



Oregon State University

REQUEST FOR PROPOSAL (RFP) #2025-019181

**INNOVATION DISTRICT AT OSU-CASCADES
PHASE 1 MAIN DEVELOPER**

ISSUE DATE: JULY 29, 2025



Oregon State University

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ISSUE DATE: JULY 29, 2025

MANDATORY PRE-PROPOSAL CONFERENCE:
August 13, 2025, at 11:00 AM Pacific Time (PT)
via Zoom

RFP DUE DATE/TIME:
September 11, 2025, at 2:00 PM Pacific Time (PT) via
electronic submission to bids@oregonstate.edu

QUESTION DEADLINE: August 28, 2025, at 12:00 PM Pacific Time (PT)

CONTRACT ADMINISTRATOR:
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It is the Proposer's responsibility to continue to monitor the [OSU Business and Bid Opportunities](#) website for Addenda. Failure to acknowledge any Addenda in the Transmittal Letter may cause your Proposal to be considered non-responsive.

OSU standards and policies govern this solicitation ([Procurement Thresholds and Methods, Procurement Solicitations and Contracts](#)) unless otherwise referenced or stated ("OSU Standards").



Oregon State
University

1.0 INTRODUCTION

1.1 Oregon State University (“**OSU**” and/or “**Owner**”) is conducting a competitive **TWO-STEP** Request for Proposals (RFP) process to retain ONE (1) Firm or Joint Venture (JV) to provide Main Developer Services for the Innovation District at OSU-Cascades (the “**Project**”, “**ID**”, “**Innovation District**”). Oregon State University is using the term “Main Developer” in place of the traditionally used common industry term “Master Developer” – for this solicitation and contract, both refer to the same role and function. OSU is flexible on the makeup of the proposing Firm or Joint Venture (JV) and it is expected that the developer will add necessary teams/skills as the project moves forward.

The evaluation process outlined in Section 7.8 will result in Firms who are in the competitive threshold being invited to participate in a Step 2 process (7.9) that may lead to final negotiations of a predevelopment agreement and main developer agreement with those remaining within the competitive threshold (“Contract”).

The Main Developer and/or their General Contractor will be required to abide by OSU Standards and policies ([Procurement Thresholds and Methods, Procurement Solicitations and Contracts](#)) for design and construction with the Main Developer or their General Contractor required to hold an Oregon Construction Contractors Board (CCB) license and have a Public Works Bond filed prior to the start of construction. In addition, Payment/Performance Bonds and Builder’s Risk insurance will be required.

OSU WILL ONLY BE ACCEPTING SEALED PROPOSALS ELECTRONICALLY - Proposals are to be submitted to bids@oregonstate.edu by the Due Date/Time.

VIRTUAL MANDATORY STEP 1 PRE-PROPOSAL CONFERENCE - A virtual Mandatory Pre-Proposal Conference will be held on August 13, 2025, at 11:00 AM PT via Zoom. Firms wishing to attend shall e-mail constructioncontracts@oregonstate.edu no later than 30 minutes in advance to receive the Zoom link. The email subject line should contain the Solicitation Number/Name and Firm Name.

NON-BINDING E-MAIL - OSU is seeking to understand the number of likely responses to the solicitation and requests that each firm send a non-binding email confirming their intent to participate in the solicitation by the Question Deadline to constructioncontracts@oregonstate.edu.

All questions must be submitted via e-mail to constructioncontracts@oregonstate.edu by the Question Deadline in order to be addressed. The email subject line should contain the Solicitation Number/Name and Firm Name.

1.2 UNIVERSITY BACKGROUND

Founded in 1868 as Oregon's land grant institution, OSU serves the state, the nation and the world as a premier 21st-century research university. OSU is committed to exceptional research, discovery, innovation and engagement — and to integrating its research and engagement mission with the delivery of a high-quality, globally relevant and affordable education for the people of Oregon and beyond. OSU is one of only three land, sea, space and sun grant universities in the U.S. and is the only university in Oregon to have earned both Carnegie Classifications for Very High Research Activity and Community Engagement.



1.3 OSU-CASCADES BACKGROUND

Oregon State University-Cascades (OSU-C), an Oregon State University branch campus, first established a presence in Bend in 2001 through a shared campus with Central Oregon Community College (COCC). In 2012, the State Board of Higher Education endorsed OSU-Cascades as a stand-alone branch campus. The next year, the Oregon Legislature committed to building a four-year university in Bend and allocated the first phase of capital to build an OSU campus in Bend, offering a range of undergraduate and graduate degrees. The first OSU-Cascades (“OSU-C”) building opened in fall 2016 on a 10-acre site adjacent to a former pumice mine and a former construction demolition landfill, making it the only four-year university within a 150-mile radius. This milestone fulfilled a 30-year regional effort to bring a four-year university to what had been the largest population center in Oregon without one. OSU-Cascades continues to grow as part of a long-range vision to meet regional and statewide educational and workforce needs.



Through long range development planning (“**LRDP**”) and master planning processes over the last few years, OSU has evaluated both the pumice mine and landfill for future campus development and expansion to reach the university’s strategic plan enrollment goal of 2,200 students, and a maximum capacity up to 5,000 students. In April 2018, after significant planning and remediation/redevelopment investigations, OSU acquired the former Deschutes County Demolition Landfill, a brown-field site, for remediation and redevelopment for future use as the university campus.

The [LRDP](#) process included a commitment to sustainability with goals for developing a triple Net-Zero campus. Triple Net-Zero means the campus will aim to balance energy use, water consumption, and waste generation with energy generation, water reuse, and material recycling. The LRDP net zero energy plan has been further developed into an energy master plan for the campus allowing each future capital project to leverage the energy study recommendations and design guidelines that will incrementally move the campus along the net zero energy path. The net zero water goal has been further studied, and a subsequent water master plan has been developed as well. In 2018, OSU began the first work to reclaim the pumice mine and remediate the first section of landfill. Over the course of 18 months over 500,000 cubic yards of waste and native earth were moved to fill the pumice mine and remove waste from the landfill area transforming a once blighted landscape into a college campus with parking, trails, and walk paths. As further described in Section 1.2.6 below, the remediation plan will result in landfill encumbrances being entirely removed from respective parcel deeds. In 2021 OSU completed construction on Edward J. Ray Hall (“Ray Hall”), a 50,000 SF net-zero energy ready prototypical mass timber constructed academic building supported by a new open loop geo-exchange. In 2025, OSU completed the Student Success Center, a 17,500 SF Net-zero energy ready mass timber student services and engagement focused building. Additionally, OSU opened District Utility Plant 2 (DUP2), the beginning of the campus 4th generation district energy system.

Central Oregon stands as one of the state’s fastest-growing regions and is recognized for its dynamic economic landscape. Despite this momentum, the area has significant potential for growth in higher education and workforce development—creating a unique opportunity for OSU and its partners. The rising demand for advanced educational facilities and mixed-use spaces is driven by a population eager for career advancement, lifelong learning, and access to high-quality amenities close to home. As OSU-Cascades continues to expand, the university is poised to address the needs of first-generation college students, underserved populations, and working adults—all of whom represent untapped markets. Investments in infrastructure and community initiatives directly contribute to economic growth and social mobility in Central Oregon. Individuals in the region with bachelor’s degrees experience nearly half the unemployment rate and more than one and a half times the earning potential compared to those with only a high school diploma.

OSU-Cascades fosters strong community connections, continually refining its initiatives and academic offerings through collaboration with local partners and stakeholders. Since 2013, an 80-member Campus Expansion Advisory Committee has addressed nearly 100 critical community issues as part of campus planning. Extensive engagement efforts between 2015 and 2017 involved hundreds of community members, whose input shaped the university’s long-range development plan, particularly in sustainability, integration, health, wellness, and the arts. Additionally, OSU-Cascades consults with economic development experts and industry leaders to ensure new academic programs—such as biochemistry and molecular biology, energy systems





engineering, and outdoor products—directly meet the evolving workforce needs of the region and state.

This alignment with workforce needs extends beyond academic programs into how students prepare for their careers. Through Cascades Edge, OSU-Cascades delivers structured, term-by-term career development designed to complement students' academic learning and connect them directly to industry. From their first term, students begin exploring career interests, building action plans, and gaining professional experience through internships, research, job shadows, leadership roles, and other applied opportunities. Nearly 80% of recent graduates participated in such experiences, contributing to high placement rates: 91% were employed, in graduate school, or in the military within six months of graduation. By embedding experiential learning into the student journey, OSU-Cascades ensures graduates are equipped not just with knowledge, but with the practical skills and industry connections needed to succeed in Central Oregon's dynamic and evolving economy.

As OSU is a land-grant institution, we recognize the profound responsibility this history creates in our institution and ongoing partnerships with the Tribes. It is OSU-Cascades' intent and responsibility to work with the Confederated Tribes of Warm Springs, to recognize their rights in the region. The First Peoples of this land are valued, contributing members of the Oregon State community and represent multiple sovereign tribes among students, faculty, staff and alumni. OSU-Cascades is committed — in the spirit of self-reflection, learning and partnership — to ensure that this institution of higher learning will be of enduring benefit to the people on whose ancestral lands it is now located.

1.4 THE OPPORTUNITY

During LRDP feedback sessions, the idea of an Innovation District as a complementary portion of the broader campus and Central Oregon market emerged. Campus planning efforts included this in Bend's master plan for greater community impact. In 2022, the state legislature prioritized kick starting the Innovation District with \$10M of support to start the remediation of the land on which the Innovation District would be built. Since then, OSU has formalized its research, innovation, industry relations and economic development programs into a statewide, networked series of assets. The Innovation District at OSU-Cascades is the next asset in that network.



The successful proposer will help OSU establish the Innovation District at Cascades as an economic engine for Central Oregon and the state of Oregon while building a hub for collaboration between higher education and the private sector. In this solicitation, OSU is seeking a long-term partner that understands the detailed programmatic requirements that make an Innovation District distinct from a traditional mixed-use development.

1.5 THE VISION



The [Brookings Institution defines innovation districts](#) as “geographic areas where leading-edge anchor institutions and companies cluster and connect with start-ups, business incubators and accelerators. They are also physically compact, transit-accessible, and technically wired, and offer mixed-use housing, office and retail.”



The Innovation District at Cascades is ultimately planned to be approximately 900,000 Square Feet (SF) in 14 or more buildings occupying ~24 acres of the university campus. It is planned to be built in 2-3 phases of work and may include ancillary activating uses such as a conference center or performing arts center. This first phase is planned to be up to 5 buildings consisting of approximately 300,000 SF. OSU is starting with building 1, a 60,000 SF Mixed Use Commercial (MUC) building, and building 2, a 100,000 SF Multi-Family Residential (MFR) building.

The Innovation District aims to create a dynamic ecosystem that fosters collaboration and synergy between the university, industry, the community and state. By leveraging the strengths and resources of colocated stakeholders, the Innovation District seeks to drive economic growth, enhance educational opportunities, and improve the overall quality of life in the region. This integrated approach supports cutting-edge research and development and promotes entrepreneurship, workforce development, and educational advancement. Through strategic partnerships and innovative initiatives, the Innovation District aspires to be a catalyst for sustainable development and a model for other regions to emulate.



For OSU, the Innovation District is meant to advance the academic, research, and engagement missions of the university by connecting industry and community partners to the University. The Innovation District will provide opportunities for sponsored research, student research projects, job shadowing, and internships through an organic connection to the innovation ecosystem of Central Oregon and beyond. Innovation District collaborations will support the translation of university-generated intellectual property into market-ready solutions, including access to proof-of-concept funding, SBIR/STTR pipelines, and venture-backed partnerships cultivated through OSU's distributed innovation and entrepreneurship ecosystem. More information about the Innovation District vision can be found in Exhibit 01 - Innovation District Vision.



Successful innovation districts bring together people, place, and programs to achieve outcomes that are more than the sum of their parts. OSU is considering ways to make the Class A office space in the Innovation District highly amenitized and desirable for businesses including possible use of our onsite recreation facility, nearby food & beverage, childcare, and conference services available. The Master Plan for the campus has included an “Assembly” area that may be a conference or performing arts center. OSU is seeking a partner that can help set the Innovation District up for success with a deep understanding of how these elements combine to leverage the university's strength for increased impact in the region and the state.

1.6 MARKET OVERVIEW

In May 2023 OSU began a competitive market analysis focused on two questions.

1. How will the Innovation District support and complement the existing commercial office, and multifamily residential space market in the Bend area?
2. On what market sectors should OSU focus the Innovation District programs?

The resulting study of the Bend commercial and residential real estate market showed a limited amount of lab space in Central Oregon with considerable interest from the growing biotech industry. Class A office space had small increases and was being absorbed at a reasonable pace without the stagnation seen nationally. Class B office space was oversupplied, stagnating and very soft. The local commercial real estate market is also being reshaped by changing workforce expectations around the use of workspace.

Furthermore, the lack of affordable housing in Bend was offset by considerable growth in multi-family housing projects that came online or are anticipated to come online between 2021 and 2026. This growth caused a softening in the market with a reduction in absorption rates. At current absorption rates, the existing and anticipated product in this sector is anticipated to show a tightening in 2027.

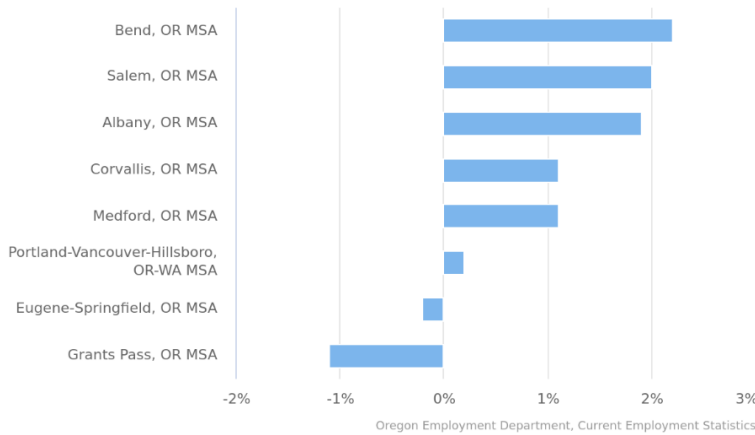
OSU and our consultants interviewed many market sector experts, university deans, and Central Oregon economic development leaders to understand where OSU's strengths overlap with Central Oregon's growing or existing industries. The resulting sector focus areas which the university is prioritizing include: 1.) outdoor products 2.) life sciences/biotechnology 3.) technology/computer science 4.) energy innovation.



Central Oregon is experiencing dynamic and sustained economic growth, with Deschutes County achieving a 19.1% GDP increase between 2018 and 2023, and Crook County leading statewide with 52.5% growth during the same period. This economic momentum is reflected in regional employment patterns that highlight both diversification and specialization. Bend is transitioning from its traditional reliance on timber and legacy manufacturing to high-value sectors such as professional and technical services, healthcare, food and beverage, advanced manufacturing, and scientific R&D. The region's position as a healthcare and service hub for Central and Eastern Oregon is reinforced by strong population growth (Deschutes County alone has added over 10,359 residents since 2020), and by a labor force increasingly engaged in higher-wage, knowledge-based industries. The region has also experienced significant growth from in-migration of a remote workforce, doubling from 12% to 28% over the past 5 years. Key economic indicators for the region can be found on Economic Development for Central Oregon's ([EDCO website](#)).

Employment Change in Oregon's Metro Areas

May 2024 to May 2025, Seasonally Adjusted

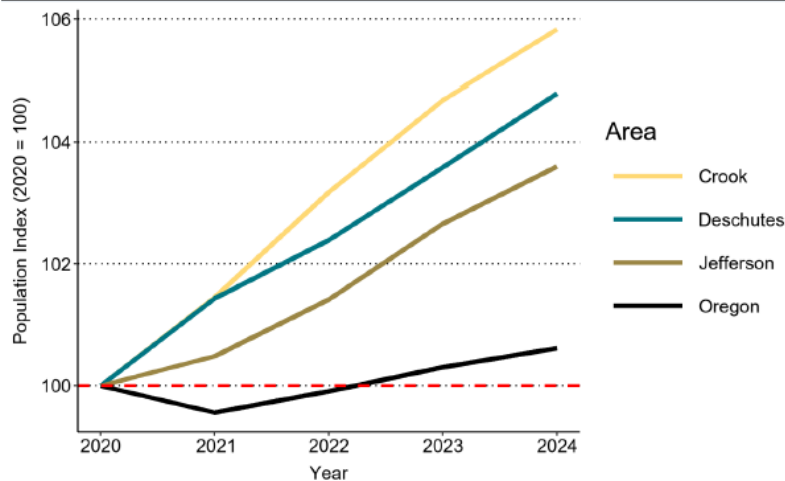


The regional labor force of 135,838 is heavily concentrated in healthcare, retail, and tourism; industries that provide local stability, as well as in export-oriented fields such as biosciences, software publishing, architecture, and high-tech manufacturing. Notably, scientific R&D and beverage manufacturing have demonstrated remarkable local competitiveness and growth, with employment concentration rates far above national averages. Additionally, Bend's entrepreneurial ecosystem is flourishing, supported by institutions in targeted sectors such as EDCO, the Small Business Development Center (SBDC) of Central Oregon, Bend Outdoor Worx (outdoor industry), Cultivate Bend (specialty products industry), Oregon Bioscience Association (biotech/life sciences industry), Oregon Entrepreneurs Network, the

Central Oregon Intergovernmental Council (COIC), the Bend Chamber of Commerce, the Central Oregon Innovation Hub, and OSU Cascades, as well as venture firms like Seven Peaks Ventures and Cascade Seed Fund. In addition, Business Oregon is an active partner and investor in early-stage innovation and startup efforts throughout Central Oregon, and its alignment with university-industry initiatives provides an added layer of support for advancing research commercialization and scaling innovation-driven enterprises. These factors have helped cultivate a regional innovation environment that aligns with the Innovation District's vision to catalyze economic opportunity in high-value target sectors.

Graph of the Month (Central Oregon) Population Growth, 2020-2024

Source: Portland State University Population Research Center, OED



In alignment with the City of Bend's broader planning efforts, several foundational documents and frameworks are included as links and exhibits. These resources provide important context for growth assumptions, land use policy, and alignment with community strategies:

- [The City of Bend's recent sector analysis report](#) summarizes opportunity sectors of the economy.
- [Bend Comprehensive Plan](#): Chapter 11, Growth Management, includes specific language on Opportunity Areas, notably the Central Westside, which encompasses the OSU-Cascades campus.
- [The Urbanization Report](#) (Appendix L of the Comprehensive Plan) outlines development assumptions for these Opportunity Areas and offers useful data for future land use projections.

- [Central Westside Plan](#): Developed during the UGB Remand process, this plan directly informed the Opportunity Areas and includes the area now covered by the OSU Master Plan.
- Invest Bend Framework (Exhibit 02 - City of Bend Economic Development Strategic Plan Framework): Developed as part of the City's economic development strategy, this framework calls out OSU-Cascades as a key partner and affirms that the Innovation District's planning and implementation are intended to be aligned with the City's strategic priorities.

A proposed layout of parking and buildings coupled with the master plan street diagrams supported the current design of the Innovation District, but OSU welcomes alternative plans and approaches from developers. Buildings 3, 4, and 5 are potential future projects that OSU may choose to pursue without the need for re-solicitation, contingent upon the success of the Innovation District and established relationship with the selected team. OSU may also choose to utilize the land for buildings 3, 4, and 5 for different purposes entirely outside of this solicitation.

1.7 SITE CONDITIONS



The site was a pumice mine in the 1950s and then turned into the Deschutes County Construction and Demolition debris landfill once all the marketable pumice was removed. As a landfill, the site received considerable quantities of sawdust, mill drop off, boiler ash, and other construction materials from the surrounding area. In the 1990s the site was considered as a possible parking lot and BMX racetrack for the local Bend Park and Recreation District. That plan ended when an unfortunate young man was walking across the site and fell into a sinkhole that was quite hot suffering burns to his lower extremities. After that event, Deschutes County erected fences and started subsurface evaluations to understand the sinkhole and high temperatures.

The subsurface investigation showed that some level of pyrolysis was likely the source of the heat. Subsequent investigations and temperature probes confirmed there was aerobic and anaerobic activity occurring that was causing the heat that could reach up to 500 Deg F in places. Once areas had become quite hot, they eventually used up the fuel (sawdust and other organic material) in those areas which then became sink holes. The County kept the area closed to the public and ensured there was always sufficient cover soil to minimize surface risk.

In 2014 OSU started investigating the possibility of remediating the site while reclaiming the pumice mine on the adjacent parcel. Initial investigations showed that the two sites could benefit each other making one large contiguous area that could be used as the future campus. OSU entered into negotiations with Deschutes County and Oregon Department of Environmental Quality. The result was a Prospective Purchaser Agreement (PPA) between OSU and DEQ, and a Purchase and Sale Agreement (PSA) between OSU and Deschutes County.

Summarized, the PPA gives OSU the pathway to properly remediate the landfill moving the boundaries of the waste and unencumbering the land. To be clear, this is not a No-Further-Action agreement. Instead, upon completion of phases of remediation, the landfill encumbrance is entirely removed from the parcel deed. The PSA outlines a cooperation agreement between OSU and Deschutes County for the landfill. OSU owns the entire landfill parcel, but Deschutes County continues to manage un-remediated portions of the landfill as OSU does the remediation in phases.



Figure 18: Conceptual Site Work Strategy



Area 3 of Deschutes County demolition landfill site



Former pumice mine, looking west

The approximately 10.5 acres of land on which this first phase of the Innovation District will be developed has been remediated and the deed is no longer encumbered. The waste was removed from the site entirely until native untouched soil was verified by a geo-technical expert. During this process, geo-technical experts and a registered geologist found a deep buried fault. Once the fault was fully investigated and the native bottom of excavation was verified, engineered fill was placed and compacted, under geotechnical observation and testing, to bring the elevations to rough grade. The summary of the overall sitework, exploration and analysis of the fault can be found in Exhibit 03 - IDR1 Geotech Memo. Finally, utilities, streets, and sidewalks were installed. Currently the site is largely pad ready. See Exhibit 04 - OSU-C ID Plans for details on final site grades and installed utilities.

The Northeast portion of this phase of remediation has been left at a lower elevation to accommodate future subterranean structured parking. See Exhibit 05 - IDR1 Combined Supporting Geotech Memos for further clarification on site fill conditions including infiltration and east wall details.

1.8 SUSTAINABILITY GOALS

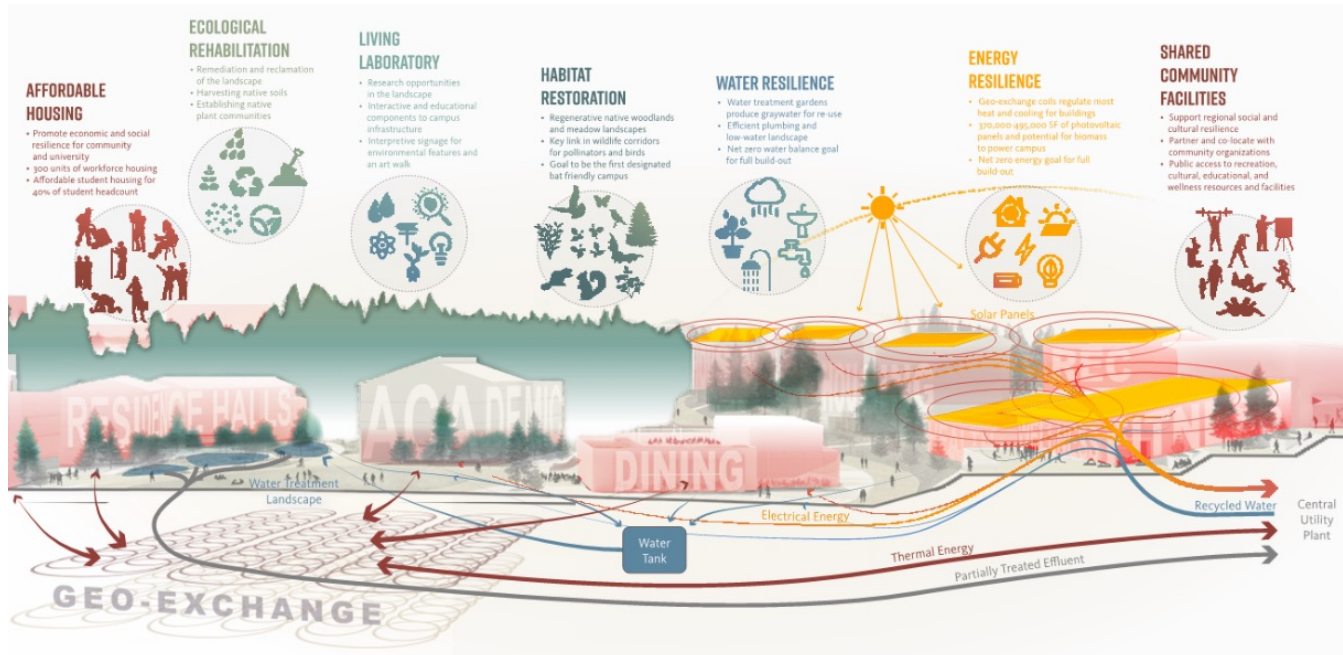


Figure 48: An Integrated Resilient Campus

The LRDP called out a triple net-zero goal targeting net-zero energy, water, and waste for the campus. To that end, OSU completed an Energy Master Plan for the campus in 2020. Please see Exhibit 06 - OSU Cascades Energy Master Plan. That Energy Master Plan provided a pathway (summarized below) to achieving the campus net-zero energy goals:

1. Design and construct every building to be as energy efficient as possible
2. Ensure each building has as much solar on its roof as possible
3. Use a nodal district energy system to provide heating and cooling to all the buildings on campus
4. Use an ambient (condenser) loop and open loop geo-exchange to supply energy to and share energy between the nodal District Utility Plants (DUPs)
5. Install ground mounted solar for any annualized gap between our campus supply and demand

In order for OSU-Cascades to fulfill the campus net-zero energy goal, each building on campus, including the Innovation District, needs to meet or come as close as possible to meeting Energy Trust of Oregon Path to Net-zero program requirements. Additionally, all buildings on campus need to connect into OSUs district heating and cooling lines. The campus DUP will supply heating (~120F) and cooling (~50F) water to each building.

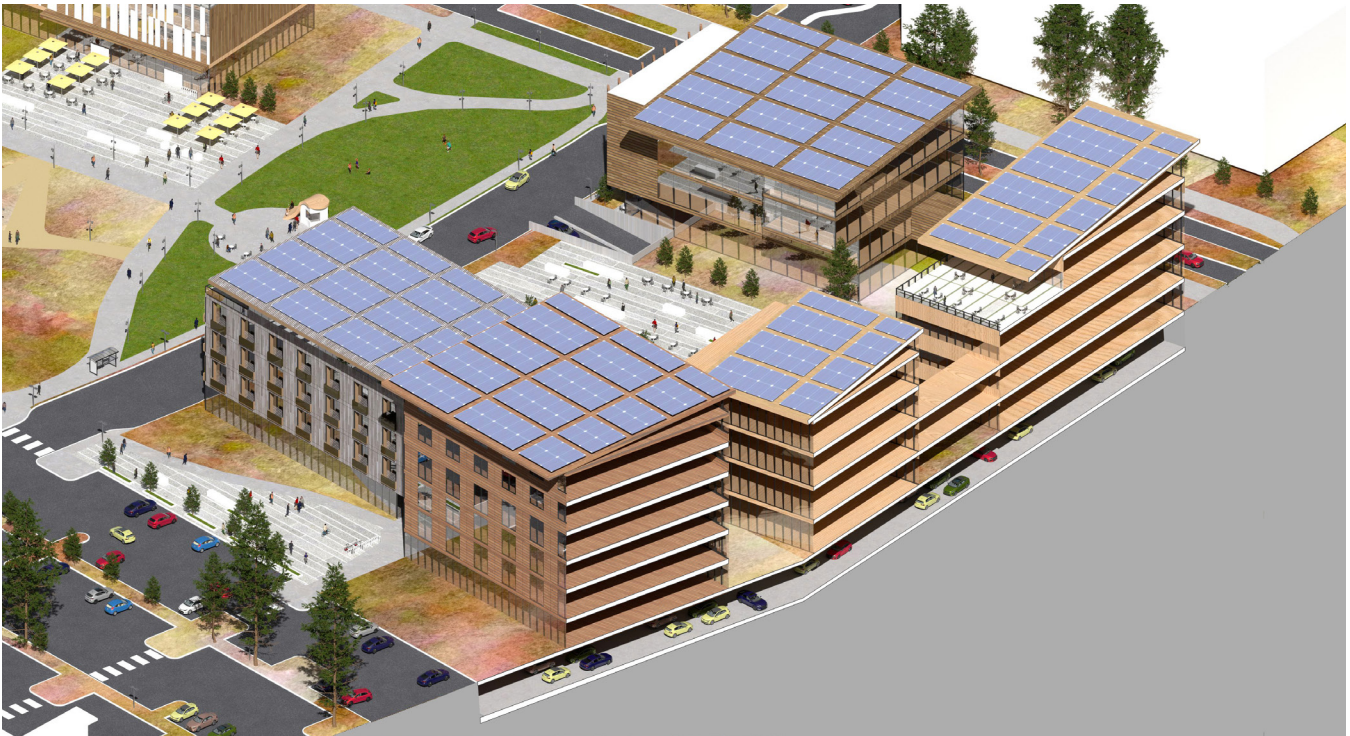


1.9 KEY TRANSACTION EXPECTATIONS

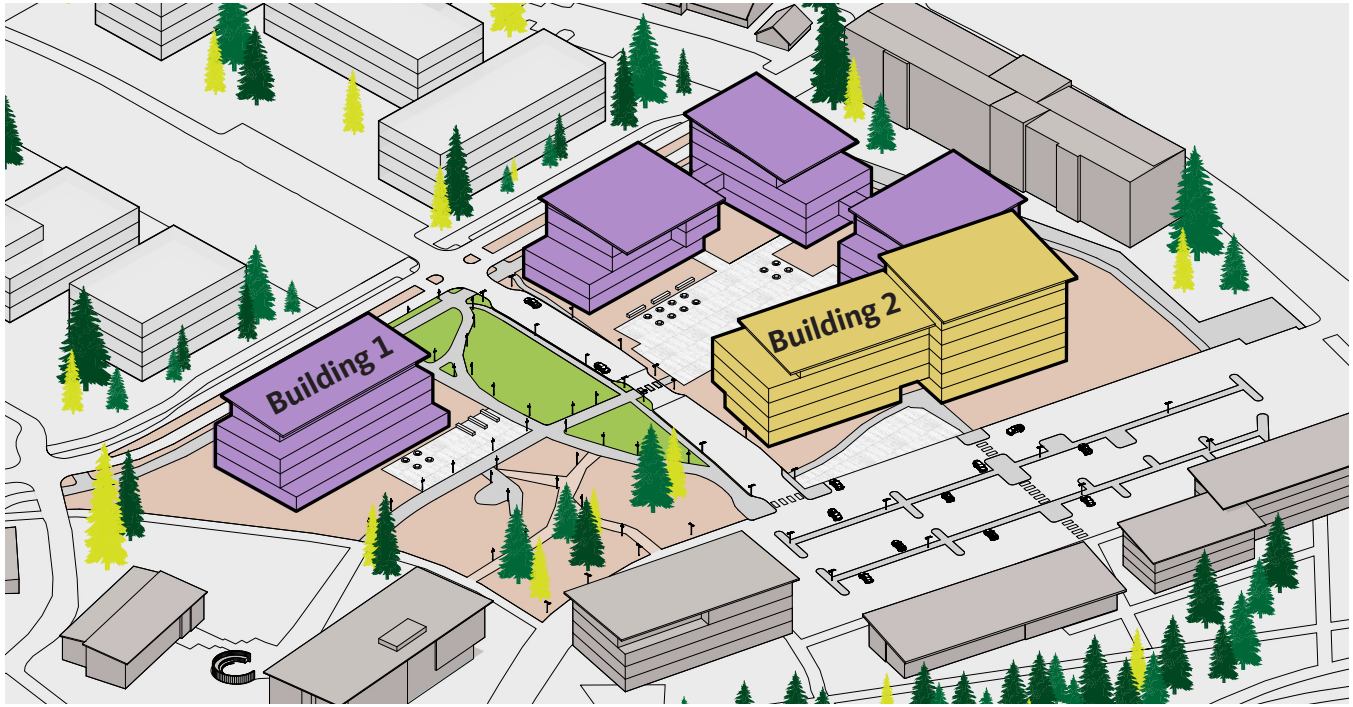
OSU and the State of Oregon have invested heavily in cleaning up the land, installing infrastructure and planning the overall campus. The value OSU seeks from the Innovation District largely lies in its ability to enrich the educational experience across all disciplines by providing equitable, innovation-driven learning and research opportunities; establishing dynamic industry partnerships that strengthen career pathways; and serving as a welcoming, community-integrated asset that enhances local economic impact and contributes to a statewide network of innovation. Furthermore, it is imperative that OSU recoups the investment made in this endeavor, as it must not impose additional financial burden on student tuition.

To advance this vision responsibly, OSU has developed a term sheet intended to serve as the foundation for developer feedback and future negotiations. OSU has engaged multiple advisors and actively incorporated feedback from experienced developers and private equity investors to craft terms that thoughtfully balance financial viability with institutional priorities. As you review Exhibit 07 - Draft Term Sheet, please evaluate your team's ability to engage in good faith negotiations aligned with these shared objectives.

1.10 CONCEPTUAL PLAN AND PROGRAM



OSU has developed a preliminary program for the first 2 buildings and renderings for the Innovation District. Since 2022, OSU has been building relationships with possible tenants and in 2025 OSU identified approximately 10 possible tenants with whom basic terms have been discussed - some providing letters of interest. Those interested tenants combined with OSU's space approaches ~50% of building 1 (MUC) GSF. OSU is seeking a developer that understands how to capitalize on this opportunity while continuing to seek complimentary tenants for the remaining space that will shape the Innovation District and drive impact in the surrounding community. OSU will share more on the program and prospective tenants during the 2nd phase of the solicitation.



The first two buildings have been conceptualized as:

Building 1 - ~60,000 SF of commercial, office, lab, and clinical space

Building 2 - ~100,000 SF of market rate multi-family residential space

Teams are encouraged to adjust the layout, look and feel, and approach of the Innovation District as OSU is seeking a team that can realize the vision of the Innovation District, stimulating activation of the area, inspiring cross pollination of ideas and spontaneous collisions of the multidisciplinary inhabitants of the ID.

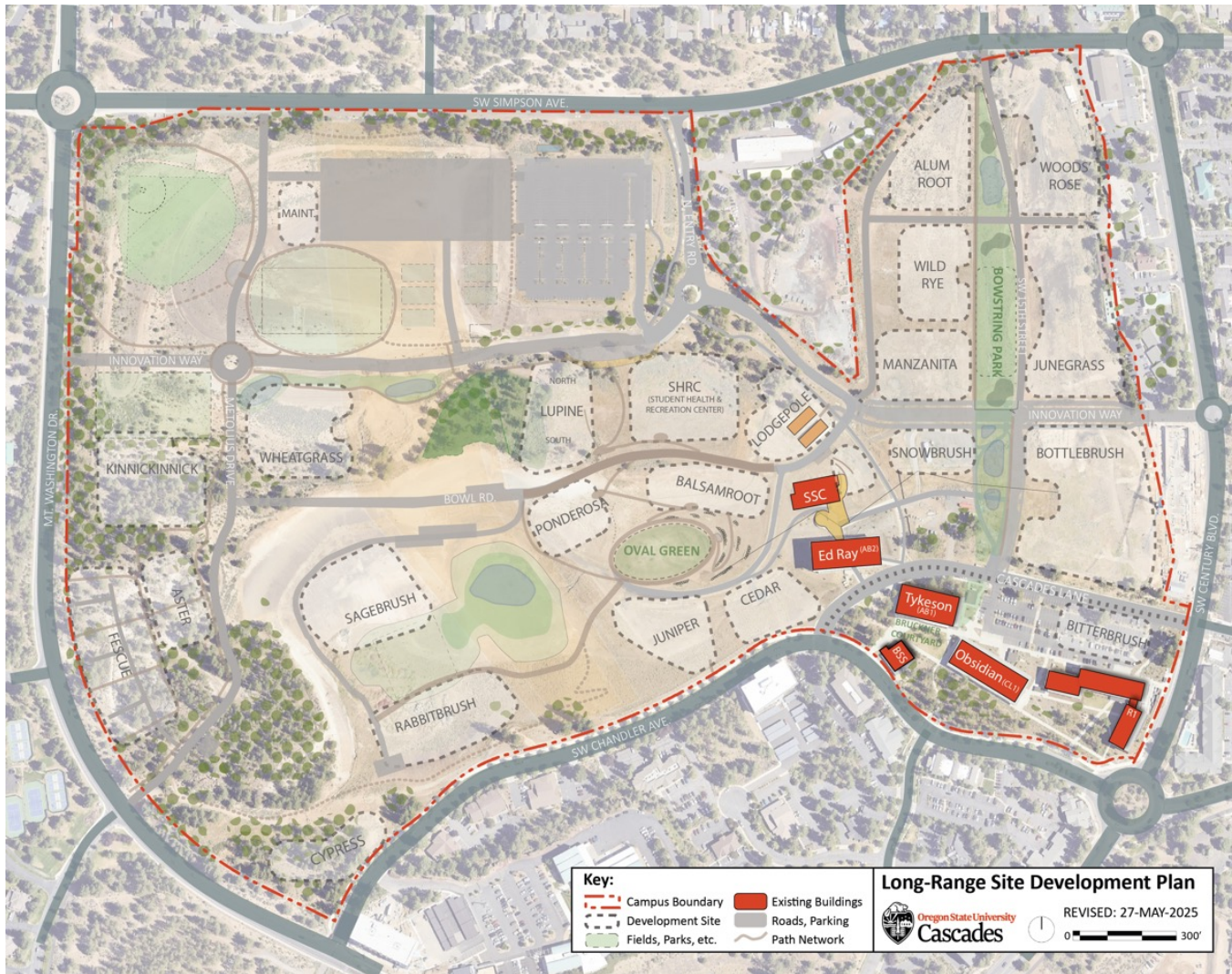
1.11 OSU DESIGN & CONSTRUCTION STANDARDS

While the [OSU Design & Construction Standards](#) will not apply to Innovation District buildings, the more focused OSU-Cascades ID Development Guidelines will apply in the Innovation District. These guidelines provide both descriptive and prescriptive outcomes for elements including Architectural, Mechanical, IT, Landscape, and Security installations. See Exhibit 8 - OSU-Cascades ID Development Guidelines

1.12 OSU OVERLAY ZONE, ENTITLEMENTS, AND SDCS

Elements of the OSU LRDP were codified by the City of Bend as the [Oregon State University – Cascades Overlay Zone](#). That overlay zone, as agreed, reserves system capacity while planning for:

- Four campus districts – Campus Core District, Innovation District, Recreation District, Residential District
- Permitted, conditional and accessory uses
- Areas where City of Bend architectural standards apply
- Campus transportation grid and street cross sections
- Landscaping requirements
- Transportation Mitigation Planning



Based on this, OSU anticipates it has already mitigated all transportation requirements for this first phase of the Innovation District. Additionally, OSU has banked SDC transportation credits that can be applied to this project.

1.13 OSU AND CASCADES ENROLLMENT & RESEARCH BACKGROUND

Oregon State University-Cascades is steadily expanding its role as a regional catalyst for talent development, innovation, and economic resilience. Today OSU-Cascades has 1,370 students enrolled and offers 25 undergraduate majors, and four master's and doctoral programs. An overview of the programs offered at OSU-Cascades is listed in the [OSU-Cascades Fact Sheet](#). As outlined in [OSU's Prosperity Widely Shared](#) strategic plan, the university has set a goal to grow enrollment at the Bend campus to 2,200 students by 2030—a target that reflects rising demand for access to high-quality, place-based education in Central Oregon.





A recent OSU [Economic Impact Study](#) found that OSU-Cascades contributes nearly \$100 million annually to the regional economy, with significant growth expected as enrollment, research, and Innovation District development accelerate. Closely integrated with OSU's Office for Economic Development and Industry Relations (EDIR), the campus plays a strategic role in advancing public-private partnerships, aligning workforce development with emerging industry needs, and catalyzing sector growth in fields such as outdoor products, energy systems, and health innovation. Research at OSU-Cascades is rooted in the region's distinct environment and community needs, with faculty leading impactful work in areas such as climate resilience, energy systems, outdoor products, and public health, often engaging students directly in the discovery process.

Oregon State University is a nationally ranked research powerhouse with \$422 million in research expenditures in FY 2024, fueling \$3.5 billion in economic impact across Oregon. OSU has a long and successful history of translating discoveries into commercial success, with more than 100 startups launched since 2013 through its innovation and entrepreneurship programs. These include standout spinoffs such as NuScale Power (valued at over \$2 billion), Agility Robotics (which raised \$550 million in investment), and Inpria (acquired for \$514 million), all of which continue to anchor operations and jobs in Oregon. At OSU-Cascades, the research portfolio has grown steadily, with faculty securing \$7.6 million in sponsored research funding in FY 2024. OSU-Cascades researchers address regionally and globally relevant challenges in water, energy, natural resources, human health and resilience, sustainable tourism, and injury intervention strategies.



These efforts, combined with OSU's forthcoming Jen-Hsun and Lori Mills Huang Collaborative Innovation Complex in Corvallis, future home to one of the fastest university supercomputers in the country, position the Innovation District as a natural extension of the university's mission: fostering interdisciplinary collaboration, accelerating commercialization, and advancing solutions that strengthen Central Oregon's economy and its role in a statewide innovation ecosystem.

1.14 OSU INNOVATION DISTRICT MANAGEMENT AND GOVERNANCE STRUCTURE

OSU understands the importance of our development partner having consistency and predictability in OSU’s management of the contracts, terms and conditions, finances and operations, and programmatic elements of the Innovation District. To that end, OSU has begun a process of developing the executive committee and subcommittees that will set up the process handling day-to-day issues and ID management. For background on the team leading the Innovation District please see Exhibit 09 – Innovation District Leaders

1.15 REGIONAL PARTNERS AND ECONOMIC DEVELOPMENT INCENTIVES

The Innovation District is uniquely positioned to leverage a robust network of regional partners that bring deep expertise in economic development, entrepreneurship, workforce training, and industry engagement. EDCO plays a pivotal role in business recruitment and retention, with a strong focus on high-tech, advanced manufacturing, bioscience, and outdoor product sectors that align with the Innovation District’s strategic priorities. COIC offers workforce development services, transportation planning, and economic strategy support, including implementation of the region’s Comprehensive Economic Development Strategy (CEDs). The Bend Chamber of Commerce and local municipalities, including the cities of Bend and Redmond, provide key civic and business leadership, while organizations like the Bend Venture Conference, Bend Entrepreneur Lab, Cascade Seed Fund, and Seven Peaks Ventures offer a vibrant ecosystem of mentorship, investment, and innovation support for emerging enterprises. Together, these partners form a collaborative and well-aligned regional foundation to accelerate the Innovation District’s success and its contributions to Central Oregon’s economic vitality.

The City of Bend offers several targeted incentive programs that can support development within the Innovation District at OSU-Cascades. Two options available through the city’s site-specific tax increment financing (TIF) framework include the Tax Increment Assistance for Housing Affordability program and the Tax Increment Assistance for Employment Growth program. These tools provide flexible financial support for projects that advance community priorities such as job creation or workforce housing. While these TIF programs can be deployed on a project-by-project basis, there is also potential to establish a broader urban renewal district in the future, enabling more comprehensive infrastructure investment and long-term reinvestment strategies within the Innovation District area.

Additionally, Business Oregon provides funding and resources to support economic development efforts throughout the state. Incentive programs such as the Enterprise Zone, Business Expansion Program, Governor’s Strategic Reserve Fund, Rural Renewable Energy Development and the Strategic Investment Program assist with business recruitment, retention, and expansion projects. These programs offer property tax abatement and income tax exemption depending on eligibility. Business Oregon also offers several business finance programs to help companies at various stages. The agency also administers infrastructure programs to help fund water, wastewater, roads, and more depending on project eligibility and programs budgets. The State of Oregon and Business Oregon have provided \$10M in grant funding and \$6M in loans in support of the site remediation and infrastructure work to get the Innovation District started and further support may be lobbied as the vision is laid out. These local and state incentive tools provide a strong foundation for attracting private investment and accelerating the development of the Innovation District at OSU-Cascades as a regional hub for innovation and economic opportunity. As the Innovation District develops, Business Oregon, EDCO, and the City of Bend and are expected to be key partners in deploying these mechanisms to attract and retain high-growth, innovation-driven businesses. See letters of support from Business Oregon, City of Bend and EDCO in Exhibit 10 – Letters of Support.



1.16 Location. 1500 SW Chandler Ave, Bend Oregon 97702

1.17 Summary of Work.

OSU is seeking a main developer team to lease land from the University, design, finance, build, operate, maintain and manage up to 5 buildings and the tenants there-in.

2.0 SCHEDULE

Issue Date	July 29, 2025
Mandatory Virtual Pre-Proposal Conference	August 13, 2025, at 11:00 AM PT
Question Deadline/Non-Binding Intent E-mail	August 28, 2025, at 12:00 PM PT
Final Addendum Issuance (if necessary)	By September 4, 2025
Proposal Due Date/Time	September 16, 2025, at 2:00 PM PT

The following dates are tentative and subject to change without notice:

STEP 1

Proprietary Discussions (If applicable)	Week of December 1, 2025
Presentations/Interviews (If applicable)	Week of December 15, 2025
Estimated notification of Step 2 proposers	Week of December 22, 2025

STEP 2

Mandatory Site-Visit for Step 2 proposers	Week of January 12, 2026
Proprietary Discussion 1	Week of January 12, 2026
Proprietary Discussion 2	Week of February 9, 2026
Proposal Due Date/Presentations/Interviews	Week of March 9, 2026
Notice of Intent to Award	By April 10, 2026
Contract Negotiations Completed	By June 30, 2026
Estimated Contract execution/Noticed to Proceed	By July 31, 2026

OSU will make every effort to adhere to the above schedule. It is, however, subject to change.

3.0 QUESTIONS, SOLICITATION REVISION REQUESTS, CHANGE OR MODIFICATION, APPEALS

3.1 Questions. All questions and contacts with OSU regarding any information in this RFP must be addressed in writing via email to constructioncontracts@oregonstate.edu no later than the **Question Deadline** as stated in Section 2.0. If a Proposer is unclear about any information contained in this document or its exhibits (Project, scope, etc.), they are urged to submit those questions for formal clarification.

3.2 Solicitation Process Revision Requests. Proposers may submit a written request for change of particular solicitation process provisions to the **Chief Procurement Officer** at the address or email listed in this document. Such requests for change must be received no later than the **Question Deadline** listed above.

Such requests for change must include the reasons for the request and any proposed changes to the solicitation process provisions.

3.3 Change or Modification.

3.3.1 Any change or modification provided by the Owner for this RFP or the documents included as exhibits to this RFP shall be made by a duly issued Addendum made available to all firms on the [OSU Business and Bid Opportunities](#) website. It is the responsibility of each Proposer to visit the website and download any addenda. No information received in any manner different than as described herein shall serve to change the RFP in any way, regardless of the source of the information.

3.3.2 OSU will not be responsible for any other explanation or interpretation of this RFP or the documents included as exhibits to this RFP.

3.4. Appeals. Appeals related to the OSU solicitation process and award decisions and actions shall be pursuant to OSU Standards ([Procurement Thresholds and Methods, Procurement Solicitations and Contracts](#)). All written appeals must be delivered to the **Chief Procurement Officer**, at the address given in this RFP.

4.0 PUBLIC RECORD

4.1 OSU will retain an electronic copy of this RFP and one electronic copy of each Proposal received, together with electronic copies of all documents pertaining to the award of a contract. These documents will be made a part of a file or record, which shall be open to public inspection after OSU has announced its intent to award a contract. If a Proposal contains any information that is considered a trade secret under ORS 192.345(2), you must mark each trade secret with the following legend: **“This data constitutes a trade secret under ORS 192.345(2), and shall not be disclosed except in accordance with the Oregon Public Records Law, ORS Chapter 192.”**

4.2 The Oregon Public Records Law exempts from disclosure only bona fide trade secrets, and the exemption from disclosure applies only “unless the public interest requires disclosure in the particular instance.”

4.2.1 Therefore, non-disclosure of documents or any portion of a document submitted as part of a Proposal may depend upon official or judicial determination made pursuant to the Public Records Law.

4.3 In order to facilitate public inspection of the non-confidential portion of the Proposal, material designated as confidential must accompany the Proposal, but must be readily separable from it. Prices, makes, model or catalog numbers of items offered, scheduled delivery dates, and terms of payment shall be publicly available regardless of any designation to the contrary. Any Proposal marked as a trade secret in its entirety may be considered non-responsive and be rejected.

5.0 FORM OF AGREEMENT

A main developer agreement, including all required real estate documents, will be the long-term contract between OSU and the developer and be utilized as the University moves through contracting for the Innovation District based on terms negotiated from the Draft Term document contained in Exhibit 7.

Additional documents may also be required based on negotiations.

6.0 RESERVED OR BUREAU OF LABOR AND INDUSTRIES (BOLI) PREVAILING WAGES

The Oregon BOLI Prevailing Wage Rates applicable to this Project are the rates in effect at the time the contract enters the construction phase. Those rates will then apply throughout the Project.

These BOLI wage rates are available here: https://www.oregon.gov/boli/WHDPWR/Pages/pwr_state.aspx.

7.0 INSTRUCTIONS TO OFFERORS

7.1 Summary of Work. The Work contemplated in this document shall be for the benefit of OSU in connection with the Project described in Section **1.0** of this document.

7.2 Pre-Proposal Conference and Site Visit.

7.2.1 The Pre-Proposal Conference will be administered virtually via Zoom. Proposers ***must*** contact the **Contract Administrator** to request virtual conference access. This request must occur no later than thirty (30) minutes prior to the meeting time, as stated in this RFP.

The Proposer must attend the Mandatory Pre-Proposal Conference, which will be administered virtually. Proposals will not be accepted from those firms who have not had a representative attend the Mandatory Pre-Proposal Conference. Attendance will be documented through a Zoom transcript. Attendees will be required to provide their name, firm name, and email address in the chat function at the beginning of the virtual Pre-Proposal Conference. Attendance will be verified by OSU. Attendees who arrive more than five (5) minutes after start time of the meeting (as stated in the RFP and by OSU's clock) or after the discussion portion of the meeting, (whichever comes first) may be locked out of the meeting or not have their attendance documented and will have their Proposal rejected **if submitted**.

7.2.2 No statement made by any officer, agent, or employee of OSU in relation to the physical conditions pertaining to the Work site will be binding on OSU, unless included in writing in the documents included as exhibits to this RFP or an Addendum.

7.2.3 Date and Time of a Pre-Proposal Conference is located on the cover sheet of this RFP.

7.3 Proposal Submission.

7.3.1 Submit **one (1) electronic version via email** to be received by the Due Date/Time listed in this document to bids@oregonstate.edu as stated in this RFP. **Electronic versions must be sized appropriately for transfer (under 10 mb).**

7.3.2 All Proposals must be received by OSU no later than the Due Date/Time. OSU's official clock shall prevail in any time conflict. Any Proposal received after the Due Date/Time will be rejected and will be retained and made part of OSU's archive records in accordance with OSU Standards.

7.4 Proposal Submission Requirements.

7.4.1 Your Proposal must be contained in a document not to exceed Twenty (25) single sided pages including pictures, charts, graphs, tables and text you deem appropriate to be part of OSU's review of your Proposal. Resumes of key individuals proposed to be involved in this Project are exempted from the page limit and must be appended to the end of your Proposal. Except as set forth in this Section 7.4, no supplemental information to the page limit will be allowed. Appended resumes of the proposed key individuals, along with a Transmittal letter, table of contents, front and back covers, references, and blank section dividers will not be counted in the page limit.

7.4.2 Your Proposal must follow the format outlined below and include a Transmittal/Cover Letter signed by an officer of your firm(s) with the authority to commit the firm(s) and must also acknowledge receipt of all addenda. **Include an email address** for communication purposes.

7.4.3 Any/all exceptions to the Terms and Conditions included in the Sample Contract shall be clearly identified and appended to the STEP 2 Proposal in order to be considered by OSU during the negotiation period.

7.4.4 The electronic Proposal **should be sized appropriately for transfer (under 10 MB)** and formatted with page size of **8 ½ x 11 inches** with no fold-outs (except for any large format documents required by evaluation criteria). The basic text information of the Proposal should be presented in standard business font size, and reasonable margins.

7.4.5 OSU may reject any Proposal not in compliance with all applicable OSU solicitation procedures and requirements, and may cancel this solicitation or reject for good cause all Proposals upon a finding by OSU that it is in the public interest to do so.

7.4.6 Note that throughout this procurement process, OSU will not accept Proposals that require OSU to pay the cost of production or delivery.

7.4.7 Telephone and facsimile transmitted **Proposals will not be accepted**. Proposals received after the Due Date/Time **will not be considered**.

7.4.8 Each Proposal shall be emailed to bids@oregonstate.edu. Proposals must be received by the date/time and in the format specified herein. The email line should contain the Solicitation Number/Name and Firm Name. Only those Proposals received at this email address by the Proposal Due Date/Time shall be considered responsive. Proposals submitted directly to the **Contract Administrator** will NOT be considered responsive. It is highly recommended that the Proposer confirms receipt of the email with the **Contract Administrator or designee**. The **Contract Administrator or designee** may open the email to confirm receipt but will NOT verify the integrity of the attachment(s), answer questions related to the content of the Proposal or address the overall responsiveness of the Proposal.

7.5 Acceptance or Rejection of Solicitation Responses by OSU.

7.5.1 The procedures for Contract awards shall be in compliance with the provisions of OSU Standards and policies adopted by OSU.

7.5.2 OSU reserves the right to reject any or all Proposals and to waive minor informalities in compliance with the provisions of OSU standards and policies adopted by OSU.

7.6 Withdrawal of Solicitation Response.

7.6.1 At any time prior to the Due Date/Time, a Proposer may withdraw its Proposal in accordance with OSU Standards. This will not preclude the submission of another Proposal by such Proposer prior to the Due Date/Time.

7.6.2 After the Due Date/Time, Proposers are prohibited from withdrawing their Proposal, except as provided by OSU Standards.

7.7 Evaluation Process. The written Response to this RFP is the first in a two-step process in the selection of a firm for this Project. Those written Responses to this RFP will be evaluated by a selection committee with the top scoring firms being invited to advance to further evaluation steps that may include virtual Proprietary Discussions and Presentations/Interviews should the committee determine they are necessary.

After all of the Presentations/Interviews are completed, the members of the selection committee will discuss the strengths and weaknesses of the finalists. The members of the selection committee will then score the Proposers/ finalists based on all information received, presented and heard during the Presentations/Interviews. Optional Reference Checks may also be undertaken again in step two to aid in final scoring. Upon completion of final scoring, negotiations may commence with any or all Proposers submitting responsive proposals or all Proposers within the competitive threshold.

Final scoring of the finalists Proposal, Presentations/Interviews and Reference/Financial Responsibility Checks (if applicable) will be **separate and not cumulative** from the Step One short-listing.

7.8 STEP ONE - Evaluation Criteria. The following items constitute the evaluation criteria for the selection committee to score Written Responses. For ease in reviewing, provide tabs keyed to each of the following criteria:

7.8.1 Firm Background and Project Interest (10 points)

Describe your firm(s), and the nature of your planned affiliation, JVs, and governing agreements. Describe the reason each firm was included in the pursuit, the role each firm will play, and the value they bring. Further, explain the aspects of this project that your team finds appealing and describe how this project fits into your business plans.

7.8.2 Key Personnel (15 Points)

OSU-Cascades is a highly collaborative campus. This means something different to every firm and person. We ask that teams, before proposing, assess their readiness to work as part of this collaborative effort and help us understand what collaboration means to your firm. Identify the personnel in each firm who would be assigned to the project, their specific roles in this project, and their previous experience on comparable projects. Also identify the consultants you propose to team with, if any, their proposed key personnel, and give brief descriptions of their experience and expertise. Provide reference contact information (including email and phone number) for each identified key person.

7.8.3 Previous Experience (20 Points)

Provide a description of at least 1 previous project completed in the past 10 years that you feel was comparable in size, approach, activation, and goals. Explain why you believe it is comparable. How did your firm support the Owner in finding tenants that align with the project goals? How did your firm design a concept that blended with the fabric of the surrounding community, leveraging assets already in place? What aspects of sustainable design were included? How was all of this achieved in a financially responsible manner?

Summarize your firm's experience working with higher education institutions to develop activated, energetic, and programmatically-tied projects that responsibly support the institution's goals. Explain how your team has worked with your institutional partners to maximize alignment of tenants with programmatic goals. How has your team supported or developed programming to activate spaces?

7.8.4 Project Approach (20 Points)

OSU recognizes that each innovation district is unique. Describe your approach to this project including recommendations for activation, approaches to attract future anchors and infill tenants to this 3rd tier market, ideas for balancing programmatic and financial outcomes. What regional community assets exist that can be leveraged for attracting new partners and what aspects of the Bend community can be woven into the Innovation District to deliver an activated community experience that is more than the sum of its parts? How would you adjust the layout, size, and use of the buildings? What sectors would your team prioritize? Discuss aspects of the Innovation District as described in this RFP that may require modification or other adjustment to be mutually successful.

7.8.4 References (20 Points)

Provide name, e-mail address and phone number for at least one of each of the current/past stakeholder groups listed below that were or are involved with the projects you reference above and that are ready to provide feedback on those projects:

- Tenants
- Owners
- GCs
- Consultants
- Investors

7.8.5 Workforce Diversity Plan (15 Points)

(a) Provide a description and identification of Minority Business Enterprise (MBE), Women Business Enterprise (WBE), Emerging Small Business (ESB), or Disabled Service Veterans (DSV) certifications for your team and a description of your nondiscrimination practices. Provide historical information on MBE, WBE, ESB, or DSV Joint Ventures, subcontracting or mentoring plan, and utilization history for projects completed by your firm within the past three (3) years.

(b) Provide a narrative description of your current workforce diversity program/plan, and the plan for obtaining subcontracting, consulting, and supplier diversity for this Project. Include a description of the outreach program or plan, including a schedule of events and specific steps that will be taken to maximize broad based and inclusive participation and the plan to provide mentoring, technical or other business development services to subcontractors/ subconsultants needing or requesting such services.

The Developer must perform the Work according to the means and methods described in the workforce plan described in its Proposal, unless changes are requested and approved in writing in advance by OSU or are required by applicable laws, ordinances, codes, regulations, rules or standards.

**7.8.6 OPTIONAL Step One (1) Presentations/Interviews.
Presentations/Interviews (50 Points)**

Presentations/Interviews may be conducted to aid in determining the short-listed firms continuing to step two. Proprietary Discussions may also be conducted with all Proposers prior to Presentations/Interviews. Information regarding the Proprietary Discussions and Presentations/Interviews will be provided following the initial review and scoring. Scoring of the Presentations/Interviews will be cumulative from the criteria above and inclusive of all elements in Step One.

7.9 STEP TWO – Evaluation Criteria. The intent of this two-step process is to allow for a comprehensive and informed evaluation that incorporates both the financial and contractual dimensions of the proposed partnership, as well as the Proposer's ability to communicate and align with the University's goals and values.

Proposers selected as finalists to advance to Step Two of the evaluation process will be invited to participate in proprietary meetings and Presentations/Interviews which will include the submission of a detailed Proposal that may include, but is not limited to, elements such as proposed transaction overview & narrative, agreement terms, funding sources, summary of tenant plan describing how the plan aligns with OSU's programmatic goals, full term operating proforma, OSU ground lease estimates, operations plan, and governance structure. In addition, finalists may be asked to provide the names, addresses, phone numbers and e-mail addresses of different references from those required in your Proposal. Information regarding these Reference Checks will be provided to the short-listed firms following selection. OSU may check with these references or other references associated with past work of your firm. Lastly, a Financial Responsibility Check may be requested of those finalists with information being sought identified in Section 8.1 of this RFP.

7.9.1 Mandatory Site-Visit – A Mandatory Site-Visit shall take place for the short-listed firms with date, time and location along with any other pertinent information being provided to those firms following the short-listing.

7.9.2 STEP 2 – Scoring

Additional information regarding the specific evaluation criteria, submission requirements for the Proposal, and the proprietary meeting and presentation/interview format will be provided in writing to shortlisted Proposers following Step One.

Final Scoring will include those items outlined below:

- Proposal (60 Points)**

Final scoring of the Proposal will be **separate and not cumulative** from the shortlisting.

- **Presentations/Interviews (40 Points)**
Presentations/Interviews **will** be conducted to aid in determining the Apparent Successful Proposer. Final scoring of the Presentations/Interviews will be **separate and not cumulative** from the shortlisting.
- **OPTIONAL Step 2 Reference Checks (25 Points).**
In addition to responding to the evaluation criteria above, finalists may be asked to provide the names, addresses, phone numbers and e-mail addresses of different references from those required in your Proposal. Information regarding these Reference Checks will be provided to the short-listed firms following selection. OSU may check with these references or other references associated with past work of your firm.
- **OPTIONAL Step 2 Financial Responsibility Checks (25 Points)**
In addition to responding to the evaluation criteria above, finalists may be asked to provide any of the information identified in Section 8.1 of this RFP.

7.10 Point Summary Table.

Criteria – Step 1	Point Value
Firm Background and Project Interest	10 Points
Key Personnel	15 Points
Previous Experience	20 Points
Project Approach	20 Points
References	20 Points
Workforce Diversity Plan	15 Points
Presentations/Interviews - Optional	50 Points
Total	150 Points
Criteria – Step 2	Point Value
Proposal	60 Points
Presentations/Interviews	40 Points
Reference Checks - Optional	25 Points
Financial Responsibility Checks - Optional	25 Points
Total	150 Points

7.11 Equity Contracting. OSU will require the successful Proposer to comply with OSU Standards ([Procurement Thresholds and Methods, Procurement Solicitations and Contracts](#)), policies, rules and procedures requiring good faith efforts in subcontracting with minority, women, emerging small business or service-disabled veteran owned business enterprises.

7.12 Negotiations.

7.12.1 OSU may commence General and/or Best and Final Offer (BAFO) Negotiations in accordance with OSU Standards ([Procurement Thresholds and Methods, Procurement Solicitations and Contracts](#)) following final scoring under either a one or two-step process.

7.12.2 Any/all exceptions to the Term and Conditions included in the Sample Contract/Agreement must be clearly identified and appended to the STEP 2 Proposal in order to be considered by OSU during the negotiation period.

7.12.3 OSU reserves the right to deny contract term negotiations with the Apparent Successful Proposer if such contract terms were not received by OSU in the Solicitation response pursuant to Section **7.12.2** above.

7.12.4 OSU reserves the right to defer decision(s) on requests for contract terms and conditions revisions until after a notice of intent to award is published.

- 7.12.5** If OSU and the Apparent Successful Proposer are unable to reach agreement on contract terms and conditions, OSU may cease negotiations with the Apparent Successful Proposer and enter negotiations with the next highest scoring Proposer, etc.

8.0 MISCELLANEOUS

8.1 Financial Responsibility.

- 8.1.1** OSU reserves the right to investigate, at any time prior to execution of the contract, the Proposers financial responsibility to perform the anticipated services. Submission of a Proposal will constitute approval for OSU to obtain any credit report information OSU deems necessary to conduct the evaluation. OSU will notify Proposers, in writing, of any other documentation required, which may include, but need not be limited to: recent profit-and-loss history; current balance statements; assets-to-liabilities ratio, including number and amount of secured versus unsecured creditor claims; availability of short and long-term financing; bonding capacity and credit information. Failure to promptly provide this information may result in rejection of the Proposal.

- 8.1.2** OSU may postpone the selection of finalists or execution of a contract in order to complete its investigation and evaluation. Failure of a firm to demonstrate financial responsibility may render it non-responsible and constitute grounds for Proposal rejection.

8.2 Project Termination. OSU reserves the right to terminate the Project or contract during any phase in the Project.

- 8.3 Insurance Provisions.** During the term of the resulting contract, the awardee will be required to maintain in full force, at its own expense, from insurance companies authorized to transact the business of insurance in the state of Oregon, each insurance coverage/policy as set forth in the contract.

- 8.4 Nondiscrimination.** By submission of a Proposal, the Proposer certifies under penalty of perjury that the Proposer will not discriminate against minority, women, emerging small business or service-disabled veteran owned business enterprises in obtaining any required subcontracts.

8.5 AA/EEO Employer. OSU is an AA/EEO employer.

- 8.6 Compliance with Applicable Law.** Proposer agrees to comply with all federal, state, county, and local laws, ordinances, and regulations as well as all applicable OSU Standards and Policies (as required) while on campus.

- 8.6.1 Smoke and Tobacco Free Campus.** Owner's grounds and premises are smoke and tobacco free. Contractor and Contractor's employees, agents, Subcontractors, if any, agree not to smoke or use tobacco products while on Owner property.

- 8.6.2 Sexual Misconduct Policy.** OSU has policies that prohibit sexual misconduct against members of the university community and in keeping with those policies Contractor and Contractor's employees, agents, and Subcontractors are prohibited from engaging in sexual misconduct against members of the university community.

- 8.6.3 Firearms Policy.** The Owner has adopted a policy that prohibits Contractor and Contractor's employees, agents and Subcontractors from possessing firearms on Owner's property.

- 8.7** The Proposer shall be required to execute the Contract as provided, within any time period provided in an award notification. The Contract Documents shall be delivered to OSU in the manner stated in an award notification.

- 8.8 Work/Services Commencement.** Work/Services shall not commence until execution of a Contract and subsequent issuance of a notice to proceed letter with the selected Proposer.

9.0 EXHIBITS

All Exhibits listed below can be found here: <https://oregonstate.box.com/s/mkv8uc25x2jumced5n0ro4hlvymdpdztp>

Exhibit 1 – Innovation District Vision

Exhibit 2 – City of Bend Economic Development Strategic Plan Framework

Exhibit 3 – Innovation District Remediation Phase 1 Geotech Memo

Exhibit 4 – Innovation District Remediation Phase 1

Exhibit 5 – Innovation District Remediation Phase 1 Combined Supporting Geotech Memos

Exhibit 6 – OSU-Cascades Energy Master Plan

Exhibit 7 – Draft Term Sheet

Exhibit 8 – OSU-Cascades Development Guidelines and Standards

Exhibit 9 – Innovation District Leaders

Exhibit 10 – Letters of Support

END OF RFP