic Preservation Permit (HPP) application and consultation with the State Historic Preservation Office (SHPO) be led by the design team or by OSU's land use planning staff?
A: The HPP process and coordination with the City of Corvallis is led by the OSU University Land Use Planning staff with exhibits and form responses as provided by the Design Professional.
- Item 7 Q: Will OSU be providing Material Testing of the existing structure to assist with seismic evaluations, or should we include this in our scope of work?
A: OSU does not plan on doing material testing of the existing structure.
- Item 8 Q: Has there been any structural analysis performed on the existing building? If so, can you please provide?
A: No
- Item 9 Q: The RFP requires a proposed design and construction schedule. Please advise of any required milestones or timing drivers we need to be aware of when creating the proposed schedule.
A: The start date for programming phase is per the RFP. The schedule will want to be efficient in regards to the overall design and construction process to avoid major construction cost escalation; however, we want the Design Professional to develop and confirm the schedule as is appropriate for the project.
- Item 10 Q: The AEC's loading dock and trash/recycling is located off the fire lane that will exist between AEC and the Heat Plant. Is this drive intended to have more of a back-of-house character or more pedestrian friendly?
A: The space between the AEC building and the Heat Plant building (including both sides of the Fire Lane) is pedestrian friendly. The service drive/Fire Lane is for limited vehicular use. Reference the exhibits which shows the AEC site design.
- Item 11 Q: The Benton Place scope seems to be taking over a large area of parking toward the SW. Is there any preliminary information regarding how this project will engage Goss Stadium? Preliminary alignment for the cycle-track? Requirements for paved outdoor gathering space(s)?

A: Coordination with adjacent buildings is part of the programming and early design process. The concept for the cycle-track is as described in the Transportation Plan and location is to be developed as part of the design process. Defining the criteria for the outdoor gathering space surfaces will be part of the design process, while meeting material requirements described in the OSU Design & Construction Standards.

Item 12 Q: Does OSU have a target percentage for COBID utilization?

A: No

Item 13 Q: Can the fee proposal and hourly rate/hours spreadsheet be placed in the Appendix and NOT be part of the page count.

A: The Fee Proposal will not count towards the Page Limit. Please include it in the proper section and not in the Appendix.

Item 14 Q: The RFP states the budget to be \$48M overall and \$35.8M construction budget for the building renovation plus Benton Place corridor. At the site visit, it was mentioned the split was \$40M for the building renovation and \$8M for the Benton Place corridor. Can you please confirm this, and offer the construction budgets planned for each of these scopes of work?

A: This is one project. The overall project budget is \$48M for the Heat Plant Repurposing project, which includes the Benton Place corridor. The split has been previously shared publically as \$40M for the Heat Plant and \$8M for the Benton Place Corridor. The construction budget estimate (which is approximate) is \$35.8M for the overall project (excluding McAlexander Fieldhouse exterior work.). The construction cost split (though this is one project) is approx. \$29.8M for Heat Plant building and \$6M for the Benton Place corridor.

Item 15 Q: For the purposes of fee/scope determination, please advise on what sustainability rating system, as defined by the OSU Design and Construction Standards section 01 10 00 Design Requirements, the University is considering.

A: Reference the OSU Requirements for Sustainability as referenced in the OSU Design and Construction Standards and located on-line which defines the minimum requirements. As stated in the RSD OSU is always looking to do more where possible.

Item 16 Q: Can you clarify the expected scope of the fieldhouse project to build the proposed fee?

A: Use the RFP description, plus include the statement made on the job site visit, that the roof replacement for the McAlexander Fieldhouse will include a seismic shear plane.

Item 17 Q: If the scope is not fully defined, would OSU consider removing this fieldhouse fee from the submission requirements at this time?

A: The Schematic Design Fee for the McAlexander Fieldhouse is changed to an hourly to a maximum fee (vs a lump sum), is a separate line item and is NOT part of the calculation of fees in regard to RFP fee points. See attached revised Fee Calculation sheet.

Item 18 Q: RFP Section 7.4.4 allows for fold-out pages for large-format documents; would the requested schedule qualify for a fold-out page?

A: Yes

Item 19 Q: During the walk-through OSU representatives mentioned the boundary for the Benton Place scope of work has not been finalized. Can you establish a boundary for site improvements along Benton Place for teams to propose a fee for these services?

A: The site boundary for the project is as shown on the RFP documents.

Item 20 Q: What is the timeline/target dates for procuring a CM/GC contractor for this effort?

A: The goal is to have a CM/GC contractor on board by the end of the Schematic Design phase.

Item 21 Q: Will the abatement scope be the responsibility of OSU or the respective awarded Design and Build teams? Has there been any testing or hazardous material surveys completed to date on the building and/or site. If so, can you please provide?

A: Hazardous Materials Survey and abatement is by OSU. The schedule is to get the Hazardous Materials Survey done in July.

END OF ADDENDUM NO. THREE (3)



Heat Plant Repurpose

DP RFP - Fee Form

Rev. 1

Architect Firm Name: Date:

Instructions

1. Fill in Arch Firm Name and date above.
2. Show Architect Firm Name where it says "Architect".
2. Show Consultant Firm Name where it says "Consultant A, B, etc."
3. Add lines for each consultant per phase as appropriate.
4. Show total for Reimbursable Expenses Max. per phase.

Fee

Programming	Lump Sum Fee	Reimbursable Expenses Max.
Architect	\$ -	
Consultant A	\$ -	
Consultant B	\$ -	
Consultant C	\$ -	
Consultant D	\$ -	
Consultant E	\$ -	
Consultant F	\$ -	
Subtotal	\$ -	\$ -
Schematic Design	Lump Sum Fee	Reimbursable Expenses Max.
Architect	\$ -	
Consultant A	\$ -	
Consultant B	\$ -	
Consultant C	\$ -	
Consultant D	\$ -	
Consultant E	\$ -	
Consultant F	\$ -	
Subtotal	\$ -	\$ -
Furniture, Fixtures, Equip. (FFE) Schematic Design	Lump Sum Fee	Reimbursable Expenses Max.
Architect	\$ -	
Consultant A	\$ -	

Subtotal	\$	-	\$	-
Total	\$	-	\$	-
Overall Total Used for Fee Point Scoring*			\$	-

McAlexander Fieldhouse Exterior Refresh (potential add to the project)		
Schematic Design	Hourly to Max.	Reimbursable Expenses Max.
Architect	\$ -	
Consultant A	\$ -	
Consultant B	\$ -	
Consultant C	\$ -	
Consultant D	\$ -	
Total**	\$ -	\$ -

*Total excludes McAlexander Fieldhouse Exterior Refresh which is shown separately.

** The fee for McAlexander Fieldhouse Exterior Refresh will not be included within the fee used for scoring

Fee Points.