

REQUEST FOR PROPOSALS #2021-05
ARCHITECTURAL DESIGN SERVICES RESIDENCE HALL
RESPONSE TO CLARIFYING QUESTIONS TWO
September 30, 2021

Note that these are questions submitted by interested firms to this solicitation. The below answers are for clarification purposes only and in no way alter or amend the RFP as published.

- 1) QUESTION: How many current beds in the existing Residence Hall Building?

ANSWER: Current bed capacity 510 beds. Full capacity with everything doubled 554 bed capacity.

QUESTION: What is the total gross square feet (GSF) of the existing Residence Hall Building?

ANSWER: 109,619 GSF

QUESTION: What was the total construction cost of the existing Residence Hall Building?

ANSWER: Not available.

QUESTION: What was the date of construction?

ANSWER: 1964/1968

QUESTION: Who was the general contractor?

ANSWER: WH Shields Co. & Anderson-Westfall Co Inc.

- 2) QUESTION: How many current beds in existing Sustainable Village Buildings?

ANSWER: 264 beds

QUESTION: What is the total GSF of existing Sustainable Village Buildings?

ANSWER: 97,260 GSF

QUESTION: What was the total construction cost of the existing Sustainable Village Buildings?

ANSWER: Not available.

QUESTION: What was the date of construction?

ANSWER: 2009

QUESTION: Who was the general contractor?

ANSWER: HSW Builders Inc.

- 3) QUESTION: What trades are anticipated to be delegated design build under the general contractor as part of the construction contract? Exterior cladding, doors, windows? Miscellaneous steel, framing, and fabrications? Fire sprinkler and alarm? Stairs and railings? Façade access and maintenance? Any others?

ANSWER: No trades are designated as design build.

- 4) QUESTION: Is Oregon Tech able to share the contact info for any recent cost estimators Oregon Tech projects have used?

ANSWER: Firms proposing need to select their own individual cost estimating consultant.

- 5) QUESTION: In Firm's History and Experience, this section requests resumes for key personnel, however extensive information is requested in question 3: Key Personnel. Should we have resumes in both sections? References are asked for in both sections; does each member need two total references, or should the references be repeated? Which section would an organizational chart be of most use?

ANSWER: Firm history should focus on the firm history and experience specifically. Key Personnel should focus specifically on firms identified project team members and include resumes for each.

- 6) QUESTION: For firm / project references, will the contact information given in Section 1 Firm's History and Experience suffice, or do we need to provide additional references for projects not referenced earlier in the proposal?

ANSWER: Project specific references should be included as part of each referenced project included in proposal. Firm references should be provided under the references section.

- 7) QUESTION: Will Oregon Tech contract directly for energy modeling or should design team include it in their services?

ANSWER: Energy Modeling should be included in the design services scope.

- 8) QUESTION: At the mandatory pre-response conference it was mention that Oregon Tech would contract directly for materials testing as needed. Please verify if Oregon Tech will contract directly for all required special inspection services.

ANSWER: As stated in mandatory pre-response conference Oregon Tech will contract separately for material testing and special inspection services.

- 9) For fire protection design, both sprinklers and fire alarm, will basic layouts with performance specifications for full design of system by selected subcontractors be allowed or is full coordinated design of these systems by the design team?

ANSWER: Project specifications should clearly identify "basis of design" for both fire sprinklers and fire alarm.

- 10) QUESTION: Will major sub-contractors (specifically M/E/P/FP) be brought on during the design phase through the CM/GC process or just the GC?

ANSWER: Oregon Tech requires the CM/GC to advertise the project in an effort to get multiple bids/proposals for all divisions/ sections, M/E/P/FP subcontractors will not be clearly identified until the CD set is put out to bid and an approved GMP is established.

- 11) QUESTION: Proposal item no. 03 request references for key personnel. Is there a required number of referenced for each proposed personnel?

ANSWER: A required number was not stated, but three references per listed key personnel is common.

End of Response to Clarifying Questions Two