



Oregon State University

REQUEST FOR PROPOSALS (RFP) #2024-014253

HEAT PLANT RENOVATION

ISSUE DATE: MARCH 15, 2024

MANDATORY PRE-PROPOSAL CONFERENCE & SITE
VISIT:
MARCH 21, 2024 at 11:00AM Pacific Time (PT) at the
west entrance to the Heat Plant.

RFP DUE DATE/TIME:
APRIL 10, 2024 at 2:00 PM Pacific Time (PT) via
electronic submission to bids@oregonstate.edu

QUESTION DEADLINE: MARCH 27, 2024 at 5:00 PM Pacific Time (PT)

PROJECT NUMBER: 2387-22

CONTRACT ADMINISTRATOR:

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It is the Proposer's responsibility to continue to monitor the [OSU Business and Bid Opportunities](#) website for Addenda. Failure to acknowledge any Addenda in the Transmittal Letter may cause your Proposal to be considered non-responsive.

OSU standards and policies govern this solicitation ([Procurement Thresholds and Methods, Procurement Solicitations and Contracts](#)) unless otherwise referenced or stated.

1.0 INTRODUCTION

1.1 Oregon State University (“OSU” and/or “Owner”) is conducting a competitive **TWO-STEP** Request for Proposals (RFP) process to retain one (1) firm to provide Construction Management/General Contractor (“**CM/GC**”) services in support of the Heat Plant Renovation on the Oregon State University Corvallis Campus (*the “Project”*). The Project will include work at the Heat Plant Building, Benton Place, Community Slope and McAlexander Fieldhouse.

OSU WILL ONLY BE ACCEPTING SEALED RESPONSES ELECTRONICALLY - Responses are to be submitted to bids@oregonstate.edu by the Due Date/Time.

MANDATORY PRE-PROPOSAL CONFERENCE and SITE VISIT - A Mandatory Pre-Proposal Conference and site visit will be held at 11:00 AM PT on MARCH 21, 2024 at the west entrance to the Heat Plant. Parking and building location information can be found at www.oregonstate.edu.

All questions shall be submitted via e-mail to constructioncontracts@oregonstate.edu by the Question Deadline in order to be addressed. The email subject line should contain the Solicitation Number/Name and Firm Name.

1.2 Background. Oregon State University in Corvallis, Oregon is located within the traditional homelands of the Mary's River or Ampinefu Band of Kalapuya. Following the Willamette Valley Treaty of 1855 (Kalapuya etc. Treaty), Kalapuya people were forcibly removed to reservations in Western Oregon. Today, living descendants of these people are a part of the Confederated Tribes of Grand Ronde Community of Oregon (<https://www.grandronde.org>) and the Confederated Tribes of the Siletz Indians (<https://ctsi.nsn.us>).

Founded in 1868 as Oregon’s land grant institution, OSU serves the state, the nation and the world as a premier 21st-century research university. OSU is committed to exceptional research, discovery, innovation and engagement — and to integrating its research and engagement mission with the delivery of a high-quality, globally relevant and affordable education for the people of Oregon and beyond. OSU is one of only two land, sea, space and sun grant universities in the U.S. and is the only university in Oregon to have earned both Carnegie Classifications for Very High Research Activity and Community Engagement.

The university’s 570-acre main campus is located in the city of Corvallis, a vibrant college town of nearly 58,000 in the heart of Western Oregon’s Willamette Valley. Corvallis consistently ranks among the safest, most highly educated and greenest small cities in the nation.

1.3 Location. The former Physical Plant Heating Plant (“Heat Plant”), located at 501 SW Benton Place on the Corvallis campus completed construction in 1923 and served as the campus central heating plant for nearly 84 years. During its use as a heating plant, the building underwent various renovations, including a 1948 addition (west brick façade and east concrete block façade), a 1949 chemical storage shed addition attached at the NE corner and south face of McAlexander Fieldhouse), and a 1959 addition (west brick façade and south/east corrugated metal façade). The original 175-foot smokestack was demolished in 1994. The adjacent underground tank was demolished in 2021. The Heat Plant ceased heating operations when the Energy Center was constructed in 2010.

McAlexander Fieldhouse, located adjacent to the Heat Plant at 1800 SE Jefferson Way, was built in 1910 and designed by John Bennes. At the time of construction, it was the largest armory in the country. It currently houses the Army and Air Force ROTC programs, plus multi-use courts for basketball, volleyball and badminton, a turf field, rock climbing wall and a classroom managed by Recreational Sports.

Both the Heat Plant and McAlexander Fieldhouse are contributing resources to the OSU National Historic District and located in the central area of campus.

1.4 Summary of Work. The awarded CM/GC will be part of a construction team composed of OSU, the Design Professional team (Architect and consultants), and other Project consultants through the completion of the Project. The CM/GC must be skilled in construction, developing schedules, preparing construction estimates, performing value engineering, analyzing the constructability of alternative designs, studying labor conditions, understanding construction methods and techniques, selecting subcontractors, coordinating construction processes, managing construction activities within an occupied campus, and be capable of aiding OSU in procuring long lead equipment and materials. The CM/GC will be expected to communicate the construction related aspects of the Project to all team members throughout the design and construction phases. In addition, the CM/GC must be familiar with the local labor and subcontracting market and be capable of working and contracting directly with sub-contractors to generate viable pricing.

OSU will require the successful Proposer to comply with OSU policies, State of Oregon Bureau of Labor and Industries (“BOLI”) requirements, and State of Oregon funding requirements, rules and procedures requiring good faith efforts in subcontracting with emerging small business, and minority and women owned businesses in the Project, including documentation and apprenticeship programs. The CM/GC will provide construction and construction management services during this project’s construction, and will provide preconstruction services (including appropriate trade partners, constructability review, cost estimating, value engineering, construction consulting, and construction schedule updates, etc.). OSU plans to have the CM/GC firm participate in the Schematic Design effort, advising on types of systems, construction methods, cost, feasibility, schedule and sequencing as the updated programming is reviewed.

The Design Professional team is led by the architectural firm Integrus Architecture. The Integrus Architecture team will be designing the project to meet the OSU Design & Construction Standards.

The Project generally consists of the following:

- 1.4.1** Heat Plant Renovation including abatement;
- 1.4.2** Benton Place Renewal: Benton Place between Washington Way and Jefferson Way, extending to outside faces of adjacent buildings facing towards Benton Place;
- 1.4.3** Community Slope Phase 3: North end of Benton Place to the north side of Jefferson Way, including the parking lot west of Kerr Administration Building and work on Jefferson Way between Benton Place and SW 14/15 St; and
- 1.4.4** McAlexander Fieldhouse Exterior Refresh.
- 1.4.5** Potential Classroom conversion in Cascade Hall.

1.5 Scope of Services. The Project includes renovation (including additions) of the Heat Plant; renovation/renewal of the Benton Place corridor located between Washington Way and Jefferson Way (north/south) and between the Heat Plant/McAlexander Fieldhouse and Goss Stadium/Snell

Hall (east/west); accessibility, parking lot and transportation update known as Community Slope Phase 3 between Benton Place and SW 14/15 Street along Jefferson Way, including renovation of the West Kerr parking lot; an exterior refresh of McAlexander Fieldhouse, and a potential classroom conversion in Cascade Hall.

1.5.1 Heat Plant Building Renovation. This portion of the Project includes repurposing of the Heat Plant building into a science/physics classroom/lab building. The existing building has approximately 15,000 SF plus 8,150 SF on a lower level. The volume of the building is such that a 2nd floor will be added inside the existing building envelope, a potential third floor added, a portion of the basement dug out for better utilization, and a small addition added to the south. The program for this building is likely to include Physics department teaching/research dry/computational and laser labs, teaching spaces, student engagement, and associated offices/administration. Due to the initial program and concept plan coming in over budget, the schematic design phase is currently confirming program and scope that will fit within budget.

1.5.2 Key considerations of the Heat Plant portion of the Project include the following:

1.5.2.1 Promote inclusive excellence and provide innovative and transformative learning and research experiences enabling all students and employees to advance inclusive excellence;

1.5.2.2 Maximize square footage potential within the existing Heat Plant plus potential small addition to the south. Pending cost evaluation, the future building square footage will be approximately 56,000 gross square feet;

1.5.2.3 Sustainability with advancement of OSU's carbon reduction goals;

1.5.2.4 Seismic upgrade;

1.5.2.4 Heat Plant is historically significant building within the OSU Historic District;

1.5.2.5 Propel OSU's science research and teaching enterprise into the next generation of innovation, collaboration and interdisciplinary impact; and

1.5.2.6 Spotlight a thoughtful crossover between distinctive research and education domains to fuel new ideas.

1.5.3 Benton Place Renewal. The Benton Place Renewal portion of the project is one of the major projects identified in the OSU Transportation Plan. The vision of the corridor includes dedicated pedestrian and bicycle facilities to improve this north/south connection for students and better serve both the variety of users along the corridor and campus as a whole. The corridor will include a cycle-track from the north side of Washington Way to provide a direct route for bicyclists. The surface parking west of the existing Benton Place is to be removed to accommodate the cycle-track, as well as enhance pedestrian facilities around Goss Stadium to support OSU athletics and events.

1.5.4 Key considerations of the Benton Place Renewal portion of the Project includes the following:

1.5.4.1 Design to be consistent with OSU's Corvallis Campus Vision, Campus Master Plan, Historic Preservation Plan and Transportation Plan;

1.5.4.2 Pedestrian connectivity, plaza, gathering spaces;

1.5.4.3 Two-way cycle-track for bicyclists and connectivity to Washington Way and Jefferson Way;

- 1.5.4.4** Secure covered bike parking garage (new structure);
- 1.5.4.5** Public Safety;
- 1.5.4.6** Coordination and connection with the Washington Way project (under construction from Fall 2022 through Fall 2024);
- 1.5.4.7** Coordination and connection with the Community Slope Phase 3 portion of the work;
- 1.5.4.8** Coordination and connection with the Arts and Education Complex (AEC) project to the east. The AEC project includes a new building named the Patricia Valian Reser Center for the Creative Arts (PRAx), the Rehearsal Classroom Building renovation of a building that is attached to the SE corner of McAlexander Fieldhouse, a new fire lane between the Heat Plant and PRAx, and a University Garden along Western Ave. This AEC project will be substantially complete in March 2024; and
- 1.5.4.9** This portion of the Project must be coordinated with Campus Infrastructure, Transportation, Athletics, ROTC/McAlexander, Campus Infrastructure, AEC, and the adjacent Heat Plant facility. Though this portion of the Project is part of the Heat Plant Repurpose project, it is also part of a larger campus wide vision and plan.

1.5.5 Community Slope Phase 3. The Community Hall Slope area is defined as the area between (and including) Campus Way to the north, 14th street and the lower campus to east, Jefferson Avenue and the Kerr parking lot to the south and the Valley Library and Library Quad to the west. This area has been identified (as the East Hill Area) in OSU's Comprehensive Accessibility Plan for the Built Environment as major barrier to accessible and ADA compliant travel and access. Phase 1 has been completed. The Project includes Phase 3, which includes work on SW Jefferson Way between Benton Place and SW 14/15th Street (street, sidewalk, and Beaver Bus turnaround) and renovation of the parking lot west of the Kerr Administration Building (north of McAlexander Fieldhouse).

1.5.6 McAlexander Fieldhouse Exterior Refresh. McAlexander Fieldhouse work includes improvements to the roof and exterior shell. McAlexander Fieldhouse is a historic contributing building in the OSU Historic District.

1.5.7 Key considerations for the McAlexander Fieldhouse Exterior Refresh portion of the Project include:

- 1.5.7.1** Removal existing roof membrane and replace with new EPDM roofing;
- 1.5.7.2** Replace sheet metal copings and caps and waterproof the backside of parapets;
- 1.5.7.3** Repair leaks at existing gutters and downspouts, replace as need to match existing historic. Repair waterproofing issues at the perimeter foundation;
- 1.5.7.4** Sounding and repair of stucco cracking by routing out stucco to blend with existing;
- 1.5.7.5** Waterproofing at horizontal surfaces. Seal and paint cracks;
- 1.5.7.6** Paint exterior with vapor permeable coatings to match historic paint color scheme;
- 1.5.7.7** Repair original windows, replace some windows; and
- 1.5.7.8** Replace specific doors with solid wood doors without veneers and continuous hinges to better withstand heavy use.
- 1.5.7.9** Potential additional scope to include providing additional structural support (such as pin piles between major structural elements to prevent further settling of

the building); epoxy injects at cracked cast-in-place concrete columns and foundations; and sheet metal caps at piasters.

1.5.7 Cascade Hall Classroom Conversion. This scope has not yet been fully explored as of the publishing of this RFP. If this portion of the Project is realized, the selected CM/GC will convert classrooms in Cascade Hall into classroom laboratories. No additional information is available at this time.

1.6 Budget. The estimated contract value is not to exceed \$84,150,000.00. The costs are to be tracked separately per each portion of the Project and each portion must not exceed the following amounts:

1.6.1 Heat Plant Building Portion: \$67,500,000 (does not include abatement which is listed separately below);

1.6.2 Benton Place Renewal Portion: \$6,525,000;

1.6.3 Community Slope Phase 3 Portion: \$1,725,000.00; and

1.6.4 McAlexander Fieldhouse Exterior Refresh Portion: \$5,400,000.00.

1.6.5 Abatement of the Heat Plant: \$3,000,000.00.

2.0 SCHEDULE

Issue Date	March 15, 2024
Mandatory Pre-Proposal Conference & Site Visit to the Heat Plant	March 21, 2024 at 11:00 AM, West entrance
Question Deadline	March 27, 2024 at 5:00 PM
Final Addendum Issuance (if necessary)	By April 1, 2024
Proposal Due Date/Time	April 10, 2024 at 2:00 PM

The following dates are tentative and subject to change without notice:

Estimated notification of finalists	April 19, 2024
Presentations/Interviews	May 2, 2024
Notice of Intent to Award	By May 6, 2024
Estimated Contract execution	By May 28, 2024

OSU will make every effort to adhere to the above schedule. It is however, subject to change.

3.0 QUESTIONS, SOLICITATION REVISION REQUESTS, CHANGE OR MODIFICATION, APPEALS

3.1 Questions.

3.1.1 All questions and contacts with OSU regarding any information in this RFP must be addressed in writing via email to constructioncontracts@oregonstate.edu no later than the **Question Deadline** as stated in Section 2.0. If an Offeror is unclear about *any* information contained in this document or its exhibits (Project, scope, etc.), they are urged to submit those questions for formal clarification.

3.2 Solicitation Process Revision Requests.

3.2.1 Offerors may submit a written request for change of particular solicitation process provisions to the **Construction Contracts Manager** at the address or email listed in this document. Such requests for change shall be received no later than the **Question Deadline** listed above.

3.2.2 Such requests for change shall include the reasons for the request and any proposed changes to the solicitation process provisions.

3.3 Change or Modification.

3.3.1 Any change or modification provided by the Owner for this RFP or the documents included as exhibits to this RFP shall be made by a duly issued Addendum made available to all firms on the [OSU Business and Bid Opportunities](#) website. It is the responsibility of each Offeror to visit the website and download any addenda. No information received in any manner different than as described herein shall serve to change the RFP in any way, regardless of the source of the information.

3.3.2 OSU will not be responsible for any other explanation or interpretation of this RFP or the documents included as exhibits to this RFP.

3.4. Appeals.

3.4.1 Appeals related to the OSU solicitation process and award decisions and actions shall be pursuant to OSU Standards ([Procurement Thresholds and Methods, Procurement Solicitations and Contracts](#)). All written appeals must be delivered to the **Construction Contracts Manager**, at the address given in this RFP.

4.0 PUBLIC RECORD

4.1 OSU will retain an electronic copy of this RFP and one electronic copy of each response received, together with electronic copies of all documents pertaining to the award of a contract. These documents will be made a part of a file or record, which shall be open to public inspection after OSU has announced its intent to award a contract. If a response contains any information that is considered 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 shall not be disclosed except in accordance with the Oregon Public Records Law, ORS Chapter 192.”**

4.2 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.”

4.2.1 Therefore, non-disclosure of documents or any portion of a document submitted as part of a Proposal may depend upon official or judicial determination made pursuant to the Public Records Law.

4.3 In order to facilitate public inspection of the non-confidential portion of the response, material designated as confidential shall accompany the response, but shall be readily separable from it. Prices, makes, model or catalog numbers of items offered, scheduled delivery dates, and

terms of payment shall be publicly available regardless of any designation to the contrary. Any Proposal marked as a trade secret in its entirety may be considered non-responsive and be rejected.

5.0 FORM OF AGREEMENT

A Sample CMGC Contract will be included in a future addendum as an exhibit and contains contract terms and conditions applicable to the work. The sample contract may contain certain notes or alternative provisions. Those alternative provisions will be included at the sole discretion of OSU.

6.0 RESERVED OR BUREAU OF LABOR AND INDUSTRIES (BOLI) PREVAILING WAGES

The Oregon BOLI Prevailing Wage Rates applicable to this Project are the rates in effect at the time the contract enters the construction phase through the execution of the first Pricing Amendment for Early Work, Lump Sum or Guaranteed Maximum Price (GMP). Those rates will then apply throughout the Project.

7.0 INSTRUCTIONS TO PROPOSERS

7.1 Summary of Work. The Work contemplated in this document shall be for OSU in connection with the Project described in Section 1.0 of this document.

7.2 Pre-Proposal Conference and Site Visit.

7.2.1 The Pre-Submittal Conference will be held in person. The Proposer must attend the mandatory Pre-Submittal Conference and Site Visit. Responses will not be accepted from those firms who have not had a representative attend the Mandatory Pre-Submittal Conference and Site Visit. Attendance will be documented by a sign in sheet at the beginning of the Conference. Prime Proposers will be required to provide their name, firm name, and email address on the sign in sheet. Attendance will be documented by OSU. Proposers who arrive more than five (5) minutes after start time of the meeting (as stated in the RFP and by OSU's clock) or after the discussion portion of the meeting, (whichever comes first) will not have their attendance documented and will have their response rejected **if submitted**.

7.2.2 No statement made by any officer, agent, or employee of OSU in relation to the physical conditions pertaining to the Work site will be binding on OSU, unless included in writing in the documents included as exhibits to this RFP or an Addendum.

7.2.3 Date and Time of a Pre-Submittal Conference is located on the cover sheet of this RFP.

7.3 Response Submission.

7.3.1 Submit **one (1) electronic version via email** to be received by the Due Date/Time listed in this document to bids@oregonstate.edu as stated in this RFP. **Electronic versions must be sized appropriately for transfer (under 10 mb).**

7.3.2 All responses must be received by OSU before the Due Date/Time. OSU's official clock

shall prevail in any time conflict. Any response received after the Due Date/Time will be rejected and will be retained and made part of OSU's archive records in accordance with OSU Standards.

7.3.3 All Proposers must be registered and licensed with the Oregon Construction Contractors Board and have on file with the Construction Contractors Board the required public works bond prior to submitting Proposals. Failure to be licensed and have the bond in place will be sufficient cause to reject Proposals as non-responsive.

7.4 Response Submission Requirements.

7.4.1 Your response¹ must be contained in a document not to exceed Twenty (20) single sided pages including pictures, charts, graphs, tables and text you deem appropriate to be part of OSU's review of your Proposal. Resumes of key individuals proposed to be involved in this Project are exempted from the page limit and must be appended to the end of your response. No supplemental information to the page limit will be allowed. Appended resumes of the proposed key individuals, along with a Transmittal letter, table of contents, front and back covers, references, exceptions and blank section dividers will not be counted in the page limit.

7.4.2 Your response must follow the format outlined below and include a Transmittal/Cover Letter signed by an officer of your firm(s) with the authority to commit the firm(s) and must also acknowledge receipt of all addenda. Include an email address for communication purposes.

7.4.3 Any/all exceptions to the Terms and Conditions included in the Sample Contract shall be clearly identified and appended to the Proposal in order to be considered by OSU during the negotiation period.

7.4.4 The electronic response should be sized appropriately for transfer (under 10 MB) and formatted with page size of 8 ½ x 11 inches with no fold-outs (except for any large format documents required by evaluation criteria). The basic text information of the response should be presented in standard business font size, and reasonable margins.

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

7.4.6 Note that throughout this procurement process, OSU will not accept responses that require OSU to pay the cost of production or delivery.

7.4.7 Telephone and facsimile transmitted responses will not be accepted. Proposals received after the Due Date/Time will not be considered.

7.4.8 Each response shall be emailed to bids@oregonstate.edu. Responses must be received

¹ The CMGC Fee Proposal required by Section 7.8.6 is exempted from this requirement. The CMGC Fee Proposal must be a separate document as indicated in Section 7.8.6.

by the date/time and in the format specified herein. The email line should contain the Solicitation Number/Name and Firm Name. Only those responses received at this email address by the Due Date/Time shall be considered responsive. Responses submitted directly to the **Contract Administrator** will NOT be considered responsive. It is highly recommended that the Proposer confirms receipt of the email with the **Contract Administrator**. The **Contract Administrator** or designee may open the email to confirm receipt but will NOT verify the integrity of the attachment(s), answer questions related to the content of the response, or address the overall responsiveness.

7.5 Acceptance or Rejection of Solicitation Responses by OSU.

7.5.1 The procedures for Contract awards shall be in compliance with the provisions of OSU standards and policies adopted by OSU.

7.5.2 OSU reserves the right to reject any or all responses and to waive minor informalities in compliance with the provisions of OSU standards and policies adopted by OSU.

7.6 Withdrawal of Solicitation Response.

7.6.1 At any time prior to the Due Date/Time, a Proposer may withdraw its response in accordance with OSU Standards. This will not preclude the submission of another response by such Proposer prior to the Due Date/Time.

7.6.2 After the Due Date/Time, Proposers are prohibited from withdrawing their response, except as provided by OSU Standards.

7.7 Evaluation Process. The written response to this RFP is the first in a two-step process in the selection of a firm for this Project. The responses to this RFP will be evaluated by a selection committee with the top scoring firms being invited to advance to further evaluation steps including Presentations/Interviews, submission of a Proposed Project Schedule and Reference Checks (if deemed necessary by the selection committee).

Presentations/Interviews will include a **Twenty (20) minute** presentation period, immediately followed by a separate **Thirty (25) minute** Q&A session.

After all of the Presentations/Interviews are completed, the members of the selection committee will discuss the strengths and weaknesses of the finalists. The members of the selection committee will then score the finalists based on all information received, presented and heard during the Presentations/Interviews. In addition, the selection committee will score the required Proposed Project Schedule. Reference Checks, if deemed necessary by the selection committee, may also be undertaken to aid in final scoring. Final scoring will consist of the sum of the scores from the Interviews/Presentations, Proposed Project Schedule and Reference Checks if applicable. Upon completion of final scoring, negotiations may commence with all Proposers submitting responsive proposals or all Proposers in the competitive threshold.

Final scoring of the Presentations/Interviews, Proposed Project Schedule and Reference Checks (if applicable) will be **separate and not cumulative** from the short-listing.

7.8 Evaluation Criteria. The following items constitute the evaluation criteria for the selection committee to score responses. For ease in reviewing, provide tabs keyed to each of the following criteria:

7.8.1 Key Personnel (20 Points). *Provide* the names of the Project Manager, Superintendent, and other essential personnel that your firm will commit to this Project. *Demonstrate* their specific experience on projects of similar type, size and scope. *Provide* specific job experience as it relates to their experience with the CM/GC process and working with OSU or similar large public agencies' contracting rules. *Identify:* 1) their length of employment with your firm and, 2) if less than three years, recent prior firm(s), 3) their responsibility on this Project, and 4) their primary office locations during the preconstruction and construction phases of the Project. OSU is particularly interested in any experience relative to construction related to renovation of historic structures, science education and research facilities (laser labs), open campus spaces, bike parking garages, low or no carbon emitting buildings and accessibility. *Indicate* the percentage of individual personnel time commitment for this Project during the preconstruction and construction phases. *Include* your firm's proposed key personnel organization chart for this Project specifically.

7.8.2 Firm Background and Experience (15 points). *Describe* your firm's history and philosophy. *Include* information identifying 1) the firm's annual volume, 2) financial/bonding capacity for this Project, and 3) speak to the firm's stability in the market place. *Explain* relevant experience particularly with working on science education and research buildings (laser labs), university buildings, campus open spaces, and exterior historic building refresh work. Information identifying the firm's strengths and weaknesses along with special capabilities that may be appropriate to this Project will assist in the evaluation.

Describe your firm's experience with innovative sustainable design and construction practices as related to science education and research (laser lab) building and major historic building renovations. *Demonstrate* experience with LEED, Living Buildings, Net Zero Buildings or other advanced sustainable construction protocols. *Provide* examples of how your firm plans to reduce environmental impacts during construction and while operating on campus.

7.8.3 PreConstruction Approach (20 points). *Describe* your team's involvement and processes during the preconstruction phases of the Project. Describe your plan and processes for engagement of trade partners for this specific Project, assistance in review and selection of cost effective systems for a historical building renovation, constructability review, process for providing construction cost estimates, construction schedule updates, etc.

7.8.4 Approach, Proposed Site Logistics and Site Safety Plan (20 points). *Describe* your team's processes for managing this Project, including understanding of an overall project with a number of separate components/projects with separate funding and assets. *Include* how you will manage the abatement, construction, and demolition schedule. *Include* a description of your team's quality control process during construction.

Describe your team's approach to the management and administration of on-site construction activities for this Project. *Address* 1) mobilization, 2) construction staging, 3) site access, 4) vehicular circulation, 5) pedestrian circulation, 5) noise, 6) material storage, 7)

onsite offices, 8) security, and 9) site restoration, etc. The CM/GC will be responsible for managing the site so that the construction activities and site staging does not create hazards or impede other activities on campus, including access to the buildings along Benton Place. *Describe* how you will keep construction workers, students, faculty, staff and visitors to campus safe while minimizing impact to the day-to-day operations of the campus.

In addition, *provide* the following safety record information. If your firm is a division of a larger corporation doing business both within the Pacific Northwest and outside the Pacific Northwest, your Proposal must reflect your Pacific Northwest experience and your corporate experience, separately.

- a) Experience Modification Rate (EMR) for each of the last five years.
- b) Lost Time and Recordable Incident Rates for each of the last five years.
- c) OSHA fines for each of the last five years (including any fines initially imposed, but later rescinded). *Include* a brief summary and amount of each fine.

7.8.5 Workforce Diversity Plan (15 Points).

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

(b) Provide a narrative description of your current workforce diversity program/plan, and the plan for obtaining subcontracting, consulting, and supplier 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/subconsultants needing or requesting such services.

The Proposer must perform the Work according to the means and methods described in the workforce plan described in its 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.

7.8.6 CM/GC FEE PROPOSAL (10 points).

7.8.6.1 *Provide* your firm's **CM/GC Fee as a percentage of the Estimated Cost of the Work** for this Project. This fee shall cover, at a minimum, the Construction Management elements and Costs Excluded from Cost of the Work, as specified in the CM/GC Contract and specifically identified in the Direct Costs/ General Conditions Work Costs Matrix included in the Sample CM/GC Agreement (Exhibit 1) ("**MATRIX**"). Items identified in the Matrix as applicable to the CM/GC fee shall not be reimbursed as General Conditions Work ("**GC Work**"). GC Work means (i) that portion of the Work required to support construction operations that is not included within overhead or general expense but is specifically identified as GC Work as identified in the Matrix, and (ii) any other specific categories of Work approved in writing by OSU

as forming a part of the GC Work. See the attached Sample CM/GC Contractor for details.

The Matrix is included in the RFP as a guidance in developing the CM/GC 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 CM/GC Fee. After contract award and prior to construction work being performed under the first Early Work Amendment or the GMP 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. **(Maximum of five (5) of the ten (10 Points available.)**

7.8.6.2 Provide a **separate Fee Proposal for Preconstruction Services** on a time and materials cost reimbursement basis up to a maximum not-to-exceed amount. **(Maximum of five (5) of the ten (10 Points available.)**

The CMGC Fee Proposal *must be submitted in a separate document* from the remainder of the RFP Response. Do not include the CMGC Fee Proposal in the same document as the responses to the evaluation criteria 7.8.1 through 7.8.5 above.

Note: Formula for scoring Fee Points will be as follows: Lowest Fee will receive full points with higher fees receiving proportionally lower points according to this formula: (Low Fee or Fee%/ Fee or Fee%) x Points Available). OSU may round the product of the above formula to the nearest tenth for convenience purposes using generally accepted rounding rules.

7.9 Point Summary Table.

Criteria	Point Value
Key Personnel	20 Points
Firm Background and Experience	15 Points
Preconstruction Approach	20 Points
Approach, Proposed Site Logistics & Site Safety Plan	20 Points
Workforce Diversity Plan	15 Points
CM/GC Fee/Preconstruction Services Fee	10 Points

7.10 Presentations/Interview, Proposed Project Schedule and Reference Checks (60 Points).

7.10.1 Presentations/Interviews (30 Points). Presentations/Interviews *will* be conducted to aid in determining the Apparent Successful Proposer. Information regarding the Presentations/Interviews will be provided to the short-listed firms following the initial review and scoring.

7.10.2 Proposed Project Schedule (20 Points). *Prepare* a proposed Project schedule that identifies milestones and duration for each proposed construction related activity (including abatement). *Include* detail for each portion of the Project (i.e. Heat Plant Abatement, Heat Plant Renovation, Benton Place Renewal, Community Slope Phase 3, and McAlexander

Fieldhouse Exterior Refresh). The earliest start date for construction related activity, including abatement, is June 2, 2025. The Proposed Project Schedule must be emailed to the **Contract Administrator** at least 3 Days prior to your firms' Presentation/Interview. Be prepared to discuss Proposed Project Schedule during the Presentation/Interview.

7.10.3 Reference Checks (10 Points). In addition to responding to the evaluation criteria above, **all Proposers (not just finalists) must** provide the names, addresses, phone numbers and e-mail addresses of three (3) references *with their proposal submission*. Do not include references from any firms or individuals included in your consulting team for this Proposal or any OSU personnel.

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

Final scoring of the Presentations/Interviews, Proposed Project Schedule and Reference Checks (if applicable) will be **separate and not cumulative** from the short-listing.

7.11 Equity Contracting. OSU will require the successful Proposer to comply with OSU Standards, policies, rules and procedures requiring good faith efforts in subcontracting with minority, women, emerging small business or service-disabled veteran owned business enterprises.

7.12 Negotiations.

7.12.1 Any/all exceptions to the Terms and Conditions included in the Sample Contract shall be clearly identified and appended to the Proposal in order to be considered by OSU during the negotiation period.

7.12.2 OSU reserves the right to deny contract term negotiations with the Apparent Successful Proposer if such contract terms were not received by OSU in the Solicitation response pursuant to Section **7.12.2** above.

7.12.3 OSU reserves the right to defer decision(s) on requests for contract terms and conditions revisions until after a notice of intent to award is published.

7.12.4 If OSU and the Apparent Successful Proposer are unable to reach agreement on contract terms and conditions, OSU may cease negotiations with the Apparent Successful Proposer and enter negotiations with the next highest scoring Proposer, etc.

8.0 MISCELLANEOUS

8.1 Financial Responsibility.

8.1.1 OSU reserves the right to investigate, at any time prior to execution of the contract, the Proposers financial responsibility to perform the anticipated services. Submission of a response will constitute approval for OSU to obtain any credit report information OSU deems necessary to conduct the evaluation. OSU will notify Proposers, in writing, of any other documentation required, which may include, but need not be limited to: 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. Failure to promptly provide this information may result in rejection of the response.

8.1.2 OSU may postpone the selection of finalists or execution of a contract in order to complete its investigation and evaluation. Failure of a firm to demonstrate financial responsibility may render it non-responsible and constitute grounds for rejection.

8.2 Project Termination.

8.2.1 OSU reserves the right to terminate the Project or contract during any phase in the Project.

8.2.2 Should the Contract be terminated prior to the first GMP Amendment, OSU reserves the right to obtain services from any other source available to it under the relevant contracting laws and OSU Standards and policies, including negotiating with the next highest scoring Proposer(s).

8.3 Insurance Provisions. During the term of the resulting contract, the awardee will be required to maintain in full force, at its own expense, from insurance companies authorized to transact the business of insurance in the state of Oregon, each insurance coverage/policy as set forth in the contract.

8.4 Nondiscrimination. By submission of a response, the Proposer certifies under penalty of perjury that the Proposer will not discriminate against minority, women, emerging small business or service-disabled veteran owned business enterprises in obtaining any required subcontracts.

8.5 AA/EEO Employer. OSU is an AA/EEO employer.

8.6 Compliance with Applicable Law. Proposer agrees to comply with all federal, state, county, and local laws, ordinances, and regulations as well as all applicable OSU Standards and Policies while on campus.

8.6.1 Smoke and Tobacco Free Campus. Owner's grounds and premises are smoke and tobacco free. Contractor and Contractor's employees, agents, Subcontractors, if any, agree not to smoke or use tobacco products while on Owner property.

8.6.2 Sexual Misconduct Policy. OSU has policies that prohibit sexual misconduct against members of the university community and in keeping with those policies Contractor and Contractor's employees, agents, and Subcontractors are prohibited from engaging in sexual misconduct against members of the university community.

8.6.3 Firearms Policy. The Owner has adopted a policy that prohibits Contractor and Contractor's employees, agents and Subcontractors from possessing firearms on Owner's property.

8.7 Reserved.

8.8 Execution of Agreement.

8.8.1 The Proposer shall be required to execute the Contract as provided, within any time period provided in an award notification. The Contract Documents shall be delivered to OSU in the manner stated in an award notification.

8.8.2 Work Commencement. Work shall commence upon execution of a Contract with the selected Proposer unless otherwise stated in the award notification or Contract.

9.0 EXHIBITS

- Exhibit 1 – Sample CM/GC Contract²
- Exhibit 2 – MWESB Instructions and Form
- Exhibit 3 – Payment and Performance Bonds
- Exhibit 4 – Scope of Work Area with Adjacent Projects Overlay_2024
- Exhibit 5 – 2024-0108 HPR Schedule³
- Exhibit 6 – 2023-0103 Heat Plant Hazardous Matl Survey
- Exhibit 7 – Heat Plant Bookplans
- Exhibit 8 – 2023-1127 HPR Bldg LiDAR link map
- Exhibit 9 – 2023-0705 HPR Program Building Analysis
- Exhibit 10 – 2023-0705 HPR Program HP Bldg Historic Assessment
- Exhibit 11 – 2023-0705 HPR Program HP Bldg Systems Narratives
- Exhibit 12 – Heat Plant Images_2022
- Exhibit 13 – 2024-0105 Heat Plant Bldg Massing Diagrams
- Exhibit 14 – 2023-0705 HPR Program Benton PL Narratives
- Exhibit 15 – 2024-0105 HPR Benton Place Concept Diagram
- Exhibit 16 – 2022-0427 Comm Slope Ph 3_L2.2 Site Plan
- Exhibit 17 – 0053_McAlexFH Bookplans
- Exhibit 18 – 2023-0705 HPR Program McAlexFH Scope Narrative & Analysis
- Exhibit 19 – 2024-0105 McAlexFH Ext Refresh Prelim SD Ext Elevs

Exhibits 4 and 6-19 are located [here](#).

END OF RFP

² To be added via future addenda

³ To be added via future addenda