



Oregon State University

REQUEST FOR PROPOSAL (RFP) #2025-017331

FIELD SPORTS BUILDING DESIGN SERVICES

ADDENDUM NO. 1

ISSUE DATE: December 13, 2024

CONTRACT ADMINISTRATOR:

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Construction Contracts Administration

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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:

QUESTION AND ANSWER:

Item 1 Included with this addendum are answers to questions asked by the Question Deadline.

SEC. 1.5 Scope of Services:

Item 2 Sec. 1.5.1 Program Confirmation; Add Site Survey as a Deliverable.

SEC. 7.8 Evaluation Criteria:

Item 3 Sec. 7.8.1 Experience and Qualifications of the Firm; Delete third bullet item.

END OF ADDENDUM NO. 1

FSB Design		
QUESTION NO.	QUESTION	OSU RESPONSE
1	We are preparing our response to the RFP and have a question about the criteria. Specifically, the last bullet in section 7.8.1 Experience and Qualifications of the Firm, "Describe your firm's experience understanding, addressing, and prioritizing needs and requirements of diverse students, staff and visitors with disabilities." Is this question looking for the team's experience designing for people with disabilities or is it after broader experience, where visitors with disabilities are part of a group with diverse needs requiring design equity? An improved understanding of the intent will help me determine our most relevant examples.	Both. ADA access shall be designed per OSU Standards and Building Code. If you have additional experience with inclusion for people with disabilities, please state so.
2	In section 1.5.1 the RFP refers to "OSU Stakeholders". Who does this include? Are the Stakeholders a single group for the sake of workshop planning, or will the design team need to meet with several different Stakeholder groups?	The stakeholders will be various OSU groups. Athletics, Planning, Facilities, Real Property, Equal Opportunty & Access, EHS, etc.
3	In Section 1.5.2, the RFP refers to "the project team". Who is the project team? Does this overlap with the stakeholders? Are project team and stakeholder meetings combined or separate?	The project team will consist of Capital Planning and Delivery and Athletics. Project Manager will be responsible for bringing in other OSU parties as necessary.
4	Section 1.5.2 notes a pricing effort is part of the SD deliverable. Will OSU retain an independent cost estimator, will the CMGC be on board, or should the design team include a consultant within the basic services?	A high-level cost estimate based on schematic design concepts is in the scope of work for this proposal and shall be part of your deliverables. CM/GC is anticipated to be selected after SD but that depends on Design Professionals timeline.
5	Has a survey been prepared for the site?	No, Sec. 1.5 Scope of Services, .1 Program Confirmation: Proposers are to add a Site Survey to list of Deliverables in the original RFP and include in Fee Proposal.
6	Can you share a copy of the overall OSU Athletics master plan?	See Exhibit 2 - Supplemental Information from the original RFP at: https://oregonstate.box.com/s/g4nu66t5kod1ncfsv7p72abw9i0zu1k9
7	Can you please share the staging, circulation, and parking plan for men's and women's soccer, track, softball, and track and field as identified in the master plan?	The Master Plan does not identify these items. It is the intent of OSU to have the design team present the best path forward for these items.
8	The RFP asks submitters to describe the firm's experience with managing phased projects of varying scopes and delivery methods (7.8.1, bullet 3). Is this project anticipated to be phased?	This is the final phase of a multi-phase project. No additional phases are anticipated. Sec. 7.8.1, bullet item 3 is deleted from the original RFP.
9	Will this project be subject to the CPC review process? If so, will the 45-day requirement for submitting materials be waived to allow the project to make the May board meeting?	CPC site approval will be completed prior to Design Professional selection. CPC SD review/approval will be required. CPC meets quarterly. OSU Planning will work with Design Team for deliverables and timing.
10	Does this project need to go through the city General Development Application Process?	Land use planning application from the City will not apply for this project. Building permits will be required during the permitting phase of the design, not currently in scope of work for this proposal.
11	Will the CMGC be selected before the Board of Trustees meeting or after?	The Board of Trustees (BoT) meets quarterly. CMGC slection timing vs BoT meeting is not relavent to this proposal.
12	Will this project pursue an external sustainability rating system or the OSU Requirements for Sustainable Development (RSD)?	OSU Requirements for Sustainable Development (RSD) will be required, see OSU Design & Construction Standards. No external sustainable rating system is required at this time. If OSU changes this direction, it would be assumed as additional services.
13	The RFP in section 1.5.2 mentions an accessibility compliance review as part of the deliverables. Will OSU contract the accessibility consultant?	Yes, after SD.

14	Is it allowed for the proposed schedule to be on an 11x17" page for clarity?	Yes.
15	The cost model performed by Fortis on 8/23 indicates VRF mechanical systems. Is OSU open to discussing alternative mechanical HVAC systems for those spaces?	Yes, all reasonable alternatives will be considered. Design Professional to follow Division 1: General Requirements, Section 01 10 13 of the Design & Construction Standards for Deviation Request.
16	The cost model has an allocation for Emergency Power. Does OSU have an intended direction for Emergency Power and this allocation such as egress lighting, or a backup generator? If so, are you able to share?	To be determined during stakeholders meetings.
17	Are the OSU and OSU Athletic Department Master Plan documents related to the Field Sports quadrant or area of the campus available?	See Exhibit 2 - Supplemental Information from the original RFP at: https://oregonstate.box.com/s/g4nu66t5kod1ncfsv7p72abw9i0zu1k9
18	Section 7.8.5 FEE PROPOSAL requires "a breakdown of costs including a list of types of personnel participating in the work, an estimate of their hours and rates charged for their services based on the proposed scope listed in Section 1.0." But the "Scoring will be based solely on the total maximum not-to-exceed amount for Basis Services and Reimbursable Expenses". Since the requested breakdown is not scored and will take significant time to generate, coordinate, and format between multiple consultants, can this requirement please be removed from the RFP?	No.
19	We are typically asked to provide hourly rates at the proposal phase or during contracting. This information is readily available and easy to include as part of the appendix. Can hourly rates be included with Resumes in the Appendix?	Yes.
20	The program in Gensler exhibit 2 shows a locker room for Men's soccer, Women's soccer, Softball, Cross Country/Track & Field, Visiting Team Men's, Visiting Team Woman's, Official's Men's & Official's Women's. For a total of 8 locker rooms. Which is correct?	Gensler's exhibits are conceptual. Program Confirmation is part of this RFP and should follow the OSU Master Plan for program space needs.
21	Is there a need for ticket sales?	To be determined during stakeholders meetings.
22	Will we receive an as-built of the site electrical? Moving the transformer or even the underground conduit is a costly expense that will impact the project budget. We need to know where the transformer and conduit are in order to design around them. I don't think the codes allow us to run a conduit for one building to run under another.	OSU will share all record drawings that are available with the selected design firm.
23	Will we receive scaled drawings for the concrete art walls that face the track including foundations?	OSU will share all record drawings that are available with the selected design firm.
24	Will environmental graphics and branding be included in the \$25 million project budget?	To be determined during stakeholders meetings.
25	Will design team members be engaging with student-athletes or facilitating any campus engagement outside of athletics staff with this project.	To be determined during stakeholders meetings.
26	At the time of the walk-through it was mentioned that the City of Corvallis may require ADA upgrades to the softball stadium. Will the project scope of work also incorporate ADA improvements, crosswalks, or "portals" along SW Western Boulevard in alignment with OSU's Master Plan? If so, are these improvements included in the \$25 million project budget?	To be determined by the City. A pre-development meeting with OSU and the City will happen after SD.
27	Have sustainability goals been identified for the project, i.e. LEED Certification? Or will OSU's STARS rating system be used as a measurement of sustainability?	OSU Requirements for Sustainable Development (RSD) will be required, see OSU Design & Construction Standards. No external sustainable rating system is required at this time. If OSU changes this direction, it would be assumed as additional services.

28	Diverse businesses (MBE, WBE, ESB, SDVOB) typically carry lower insurance limits including Professional Liability and may or may not have other insurances. Are tier two or tier three consultants allowed to carry a reduced insurance policy under the primary (Architect) contract?	Please review the Sample contract in Exhibit 1. Subconsultant limits are lower than the Prime.
29	Will the design team be asked to provide supporting materials for fundraising or donor engagement i.e. fly-throughs, high-quality architectural renderings or virtual-reality presentations, beyond the typical visuals provided through the course of design?	Yes, architectural renderings and exhibits will be required for OSU to communicate with other stakeholders/leadership.
30	Fee proposal requirements stipulate Basic Services for program confirmation and schematic design only. Please confirm what specific Basic Services should be include, i.e. Architect, Structural Engineer, M/P&E Engineer.	The Scope of Services (Sec. 1.5 of the RFP) provide specific services and deliverables required with the Proposer determining what level of effort from consultant(s) is required
31	Will the successful proposing team be given the opportunity to discuss 179D tax credit language inclusion in the executed contract following Notice of Intent to Award?	Yes, discussions typically take place on any outstanding items during final negotiations after an Intent to Award has been issued.
32	Are proposers to assume that the electrical/communications/broadcast panels (located northeast of the parking lot) are to remain in their current location as a part of the final project or is it assumed that the potential relocation of the panel will be a part of the design process? Are drawings available for review to understand the constraints imposed by the location of the panels and feeders on the proposed site?	It is assumed that all the electrical gear within the four print of the project will be relocated, but that depends on your design. Record drawings will be shared with the selected design firm.
33	Will OSU provide a geotechnical report and site survey?	A Geotech report will be provided by OSU after SD. Site Survey added to list of deliverables and Fee Proposal.
34	What is OSU's target date for completion of construction?	Summer of 2027
35	Will the project utilize a CM/GC approach for project delivery?	Yes.
	Would it be possible for interested firms to review the full Athletics Master Plan, effort that the Field Sports Building programming and renderings are excerpted from? Or, alternatively, would it be possible to review other sections that may be relevant to this design effort?	See Exhibit 2 - Supplemental Information from the original RFP at: https://oregonstate.box.com/s/g4nu66t5kod1ncfsv7p72abw9i0zu1k9
	It was mentioned during the site walk that each OSU team needed a lounge where they could display their own identity. How many team lounges are required? Is it 7?(3 OSU men's and 4 OSU women's teams, with one or two visitor's, men's and women's)?	Program Confirmation is part of this RFP and should follow the OSU Master Plan for program space needs.
	Do men's and women's track & field and cross country events occur simultaneously or separately? If concurrently, then there will be a need for two visitor's showers. Please confirm the number of showers and the area for each.	Program Confirmation is part of this RFP and should follow the OSU Master Plan for program space needs. To be determined during stakeholders meetings.
	Is the intent to have a team shower for each of the 7 OSU team lounges or do the 3 OSU men's teams share one shower area and the 4 OSU women's teams share another?	Program Confirmation is part of this RFP and should follow the OSU Master Plan for program space needs. To be determined during stakeholders meetings.
	Is the intent to have 3 office spaces for 3 coaches or one open office space for 3 coaches?	Program Confirmation is part of this RFP and should follow the OSU Master Plan for program space needs. To be determined during stakeholders meetings.