



Oregon State University

INNOVATION DISTRICT AT OSU-CASCADES PHASE 1 MAIN DEVELOPER

RFP # 2025-019181

ADDENDUM NO. 4

ISSUE DATE: August 26, 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:

PRE-PROPOSAL 2 ATTENDEES & QUESTION/ANSWER

Item 1 Included with this addendum is the following information:

- Attendee list from 8/22/2025 Mandatory Pre-Proposal Conference No. 2
- Questions/Answers from 8/22/2025 Mandatory Pre-Proposal Conference No. 2

RFP EXHIBITS

Item 2 City of Bend City Council approved update to the Overlay Zone has been added here as Exhibit 11:

<https://oregonstate.app.box.com/s/mkv8uc25x2jumced5n0ro4hlvypdztp>

END OF ADDENDUM NO. 4

Attendee Report

Report
generated
time

8/22/2025 11:51

Attended	User Name (Original Name)	First Name	Last Name	Email	Organization
Yes	spencer wilberger	spencer	wilberger	spencer.wilberger@oeg.us.com	OEG, Inc.
Yes	Ellen Rath	Ellen	Rath	erath@cuningham.com	Cuningham
Yes	Andrew Davis	Andrew	Davis	adavis@cresa.com	Cresa
Yes	Andrew Davis	Andrew	Davis	adavis@cresa.com	
Yes	Andrew Davis	Andrew	Davis	adavis@cresa.com	
Yes	Kyle Helm	Kyle	Helm	kyle.helm@mortenson.com	Mortenson
Yes	Logan Hardt	Logan	Hardt	lhardt@pcl.com	PCL Construction Services, Inc.
Yes	Bryan Carlson	Bryan	Carlson	bcarlson@southlandind.com	Southland Industries
Yes	Cindy Schaumberg	Cindy	Schaumberg	cindys@ankrommoisan.com	Ankrom Moisan Architects
Yes	Cindy Schaumberg	Cindy	Schaumberg	cindys@ankrommoisan.com	
Yes	Amy Leedham	Amy	Leedham	amy.leedham@atelierten.com	Atelier Ten
Yes	Nicola Fucigna	Nicola	Fucigna	nicola@rowellbrokaw.com	Rowell Brokaw Architects
Yes	Ashlee Blessing	Ashlee	Blessing	ashlee.blessing@lewisbuilds.com	Lease Crutcher Lewis
Yes	Amie MacKinnon	Amie	MacKinnon	amie@dechase.com	deChase Miksis
Yes	Amie MacKinnon	Amie	MacKinnon	amie@dechase.com	
Yes	Amie MacKinnon	Amie	MacKinnon	amie@dechase.com	
Yes	Brad Moeller	Brad	Moeller	bradley@pmainc.com	Project Management Advisors
Yes	Fiona McCallion	Fiona	McCallion	fiona@projectpdx.com	project^
Yes	Kori Zummach	Kori	Zummach	koriz@interfaceeng.com	Interface Engineering
Yes	Seth Anderson	Seth	Anderson	setha@saj-arch.com	SAJ Architecture
Yes	Dave Kim	Dave	Kim	dave.kim@atelierten.com	Atelier Ten
Yes	Lara Rose	Lara	Rose	lrose@walkermacy.com	Walker Macy
Yes	Philip Henry	Philip	Henry	phil@pinnacledevgroup.com	Pinnacle Real Estate Development Group
Yes	Jared Everett	Jared	Everett	jared@pinnacledevgroup.com	Pinnacle Real Estate Development Group
Yes	Christy Everett	Christy	Everett	Christy@pinnacledevgroup.com	Pinnacle Real Estate Development Group
Yes	Scott Meinig	Scott	Meinig	smeinig@bremik.com	Bremik Construction

Yes	Crystal Henderson	Crystal	Henderson	CrystalH@sunwestbuilders.com	SunWest Builders
Yes	Steve Buettner	Steve	Buettner	SteveB@sunwestbuilders.com	SunWest Builders
Yes	Jared Lewis	Jared	Lewis	jared@catenaengineers.com	catena consulting engineers
Yes	Thomas Osha	Thomas	Osha	thomas.Osha@wexfordscitech.com	Wexford Science & Technology
Yes	Trent Smiley	Trent	Smiley	trenton.smiley@whiting-turner.com	Whiting-Turner
Yes	Jim Stewart	Jim	Stewart	Jstewart@rhconst.com	R&H Construction
Yes	Austin Bailey	Austin	Bailey	austin@rowellbrokaw.com	Rowell Brokaw Architects
Yes	Chad Schurman	Chad	Schurman	cschurman@rhconst.com	R&H Construction
Yes	Paul Harding	Paul	Harding	paul.harding@gcinc.com	Granite Construction Company
Yes	Adam Petersen	Adam	Petersen	apetersen@rhconst.com	R&H Construction
Yes	Aaron Van Dyke	Aaron	Van Dyke	avandyke@lpc.com	Lincoln Property Company
Yes	Jan Odegard	Jan	Odegard	jodegard@62xventures.com	62x Ventures

#	Question	Answer
1	As there was one required meeting. Why was the additional required meeting added?	OSUs intent through this effort has been to maximize outreach, an added preproposal conference supported that goal
2	Is there a format you are requesting for the non-binding intent email?	E-mail should identify the Project Name/Prime Proposer. No formal format required.
3	Do all proposed develop team (A/E/GC/etc..) need to be registered bidders or just the prime?	The Pre-Proposal Conferences were mandatory for Prime Proposers only. Prime 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.
4	Given potential gap between construction costs and effective rents in Bend, traditional financing may be difficult. Is OSU considering additional financing options such as CTL, master-lease, fee development?	It is OSUs intent to utilize a 50-year unsubordinated ground lease with extensions as negotiate
5	To what degree are you looking for teams or organizations that specialize in ecosystem development, a critical early-phase partner for setting up innovation districts and ensuring investments succeed?	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. To that end, 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.
6	Is the potential for an exisitng campus tour to provide more context, still being considered?	The campus is open for visits but no formal tours will occur until the next stage of the solicitation.