



Oregon State University

INNOVATION DISTRICT AT OSU-CASCADES PHASE 1 MAIN DEVELOPER

RFP # 2025-019181

ADDENDUM NO. 3

ISSUE DATE: August 20, 2025

CONTRACT ADMINISTRATOR:

Matt Hausman, Construction Contracts Officer

Construction Contracts Administration

Email: ConstructionContracts@oregonstate.edu

This Addendum is hereby issued to inform you of the following revisions and or clarifications to the above-referenced RFP 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:

PROPOSAL DUE DATE/TIME:

Item 1 The Proposal Due Date/Time has been extended to September 18, 2025, at 2:00 PM Pacific Time (PT) with other updates to Section 2.0 Schedule provided below. Mandatory Pre-Proposal Conference No. 2 is only mandatory for prime proposers who did not attend Mandatory Pre-Proposal Conference No. 1:

2.0 SCHEDULE

Issue Date	July 26, 2025
Mandatory Virtual Pre-Proposal Conference No. 1	August 13, 2025, at 11:00 AM PT
Mandatory Virtual Pre-Proposal Conference No. 2	August 22, 2025, at 9:30 AM PT
Question Deadline/Non-Binding Intent E-mail	September 4, 2025, at 12:00 PM PT
Final Addendum Issuance (if necessary)	By September 11, 2025
Proposal Due Date/Time	September 18, 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 short-listed proposers	By December 24, 2025

STEP 2

Mandatory Site-Visit for short-listed 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.

PRE-PROPOSAL ATTENDEES & QUESTION/ANSWER

Item 2 Included with his addendum is the following information:

- Attendee list from 8/13/2025 Mandatory Pre-Proposal Conference No. 1
- Questions/Answers from 8/13/2025 Mandatory Pre-Proposal Conference No. 1
- Responses to Questions received at constructioncontracts@oregonstate.edu by date of this Addendum

END OF ADDENDUM NO. 3

The Innovation District at
 OSU-Cascades - RFP Pre-
 Attendee Repo proposal Conference
 Report
 generated
 time 8/13/2025 11:50

Attendee Details

Attended	User Name (Original Name)	First Name	Last Name	Email
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ID OSU-C PH 1 MAIN DEVELOPER QUESTIONS 8.13.2025 PRE-PROPOSAL CONFERENCE		
QUESTION NO.	QUESTION	OSU RESPONSE
1	Can you enable the chat so we can sign in? Thanks!	Chat function will not be turned on. Questions can be submitted through the Q&A function.
2	Will a list of the attendees be available?	Yes
3	Will you provide a list of those who attended the session today? It may assist in developign a more robust and inclusive team.	Yes, attendees will be identified in an addendum
4	Will you provide a list of those who attended the session today? It may assist in developign a more robust and inclusive team.	There is also a form on the OSU-Cascades website where interested firms can and have submitted their information to share with other interested firms. https://osucascades.edu/campus-expansion/innovation-district
5	Could you please speak to which consultants are advising OSU on this opportunity? Does OSU contemplate engaging an external legal advisor with P3/DBFOM experience, including for negotiation and execution of the contemplated long-term ground lease?	OSU has technical/legal/financial advising teams.
6	Are you expecting developers to respond with Phase 1 with full team (i.e. architect, GC, etc) defined? Or prefer that developers make recommendations about potential team but let OSU-C be part of the decision-making process for the rest of the team?	Proposers may, but are not required to, respond to this RFP with proposed design, engineering, construction, lender and other project partners and team members selected. OSUs goal is to select the best developer to lead this effort and that developer will bring a qualified team and/or have a valuable process for selection.
7	Will the multi-family housing project include work force or attainable housing units	See solicitation section 1.10
8	What role, if any, does OSU plan on playing in attracting biotech tenants to Building 1?	Attracting credit-worthy tenants to building 1 will be a critical component for the success of the ID. OSU has been conducting initial tenant outreach and will be prepared to share details with the selected developer. As such, OSU envisions to play an active role with the selected developer to optimize tenant outreach and selection.
9	Are the graphics and studies shown today available for review ?	All of these are included in the solicitation. If interested in something more, please send question to constructioncontracts@oregonstate.edu
10	Will successful proposals include vision and qualifications for all 5 buildings of Phase 1, or should proposals solely focus on Bldg 1 and 2 at this time.	Proposals are required to include vision and qualifications for buildings 1 & 2. In addition, proposers are required to include vision only (no qualifications) for all 5 buildings to help OSU understand the proposer's approach to the larger ID initiative.
11	Is there an opportunity to tour the site and/or potentially meet with campus representatives prior to the non-binding intent submittal date?	No more meetig with campus reps. All questions/inquiries through constructioncontracts@oregonstate.edu

12	Dizzier Heights is seeking a pilot location for TESS developement and PCM research. Energy storage center potential?	Thanks for the connection, you can email OSU directly about potential partners, we are always excited to hear about connections like this. Jarrod.penttila@osucascades.edu
13	Is there any funding from OSU for predevelopment support to launch the development of bldg 1 and 2?	See Exhibit 7
14	You mentioned a site for interested parties, what is the site again?	https://osucascades.edu/campus-expansion/innovation-district
15	curious about infrastruacter plans	See Exhibit 4
16	are non binding emails due from those who are trying to partner with a Developer?	OSU is seeking non-binding e-mails from the Main Developers (primary proposers).

ID OSU-C PH 1 MAIN DEVELOPER QUESTIONS SUBMITTED BY 8/20/2025		
QUESTION NO.	QUESTION	OSU RESPONSE
1	Is the RFP due date for Innovation district September 11 or 16? It's listed with both dates in the RFP.	SEE ADDENDUM 1
2	The contemplated transaction for the Innovation District at OSU-Cascades involves complex legal structuring from a real estate and infrastructure development perspective. Does OSU contemplate engaging an external legal advisor with design, build, finance, operate, maintain (DBFOM) experience to assist OSU's in house legal team with Step 2 of the procurement and the negotiation/execution of a long-term ground lease for implementation of the project? Developers will expect that OSU has engaged a multi-disciplinary advisory team (including specialized external legal advisors), and this will help ensure that OSU obtains competitive proposals	OSU has consultants including outside counsel supporting the ID initiative.
3	Does the multi-family project entail workforce housing or attainable housing units?	See solicitation section 1.10
4	Will successful proposals include vision and qualifications for all 5 buildings of Phase 1, or should proposals solely focus on Bldg 1 and 2 at this time.	Proposals are required to include vision and qualifications for buildings 1 & 2. In addition, proposers are required to include vision only (no qualifications) for all 5 buildings to help OSU understand the proposer's approach to the larger ID initiative.
5	Will OSU faculty and staff be utilizing any of the Office Building?	See solicitation Exhibit 7
6	7.4.1 – is the page limit “twenty” or “(25)”?	25
7	7.4.3 – Refers to the Sample Contract. Where can we find that? Or is that not presented until Step 2?	7.4.3 indicates that sample contracts would be part of Step 2
8	7.8 Refers to providing tabs keyed to each of the proposal criteria. Does this mean including a table of contents linked to each section? Or something else?	In order to improve OSUs ability to review proposals some logical way to link responses to the questions is helpful. OSU is not particular about how teams achieve this outcome although table of contents, physical tabs in binders, and references back to proposal criteria have all been successful methods in the past.
9	7.8.4 This section number is duplicated for Project Approach and for References. Do you want them both labeled 7.8.4 in our response?	No, References should be 7.8.5 and Workforce Diversity 7.8.6
10	What type of information should be included in the proposal response regarding the Optional Step One Presentation/Interview?	Nothing. Any information regarding Optional Presentations/Interviews will be provided if/when necessary.
11	Do you want a single reference for every single key personnel? Or a reference that has worked with the whole team?	Section 7.8.2 (Key Personell) asks for references for key personnel and 7.8.4 (References) asks for project references. A reference may be repeated where appropriate.

12	7.8.2 – Are you expecting developers to respond to Phase 1 with full team (i.e. architect, GC, etc) defined? Or prefer that developers make recommendations about potential team but let OSU-C be part of the decision-making process for the rest of the team?	proposers may, but are not required to, respond to this RFP with proposed design, engineering, construction, lender and other project partners and team members selected. OSUs goal is to select the best developer to lead this effort and that developer will bring a qualified team and/or have a valuable process for selection.
13	Can the online Firm Interest list please be updated. The last update was from 8/5.	Updated 8/19/2025
14	From a development and financing perspective, I wanted to explore whether there might be flexibility to extend the term—potentially to 100+ years? The current 50-year structure presents substantial challenges for project capitalization, as most institutional lenders and investors typically require longer lease terms to justify their investment in ground lease developments.	OSU recognizes the capitalization challenges a shorter-term ground lease could present. This is why the 50-year structure referenced in the RFP is not intended to imply a fixed position. In fact, OSU is open to a longer term based on downstream negotiations for each building.