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OREGON STATE UNIVERSITY

REQUEST FOR PROPOSALS

RFP # 177099

Master Contract for Construction Related Services
General Contracting Services for University Housing & Dining Services

CONTRACT ADMINISTRATOR: Oregon State University

Brooke Davison

Capital Projects Contract Administration

Phone: (541) 737-7342

FAX: (541) 737-4810

ISSUE DATE: June 12, 2015

RFP CLOSING (DUE) DATE: July 7, 2015, 3:00 PM, Local Time

NO LATE RESPONSES WILL BE ACCEPTED

SUBMITTAL LOCATION

Oregon State University

Capital Projects Contract Administration

Attention: Brooke Davison

3015 SW Western Blvd.

Corvallis OR 97333

Introduction:

Oregon State University seeks proposals from general contracting firms to provide construction related services for University Housing & Dining Services (“UHDS”). UHDS is responsible for the long term planning, operations and renewal of the following building inventory that would be supported by the contemplated contract: 15 residence halls with approximately 4,500 residential bed spaces; 107 one, two and three-bedroom family housing apartment units; 3 large dining centers with production kitchens, multiple retail platforms and a catering operation; and 4 smaller cooperative houses that have been closed and are currently being reprogrammed to support administrative and student life offices and programs.

Description of Services Sought:

The successful proposer(s) will agree to provide construction related services for construction activities on the Corvallis campus of Oregon State University for small to mid-size units of work with a short schedule time frame for a two year term. Services will include coordination with the project manager from UHDS in charge of the project.

UHDS seeks two general contracting partners, each with a Master Contract, to assist in the delivery of an estimated \$3-\$5 million of annual investments in facility renewal for UHDS facilities. Until a Master Contract is amended, there is no guarantee or promise of work. After the initial amendment, a Master Contract may be subsequently amended to include additional, anticipated work as described below. These investments are intended to reduce deferred maintenance backlogs, modernize UHDS facilities and reduce operating costs, and adjust physical spaces to support the technology and programs reflective of current OSU and national trends in student life and on-campus housing. UHDS anticipates utilizing multiple project delivery approaches under the contemplated contract including design/bid/build (with a third party design firm) and design/build (with the general contractor managing the design and construction scope). Once the successful proposers are identified and Master Contracts have been issued, UHDS may, in its discretion, select between the contractors to perform units of work based on UHDS needs and will consider a variety of factors including schedule and cost considerations in making its selection.

The type of work anticipated by UHDS under the contemplated contract may include, but are not limited to, the following:

- Retrofit and installation of fire & life safety systems in legacy UHDS buildings
- Roof replacements
- Window system replacements
- Bathroom/shower upgrades and remodels

- MEP system upgrades and modernization
- Accessibility and path of travel upgrades
- Renewal of finishes - paint, carpentry, flooring, ceiling systems
- Updates to residence hall apartments, kitchens, and laundry facilities
- Masonry repairs and mitigation of water infiltration issues
- Installation of electronic access door hardware and systems
- Reprogramming of residence hall community spaces to deliver interactive study spaces, advising offices, academic support spaces, and classrooms.
- Seismic upgrades
- Renovation and renewal of dining facilities with large dining areas and productions kitchens

Services and subcontracts to be included within the general contractor's scope will generally include:

- Project management, construction cost estimates, schedule development and overall project and subcontractor coordination. For some units of work, a design/build delivery method will be employed and subcontractors will include design professionals.
- Demolition of interior partitions and finishes, the removal and appropriate disposal of demolished material and potential surplus items. The general contractor will be expected to make and document best efforts toward recycling of waste material.
- Interior partition construction, drywall, and drywall finishing.
- Carpentry and repairs to existing construction.
- Interior doors, frames, relights and hardware.
- Electrical wiring, lighting and low voltage installation and repair.
- Plumbing repair and installation, including ADA upgrades.
- Mechanical system upgrades and repairs. Air balancing for areas that have been rezoned.
- Fire sprinkler repair and upgrades.
- All work will be provided by fully licensed and bonded professionals.

For each unit of work, the successful proposer(s) will:

- Meet with UHDS staff to understand size, schedule and budget of each unit of work, and provide estimates and schedules prior to commencing work.

- Maintain the project schedule and communicate directly with the UHDS project manager.
- Conduct a weekly walkthrough with the UHDS project manager.
- Project costs will not include:
 - Parking
 - Travel expenses for individuals traveling to the jobsite

Selection Process:

This RFP and the selection process will be conducted pursuant to the terms of this RFP and the Oregon State University Standard 580-063-0030, relating to the selection and retention of contractors for construction related services.

Compensation:

Compensation will be based on a total “not-to-exceed” amount for services at the time services are requested. OSU may select more than one general contracting firm to provide services and proposers are advised that OSU will not guarantee that any work or any specific volume of work will be awarded to a successful proposer.

Response Requirements/Evaluation Criteria:

Please indicate in writing the following information about your firm’s ability and desire to perform this work. Firms will be rated based upon the weight assigned to each item as noted in the parentheses at the end of each statement below.

1. Firm Background.

Provide a brief description of your firm, your firm’s history and your firm’s business philosophy including the fundamentals that you believe have been key to your success. Include an organizational chart or a description of your business model; describe your experience and your current long term contracts. Indicate the size of your company, including ownership, laborers on full time staff, laborers on part time staff, and administrative personnel. (Weight: 10)

2. Key Personnel.

Identify the personnel in your firm that you propose to assign to UHDS work. Provide concise descriptions of their experience that you believe will be relevant to UHDS work. OSU is particularly interested in experience concerning student residences and dining halls of similar size and scale. Use specific examples, including the role of your key proposed personnel on past projects and explain their responsibilities on UHDS work. Indicate each key person’s knowledge of local subcontractors and suppliers, or how they would go about obtaining that knowledge. Include your proposed management organization chart for UHDS work. (Weight 20)

3. Cost Control/Risk Management Methods.

Describe your proposed methodology and experience with preconstruction services, including value engineering, cost planning, constructability analysis, and cost and constructability risk management and risk mitigation evaluations/analyses. Describe in detail how your firm will manage and communicate ongoing regular construction costs and budget status with UHDS project management staff and its design professionals. Provide a description of your processes for managing changes in construction, including your proposed methods that will mitigate construction change orders and construction claims. (Weight 20)

4. Project Management.

Provide a proposed response time required for a typical unit of work, including how much notification your firm will need prior to start up and how much coordination time will be required by your firm prior to start up for each unit of work. Describe your experience with projects with aggressive schedules and your capabilities to perform the services sought. Describe how you will ensure that UHDS work will be completed safely, on schedule and within the contract budget, given the high quality of work expected by OSU. (Weight 30)

5. Workforce Diversity Plan.

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

Provide a narrative description of your current workforce diversity program/plan, and the plan for obtaining subcontracting and consulting 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 needing or requesting such services.

The successful proposer shall perform the work and the contract with respect to diversity according to the means and methods described in its workforce plan described in the 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. (Weight 10)

6. References.

Provide the names, addresses and phone numbers of at least five (5) references for this project. Please verify that the individuals identified have had direct contact with the referenced project, and the phone number is current. OSU may check with these references and/or may check with other references associated with past work of your firm. OSU will evaluate this information and any other independently obtained references that can provide background on your firm. This information will not be

separately scored, but results obtained from these and any other reference checks will be assessed in determining the final ranking of proposals. (Weight 0)

Selection Procedure and Timetable:

The selection procedure described below will be used to evaluate the capabilities of interested firms to provide the professional services to OSU for this project.

June 12, 2015	Issue RFP
July 7, 2015, 2015, 3:00 PM Pacific Time	RFP response due
July 14, 2015	Notification of finalists
July 20, 2015	Telephonic Interviews with finalists
Week of July 27, 2015	Tentative Selection/Notification

Evaluation Process:

This RFP will use a two-step process to select two general contracting firms to provide construction related services. The first step includes evaluation of written proposals submitted in response to this RFP and then short-listing of three to five firms, who will be invited to participate in the second step, a telephonic interview that is anticipated to be scheduled on **July 20, 2015, between 2:00PM and 5:00PM Pacific Time**. Please hold this date for tentative interview.

Each of the evaluation criteria has been assigned a weight of between 10 and 30. Each member of the evaluation committee will separately rank each proposal in each of the evaluation criteria between 0 and 5, and multiply that number by the weight assigned to the evaluation criteria. The individual evaluation committee members will then total the weighted score from all of the criteria to obtain a total score for each proposal.

The evaluation committee will meet and compare the individual evaluation committee member rankings. The committee will discuss firm strengths and weaknesses and the individual evaluation committee member scorings. The evaluation committee discussion will result in the consolidated ranking from which the finalists for interviews will be selected for step two of the process.

Interviews will include a 20-minute presentation period to allow the proposers to highlight their proposal as well as respond to additional questions or information requested in advance by the evaluation committee, and then a separate 20-minute Q&A session. OSU will use the information presented during the interview to further evaluate the proposer's qualifications and abilities and develop a tentative ranking. The evaluation committee may then check references and adjust the scores based on the results of reference checks to determine the final ranking of proposals.

After all of the interviews and committee discussions are completed, the evaluation committee will select the Apparent Successful Proposer(s) by ranking the proposals based on all information received, presented, found and heard. OSU will then send out a Tentative Selection/Notification. OSU anticipates it will then enter into a contract or contracts with a firm or firms to provide construction related services on an as-needed basis.

Responsibility Evaluation:

OSU will investigate each proposer's responsibility in accordance with the requirements of Oregon State University Standard 580-061-0130, and will consider information obtained from any source as part of its evaluation, at any time prior to execution of a contract. Submission of a signed proposal constitutes the proposer's approval for OSU to obtain any information OSU deems necessary to conduct the evaluation including, but not limited to, credit reports and information discovered during reference checks.

Financial Information: OSU will notify proposers, in writing, of any financial documentation required, which may include 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.

OSU may postpone the award or execution of a contract in order to complete its investigation and evaluation. Failure to promptly provide complete information requested will render the proposal nonresponsive. Failure of a proposer to demonstrate responsibility will render it non-responsible and constitute grounds for proposal rejection.

Submission:

Submit **five (5)** copies of your written proposal, along with an electronic version on CD or thumb drive to be received by the closing date and time listed in this document to:

Brooke Davison
Oregon State University
3015 SW Western Blvd.
Corvallis OR 97333
Phone : 541-737-7342 FAX : 541-737-4810
email : brooke.davison@oregonstate.edu

Your proposal must be contained in a document **not to exceed seven (7) single sided pages**, including pictures, charts, graphs, tables and text the proposer deems appropriate to be part of the review of the proposer's response. Resumes of key individuals proposed to be involved in this project are exempted from the 7-page limit and may be **appended to the end of your response**. No other supplemental information to the 7 page proposal will be allowed. Appended resumes of the proposed key individuals, along with a transmittal letter, table of contents, front and back covers, and blank section/numerical dividers, etc., will not be counted in the 7 page limit.

Information should **be presented in the same order as the above evaluation criteria**. **The proposal should be submitted** with page size of 8 ½ x 11 inches with no fold-outs. The basic text information of the proposal should be presented in standard business font size, and reasonable (we prefer one inch) margins.

The electronic proposal should be sized appropriately for transfer (under 8 mb).

Your proposal must be signed by an officer of your firm with the authority to commit the firm and contain contact information including email address(s) for communication purposes.

OSU may reject any proposal not in compliance with all prescribed public bidding 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.

Please note that OSU will not accept proposals or queries that require OSU to pay the cost of production or delivery.

OSU is an AA/EEO employer.

Telephone, facsimile, or electronically transmitted proposals will not be accepted.

Proposals received after the closing date and time will not be considered.

Questions:

All questions and contacts with the University regarding any information in this RFP must be addressed in writing, fax or email to Brooke Davison at the address, email or fax listed in this document no later than July 1, 2015 at 5pm.

Solicitation Protests:

You may submit a written request for clarification or change or protest of particular solicitation provisions and specifications and contract terms and conditions (including comments on any specifications or terms that you believe limits competition) to Debera Massahos electronically at debera.massahos@oregonstate.edu or at 3015 SW Western Blvd, Corvallis OR 97331. Requests and protests must be received no later than 10:00 a.m., June 17, 2015. Requests or protests must state the reasons for the request or protest and any proposed changes to the

solicitation provisions and specifications and contract terms and conditions.

Change or Modification:

Any change or modification to the specifications or the procurement process will be in the form of an addendum to the RFP and will be made available on the OSU Business and Bid Opportunities website. No information published in any other manner will serve to change the RFP in any way, regardless of the source of the information. Any request for clarification or change or protest of anything contained in an addendum not received by the date and time stated in the addendum will not be considered.

Selection Protests:

Any respondent to this RFP who claims to have been adversely affected or aggrieved by the selection of a competing respondent may submit a written protest of the selection to Debera Massahos electronically at debera.massahos@oregonstate.edu or at 3015 SW Western Blvd, Corvallis OR 97333 within five days after notification of that selection. Any such protests must be received by Ms. Massahos no later than five days after the notification of selection has been made in order to be considered. The selection decision notification will be made by Debera Massahos via email.

Proprietary Information:

OSU will retain this RFP and one copy of each original proposal received, together with copies of all documents pertaining to the award of a contract. These documents will be made a part of a file or record, which will be open to public inspection after OSU has announced an Apparent Successful Proposer or all proposals have been rejected. If a proposal contains any information that you consider to be a trade secret under ORS 192.501(2), you must mark each trade secret with the following legend: **"This data constitutes a trade secret under ORS 192.501(2), and must not be disclosed except in accordance with the Oregon Public Records Law, ORS Chapter 192."**

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."

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.

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 will be publicly available regardless of any designation to the contrary. Any proposal marked as a trade secret in its entirety will be considered non-responsive and will be rejected.

Project Termination:

OSU reserves the right to terminate a project, the agreement, or both, at any time, upon thirty days' written notice.

Additional Requirements:

Pursuant to Oregon State University Standard 580-061-0030, by submitting a proposal, the proposer certifies that the proposer has not discriminated against Minority, Women or Emerging Small Business Enterprises in obtaining any required subcontracts.

Pursuant to Oregon State University Standard 580-061-0040, proposers are hereby notified that policies applicable to consultants and contractors have been adopted by OSU that prohibit sexual harassment and that proposers and their employees are required to adhere to OSU's policy prohibiting sexual harassment in their interactions with members of OSU's community.

Insurance Provisions:

During the term of the resulting contract, the successful proposer 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 attached Master Contract for Construction Related Services.

Enclosures:

OSU Master Contract for Construction Related Services
OSU Amendment (Master Contract for Construction Related Services)
OSU General Conditions for Master Contract for Construction Related Services
OSU Design/Build Attachment to Amendment (Master Contract for Construction Related Services)

End of RFP