



Oregon State University

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

RFP #2025-018229

ADDENDUM NO. 2

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CONTRACT ADMINISTRATOR:

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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:

QUESTIONS:

- Item 1 **Q:** What type of job will this method of delivery be used for?
A: Typical project types may include new construction, repairs, renovations, replacement in kind, maintenance, emergency work, time sensitive projects, and alterations.
- Item 2 **Q:** Can you give us an example of a job contracted in the last 5 years that would be typical of this method?
A: See 1 for typical project types that will be completed through this program.
- Item 3 **Q:** How do we differentiate between different building dynamics, i.e. Radiation Center vs. MU?

- A:** Different line items can be incorporated into price proposals to incorporate different building dynamics of a project.
- Item 4 **Q:** How many GCs will be chosen for this program?
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 5 **Q:** How are change orders dealt with?
A: Change orders will become a supplemental to the original job order and will be priced using the Construction Task Catalog® and the contractors corresponding adjustment factor.
- Item 6 **Q:** What happens if the number developed through JOC is not supported by actual trade partner bids?
A: If a price built using the Construction Task Catalog® and corresponding adjustment factors does not cover costs the contractor can refuse the project. Note the project may then go to another awarded contractor in the program.
- Item 7 **Q:** If the JOC cost is higher than the trade partner bids what happens to the surplus?
A: There is no requirement for trade partner bids. The cost to complete a project 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 is then added up to determine the final cost to complete the scope of work.
- Item 8 **Q:** How many trade partner bids do we have to get for each trade?
A: Trade partner bids are not a requirement with this opportunity.
- Item 9 **Q:** Are the trade partner bids shared with JOC?
A: Trade Partners are not bidding on any projects. The cost to complete a project 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 is then added up to determine the final cost to complete the scope of work.
- Item 10 **Q:** Will there be PMs from Capital Planning assigned to these jobs?
A: That will be dependent on the scope of work and determinations on who will be providing project management will be made on a project-by-project basis.
- Item 11 **Q:** If there is no PM who represents the interests of OSU?
A: Oregon State University or a OMNIA Participating Agency will assign a project manager on a project-by-project basis.
- Item 12 **Q:** How does the Contractor get compensated for the preliminary work being asked of us?
A: Contractors should take into consideration instances where sketches or as-built drawings may be required in the development of a detailed scope of work. Compensation for these types of considerations should be included in the contractors responding adjustment factors.
- Item 13 **Q:** If a GC is assigned a job and cannot reach an agreement on price what happens to that job?
A: If an agreement is not made on price Oregon State University or a Participating Agency may ask for another awarded JOC Contractor to price the project, use a different method of procuring the project, or cancel the project.
- Item 14 **Q:** Do the same change order rules apply?
A: Change orders will become a supplemental to the original job order and will be priced using the Construction Task Catalog® and the contractors corresponding adjustment factor. No additional mark up

will be added to supplementals.

Item 15 **Q:** Who approves the change order?

A: Oregon State University or the Participating Agency will approve change orders.

Item 16 **Q:** Are these jobs tracked through eBuilder?

A: Some projects will be tracked within eBuilder, but not all jobs will be.

Item 17 **Q:** Are these jobs to be billed as Hard Bid or as CM/GC?

A: The cost to complete a project 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 is then added up to determine the final cost to complete the scope of work.

Item 18 **Q:** Who determines which GC gets picked for any particular job?

A: Oregon State University or the Participating Agency will determine what awarded contractor they would like to use to complete a project.

Item 19 **Q:** Can we refuse to accept a job offered to us? If so, what happens to that job if no GC wants it?

A: Yes, contractors have first right of refusal to do a project, however, that decision should not be taken lightly as it may affect future opportunity, and contractors will not be allowed to cherry pick projects that are more successful than others. In an instance where all awarded contractors are unable to perform a project Oregon State University, or the Participating Public Agency could choose another method to procure the project.

Item 20 **Q:** Are we still contracting with OSU or with Gordian?

A: Contracts for this solicitation will be awarded by Oregon State University.

Item 21 **Q:** Who decides if this method of delivery is used for a specific project?

A: Oregon State University or a Participating Public Agency will decide to use this method of delivery for a specific project.

Item 22 **Q:** How do the differences between the JOC number and actual Trade Partner bids get settled?

A: Trade Partners are not bidding on any projects. The cost to complete a project 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 is then added up to determine the final cost to complete the scope of work.

Item 23 **Q:** How do owner Requested Change Orders get processed?

A: Change orders will become a supplemental to the original job order and will be priced using the Construction Task Catalog® and the contractors corresponding adjustment factor.

Item 24 **Q:** Who is authorized at OSU to begin the JOC process? Can a Building Manger reach out directly to approved GC? How about PMs assigned to specific entities such as College of Engineering, Athletics, or MU?

Q: Authorized personnel and initiation of the job order process for Oregon State University will be identified during the onboarding process that occurs after the execution of the awarded contracts.

Item 25 **Q:** If we are contacted directly by an OSU person to whom do we direct them? OSU or Gordian?

A: If you are contacted by an Oregon State University representative we would ask that you notify both OSU and Gordian.

Item 26 **Q:** The presentation indicated that the GC is responsible for permits but we are not allowed to ask the

City for permits. How is this handled?

A: Depending on the project scope work permits may be required. If you are required to obtain a permit you will be reimbursed for those costs.

Item 27 **Q:** GCs are not allowed to contact the City on behalf of OSU without written permission. Even still the practice is highly discouraged. Who is the person responsible from OSU who will be dealing with the City?

A: Authorized personnel and initiation of the job order process for Oregon State University will be identified during the onboarding process that occurs after the execution of the awarded contracts.

Item 28 **Q:** How are special inspections handled? GCs cannot manage them because of conflict of interest. Will this be managed by Gordian?

A: Oregon State University or the Participating Public Agency will determine how to handle special inspections if there is a conflict of interest.

Item 29 **Q:** If the scope of work requires a stamping engineer or architect who is hiring those professionals? If it is the GC, then are we signing Design Build Contracts?

A: Determinations on who is hiring an architect of engineer will be made by Oregon State University or the Participating Public Agency during the initial Joint Scope Meeting.

Item 30 **Q:** If the GC is in fact performing Design Build Services will insurance requirements be adjusted?

A: Additional terms and conditions including insurance requirements will be determined on a project-by-project basis during the Joint Scope Meeting.

Item 31 **Q:** Can we use trade partners not in the JOC system?

A: Yes

Item 32 **Q:** Are labor rates and adjustments set for the 3-year Contract or will there be a yearly adjustment?

A: An updated Construction Task Catalog® will be issued at the anniversary of your contract award. Your responding adjustment factor will remain the same throughout the duration of your contract.

Item 33 **Q:** How will unexpected costs like tariff adjustments be handled?

A: Because of potential fluctuations in the market we have included language in the RFP to cover these circumstances. See Section one, Part C, Article 60 Material Price Spike Adjustments of the RFP documents.

Item 35 **Q:** If the 3-year contract is renewed, can we adjust rates?

A: No, an updated Construction Task Catalog® will be issued at the anniversary of your contract award. Your responding adjustment factor will remain the same throughout the duration of your contract.

Item 36 **Q:** If the End User does not have the funds to proceed with the project after Gordian has approved the pricing how does the GC get compensated for their preconstruction work?

A: Contractors should not expect to be compensated for the development of a price proposal on projects that do not get awarded or approved.

Item 37 **Q:** Is there a dollar limit for these contracts?

A: No.

Item 38 **Q:** What happens if our cost for the project is above the limit?

A: There is no dollar limit or cap applied to these contracts at the time of solicitation.

Item 39 **Q:** How is this more beneficial than the Retainer Contract currently in place?

A: The Job Order Contracting program is simply another option available to OSU to complete projects. Each contract tool utilized by OSU has advantages and disadvantages. By offering another

contracting tool, OSU is merely providing another option for our departments to utilize to complete their construction projects. Not all projects are suited for the OSU Reserve Contract Program, just like not all projects will be suited for the JOC program.

Item 40 **Q:** Do we automatically add the kickback to Gordian in our adjustment percentage or is that just added to the contract?

A: Please understand there is no kick back to Gordian. If you are responding to the Oregon State University Main Campus and/or Regional JOC Programs there is a JOC System License Fee of 1% that should be included to your responding adjustment factors. If you are responding to the Oregon Statewide Cooperatives JOC Program there is a 7.5% Administrative fee that should be included in your responding adjustment factors. See Section One, Part A, Article 8.1 and 8.2 of the RFP for more information on these fees.

Item 41 **Q:** Is there a fee for use of the Gordian system?

A: Yes, if you are responding to the Oregon State University Main Campus and/or Regional JOC Programs there is a JOC System License Fee of 1% that should be included to your responding adjustment factors. If you are responding to the Oregon Statewide Cooperatives JOC Program there is a 7.5% Administrative fee that should be included in your responding adjustment factors. See Section One, Part A, Article 8.1 and 8.2 of the RFP for more information on these fees.

Item 42 **Q:** If we are obtaining trade partner bids for the work and simultaneously working up the cost through the Gordian database what value is the database adding to this process?

A: The Constructions Task Catalog® “database” allows us to bid unforeseen construction projects by providing unit prices for construction tasks that include Material, Labor and Equipment costs.

Item 43 **Q:** Will there be a specific Gordian representative with whom we will work consistently?

A: Yes, you will have local Account Managers who will work with you on a consistent bases with these contracts.

Item 44 **Q:** Will there be a Gordian representative based in Corvallis who is familiar with Campus?

A: The Gordian Account Manager will be local to the region and will work to become familiar with the campus upon execution of these contracts.

Item 45 **Q:** Who approves submittals?

A: Submittals will be approved by OSU, the Participating Agency and or the Design Professional, as applicable.

Item 46 **Q:** If there is no architect, no stamping engineer, and no OSU PM how are product specs developed?

A: Technical Specifications that correlate to line items in the CTC are provided as part of the RFP documents. See Section One, Part A, Articles 7.10.1 and 7.10.2. Additional specifications can be included at the initial joint scope meeting on a project-by-project basis.

Item 47 **Q:** Is it correct that the System Licensing Fee and Administrative Fee are calculated on the entire price of the project as defined by the CTC?

A: The JOC System License Fee shall be equal to 1% of the Job Order Price and the Administrative Fee will be calculated at the rate of 7.50% of the total Purchase Order Price. See Section One, Part A, Article 8.1 and 8.2 of the RFP for more information on these fees.

Item 48 **Q:** Are there any scenarios where the contractor would need to pay both the System Licensing Fee and Administrative Fee?

A: No, there is not a scenario where a contractor would need to pay both the JOC System License Fee and the Administrative Fee on a particular project. The JOC System License Fee is for the Oregon State University Main Campus and Regional JOC Programs. The Administrative Fee is for the Oregon Statewide

JOC Program.

Item 48 **Q:** Because the University intends on acquiring multiple service providers in each category (General Contractors, for example), how are future jobs awarded? What specific factors are considered when deciding between multiple GCs? Is there a formalized process?

A: Oregon State University or the Participating Public Agency will determine what contractor they will use for a project. Factors that may be taken into consideration include but are not limited to responding adjustment factors, capabilities, experience and skillset, current capacity, locality of business and references. At this time there is no formal process for selecting contractors to do work.

END OF ADDENDUM NO. 2