



Oregon State University

CORVALLIS CAMPUS HOUSING AND DINING VISION PHASE 1 - RESIDENCE PROTOTYPE AND BUILDING DESIGN SERVICES

REQUEST FOR PROPOSAL (RFP) #2024-014771

ADDENDUM NO. 3

ISSUE DATE: May 14, 2024

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 Solicitation 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: The scope of services described in the RFP Section 1.5, utilized for the purposes of the fee proposal described in Section 7.8.6 is focused upon the development and description of the student housing building components associated directly with the "Prototype." Is the University's intention to defer design services associated with other, more comprehensive project elements such as Dining Program, Student Life Amenities, landscape and open space development, site utilities, etc. until the Phase 2 scope?

A: Correct. Design services for landscape and open space development, site utilities, etc. will fall into Phase 2. However, note that the Phase 1 Building type analysis and prototype deliverable calls for building massing, footprint and height, which will require site planning and civil services (e.g., parking garage accessway, fire access, loading, bike parking, vehicle

parking, autoturn, etc.). A study of separate mechanical systems per building versus utilizing a DUP will be part of Phase 2. Dining program and student life amenities will be part of Phase 2, and may include other consultants hired by University Housing and Dining in an advisory role.

Item 2 Q: We have a predesigned, ready to use modular prototype system that has a patent design. And we'd still like to maintain control of our patent. Could you elaborate on the meaning of "OSU will own the prototype strategy for the design of future residence halls?" Understanding this early (before the May 23rd question deadline) will help us determine if we will pursue this opportunity or not. If possible, please let us know by Monday May 13th.

A: As stated in the mandatory pre-proposal meeting, the next set of buildings may go out for RFP while this project is in design or construction, and may be completed by a different design team. OSU reserves the right to use the same prototype as we complete the entire Corvallis housing vision. Therefore, a patented prototype design would have to be granted for OSU's use, potentially with other design teams for all of the planned residence halls included in the vision (all phases 1,2 3). Should you chose to submit, you must determine how the use of patent will be granted for OSU's use with a different team, the fees associated with this use in lieu of the design fee for creating a prototype. You must also resolve how OSU will validate applicability of this prototype to OSU's requirements and expectations as part of this RFP response in order to provide responsive proposal.

Item 3 Q: I'd like to know if my architecture and design firm, Arcadis, can participate in your Corvallis HD Vision PH1 RFP. Unfortunately, we could not attend the pre-proposal conference earlier this week; however, Fast+Epp, a structural engineering consultant we are considering partnering with, participated and shared conference notes with us.

A: The Pre-Proposal Conference was mandatory for Prime Proposers only. Firms not in attendance are not eligible to submit as a Prime Proposer.

Item 4 Q: Scope of services section 1.5 for Phase 1 identifies building specific analysis and prototyping, however, the supporting documents also identify significant site and infrastructure components. Does OSU expect Phase 1 to include analysis or vetting of supporting infrastructure and site work, or is that expected to commence in Phase 2?

A: See Item 1

END OF ADDENDUM NO. 3