



Oregon State University

CORVALLIS CAMPUS HOUSING AND DINING VISION PHASE 1 - CONSTRUCTION MANAGER/GENERAL CONTRACTOR (CMGC) SERVICES

REQUEST FOR PROPOSAL (RFP) #2024-015528

ADDENDUM NO. 2

ISSUE DATE: July 12, 2024

CONTRACT ADMINISTRATOR:

Matt Hausman, Construction Contracts Officer

Construction Contracts Administration

Email: ConstructionContracts@oregonstate.edu

This Addendum is hereby issued to inform you of 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:

SUPPLEMENTAL INFORMATION

Item 1 As discussed at the Pre-Proposal Conference, the CMGC Agreement, General Conditions and associated Exhibits are expected to be available for the short-listed firms with enough time to provide exceptions by the 8/12/2024 Presentations/Interviews. In addition, for administrative reasons, it may be necessary for OSU to award multiple contracts for each of the individual buildings and/or infrastructure (Building 1, DUP, Infrastructure, Building 2, Building 3, i.e.) to the top-scoring team. Only one CMGC will be selected through this solicitation. Multiple awards will not be made.

QUESTION/ANSWER

Item 2 Q: Please provide a brief description of equipment that will be included in the District Utility Plant (DUP).

A: The DUP will likely be for chilled water only, like the DUP constructed with the Cordley Hall Renovation project. It will likely serve other buildings in addition to those constructed with this project.

- Item 3 Q: Please provide documents for the OSU's new North District Utility Plant (NDUP) as reference.
A: This information will not be made available during the proposal process but will be made available to the short-listed firms prior to the Presentation/Interview.
- Item 4 Q: With the demo of the existing dining hall and kitchen being one of the first activities to take place and the new dining being on level 1 of at least 1 of the new 3 building that don't come online for over a year. Where will all these students eat during this time?
A: The scope, siting and sequence of the buildings will be determined by the Project Team (which will include the CMGC). If Arnold Dining is indeed out of service before new facilities are available, UHDS has discussed several options including food trucks and temp facilities.
- Item 5 Q: Building 2 takes away student parking permanently and the DUP and Building 1 takes away parking at least temporary from the Public Safety dept.; do they have a plan on where they will park during construction?
A: The scope, siting and sequence of the buildings will be determined by the Project Team (which will include the CMGC). Public Safety will need parking available near Cascade Hall.
- Item 6 Q: Does the back-up generator/transformer in public safety lot stay in current location or get relocated? If so, what else does transformer supply?
A: To be determined by the Project Team (which will include the CMGC).
- Item 7 Q: What is the anticipated construction budget for the Phase 1 projects?
A: Approximately \$280 Million.
- Item 8 Q: Given the University's interest in exploring prefabrication, how do you propose addressing potential conflicts between OSU standards and the opportunities to maximize efficiency with prefabricated components? In our past experience, significant early effort has been necessary to fully explore and capitalize on these opportunities, esp. to support price modeling. Are all stakeholders at OSU prepared for and open to this type of exploration?
A: Yes, OSU is prepared to have these discussions and make these decisions given the urgent need for housing.
- Item 8 Q: Exhibit 2 CMGC Fee #2 requires that staff parking be included in the CMGC fee. Will OSU be providing any designated parking spaces for staff?
A: No.

END OF ADDENDUM NO. 2