



Oregon State University

REQUEST FOR PROPOSAL (RFP) #2025-018213

FIELD SPORTS BUILDING CONSTRUCTION MANAGER/GENERAL CONTRACTOR (CMGC) SERVICES

ADDENDUM NO. SIX (6)

ISSUE DATE: April 1, 2025

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:

CMGC Agreement:

Item 1 Article 7, 7.9.1 – Add the following:

7.9.1.13 Corporate Activity Tax

Item 2 Included with this addendum is a Revised Exhibit C – CMGC & Design-Build Cost Matrix which shall replace the Exhibit C CMGC & Design-Build Cost Matrix in the original RFP.

QUESTION/ANSWER

Item 3 Q: Exhibit C does not address the Oregon Corporate Activity Tax; Per Section 7.6.2 of the Draft Contract, please confirm that it is the intent of OSU for the CMGC Contractor to cover the Oregon Corporate Activity tax in their fee, and that this cannot be an added line-item cost.

A: See Items 1& 2

Item 4 Q: Revisiting the Addendum 3 – for 7.8.1 Confirming if this is a Phased Project and if there is an intent for varying delivery methods?

A: See Addendum 3

Item 5 Q: Can you confirm the #2 construction staff costs related to transportation parking, vehicles and maintenance for all staff in #1 is supposed to be in General Conditions, instead of CMGC fee and presented at the presentation/interview?

A: See Item 2.

Item 6 Q: Can you provide context behind 7.8.1, List the related projects your firm is currently contracted for and include what stage the projects are in terms of completion. Should this list include projects in other states or only projects in the Willamette Valley and/or Portland Metro area?

A: List relevant projects that you think will best showcase your abilities to deliver a successful project. This can be in or out of state projects.

END OF ADDENDUM NO. 6

EXHIBIT C - REVISED ADDENDUM 6

Cost Matrix

Project Name:



Oregon State University

CMGC/DB Fee

CMGC/DB Preconstruction Fee

CMGC/DB General Conditions Monthly Charge

CMGC/DB General Conditions Duration

%

\$

\$

of Months

Lump Sum

Per Month

Cost Responsibility Matrix for CMGC/DB

Subject to CMGC/DB Fee Mark Up

CMGC Fee

Precon Fee

General Conditions

Direct Cost of Work

Owner

Construction Staff (For Project Specific Time)

In response to the evaluative sections of the solicitation, hourly rates for the staff listed below must be attributable to actual costs - base hourly wage paid to employee including fringe benefits, vacation, health care, insurance and payroll taxes only. DOES NOT include standard compensation bonus.

1	CM/GC or DB Project Manager and all on-site CM/GC or DB personnel based upon OSU approved CM/GC organization chart and percentage of time that each person is dedicated to the Project. On-Site personnel may include construction project manager, superintendents, project/field engineers, coordinator, scheduler, cost estimator, safety, quality control, administrator, Project accountant, and other Project specific personnel deemed necessary for the Project and approved by OSU			X		
2	Costs related to transportation (including trucks, shuttles, parking, corporate vehicles and their operation and maintenance, owned or rented) for all staffing in Item 1.	X				
	Communication devices, computer, tablet, project specific software, vehicle, gas, prof. development. Commuting to and from Project site and any other misc. cost associated with labor.	X				
3	Standard Compensation Bonuses	X				
4	CM/GC home (or main), branch and/or regional office general, administrative and support staff who provide corporate management oversight, corporate accounting, corporate safety, corporate quality control, corporate administration, corporate IT, legal services, corporate payroll and benefits accounting/administration.	X				
5	CM/GC Profit on all Work	X				

		CMGC Fee	Precon Fee	General Conditions	Direct Cost of Work	Owner
	Temporary Facilities					
6	Office/Trailer Rental, Furnishings, and Cleaning			X		
7	Copy/Fax/Printer & Supplies			X		
8	PPE Safety Equipment, Fire Ext & First Aid			X		
9	Fire Watch				X	
10	Temporary Toilets			X		
11	Water/Ice/Cups			X		
12	Temporary Stairs/Scaffolding				X	
13	Temporary Enclosures/Weather Protection				X	
14	Temporary Building Heating			X		
15	Project Signs & Bulletin Boards			X		
16	Temporary Fencing			X		
17	Covered Walkways			X		
18	Barricades				X	
	Overhead, Fee, Insurance and Bonds					
19	Profit and Overhead	X				
20	Builder's Risk Insurance				X - No Mark up	
21	General Liability	X				
22	Excess Liability Coverage	X				
23	Performance & Payment Bonds				X - No Mark up	
24	Subcontractor Bonds/Subcontractor Default Insurance				X - No Mark up	
25	Oregon's Corporate Activity Tax	X				
26	On-Site Equipment and Utilities					
27	Job Site Utility Set up			X		
28	Job Site Utility Consumption					X
29	Document Management Programs			X		
30	Safety/Ceremony Lunches	X				
31	Construction Progress Photos			X		
32	Off-Site Storage			X		
33	Housekeeping & Final Clean			X		
34	Trash & Recycling			X		
35	Dust Controls/Street Cleaning				X	
36	Snow and Ice Removal				X	
37	Dewatering Equipment				X	
38	Temporary Roads (if required)				X	
39	Radio equipment			X		
40	On Site Storage			X		
41	Lifts (Rented or Contractor owned)			X		
42	Lift Operators			X		
43	Fuel, Repairs, Maintenance for Lifts			X		
44	Small Tools Purchase	X				
45	Small Equipment Rental			X		
46	Crane and Hoisting				X	
47	Temporary Elevator Rental				X	
48	Elevator Operator				X	
49	Reproduction and Printing					
50	Reproduction and Printing during construction			X		

		CMGC Fee	Precon Fee	General Conditions	Direct Cost of Work	Owner
51	Permits and Special Fees					
52	Craft Parking when parking lot is not already provided by Owner			X - No Mark up		
53	PIPC Permit					X
54	General Building Permit					X
55	Craft Permits			X - No Mark up		
56	Surveying				X	