



Oregon State University

JOB ORDER CONTRACTING SERVICES FOR OREGON STATE UNIVERSITY
AND
OREGON STATEWIDE COOPERATIVE JOB ORDER CONTRACTING
PROGRAM

RFP #2025-018229

ADDENDUM NO. 1

ISSUE DATE: April 9, 2025

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 RFQ/RFP/ITB 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. Responses/Proposals/Bids 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:

REFERENCE/SUPPLEMENTAL MATERIALS:

- | | |
|--------|---|
| Item 1 | Power Point Slides from Pre-Proposal Meeting are attached for Reference only. |
| Item 2 | The following firms were represented in the Pre-Proposal Meeting: |
| | Fortis Construction |
| | Eagle Mountain Construction |
| | Gerding Builders |
| | Streimer |
| | Andersen Construction |
| | Ross Builders NW |
| | Daiken |
| | Swinerton |
| | Core Construction |
| | Dr. Masonry |
| | Oregon Specialty Systems |
| | Centennial Construction |
| | Kirby Nagelhout |
| | Hydro Temperature Mechanical |
| | Tecta America |

QUESTIONS:

- Item 3 **Q:** For the OSU main campus portion of this, how many awards are anticipated for General Construction?
A: The goal of this RFP is to make multiple awards in each construction category. The final determination on the number of contracts awarded will be made during the evaluation process.
- Item 4 **Q:** For the OSU portion, can you elect to bid just the main campus, or must you bid the main campus and the regional portion?
A: Yes, you choose to select just the main campus.
- Item 5 **Q:** Can you select individual regions if you are bidding the regional program, is it an "all or none" format?
A: Yes, you can select individual regions if you are bidding the regional program. It is not an all or none format.
- Item 6 **Q:** When bidding or being invited to a project, what are GC's providing, just management or all sub costs?
A: We are currently in the bidding process. Upon the award of a contract for a project opportunity, as a General Contractor (GC), you will be responsible for pricing the complete scope of work including management and all sub costs using the Construction Task Catalog® unit prices and your responding adjustment factor.
- Item 7 **Q:** Is the GC to price as a lump sum or is the cost reimbursable based on the rates?
A: The cost to complete the scope of work is determined by the unit prices in the Construction Task Catalog®, multiplied by the quantity of the task, multiplied by your adjustment factor. Each line item of is then added up to determine the final cost to complete the scope of work.

	Unit Price	x	Quantity	x	Adjustment Factor	=	Total for Task
+	Unit Price	x	Quantity	x	Adjustment Factor	=	Total for Task
+	Unit Price	x	Quantity	x	Adjustment Factor	=	Total for Task
							<hr/>
							Total Job Order Price

- Item 8 **Q:** Are GC's including subcontractor costs in our proposals?
A: All costs including subcontractor costs will be included in the final price proposal.
- Item 9 **Q:** Are GC's required to use subs in the JOC program?
A: The General Contractors usage of sub-contractors is dependent on the scope of work to complete the project. There may be circumstances in which a GC can self-perform the scope of work, which is allowed.
- Item 10 **Q:** Are GC's required to submit adjustment factors for all scopes of work?

A: Information on the adjustment factors required to be submitted are included in Section One, Part A, Article 7.

Item 11 **Q:** Is the State of Washington participating in the Omnia Cooperative portion?

A: No.

Item 12 **Q:** Is the OSU Reserve program still going to be available for project awards?

A: Yes.

Item 13 **Q:** Can you provide an example of past projects that would have been a good fit for this program?

A: Typical project types may include new construction, repairs, renovations, replacement in kind, maintenance, emergency work, time sensitive projects, and alterations.

Item 14 **Q:** For Gordian and OMNIA, have you done this type of program in other states?

A: Yes, Gordian and OMNIA Partners are currently active in the following states: Florida, New Mexico, Maryland, Washington DC, and Michigan.

END OF ADDENDUM NO. 1