

REQUEST FOR PROPOSALS #2023-13  
PROFESSIONAL SERVICES CONSULTANT FOR REAL ESTATE DEVELOPMENT  
RESPONSE TO CLARIFYING QUESTIONS ONE  
December 20, 2023

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:** Will the University be seeking the assistance of a law firm with relevant experience in its assessment of public-private partnership opportunities?

**ANSWER:** The University may consider assistance of a law firm once the Professional Services Consultant under this RFP has been formally engaged.

2. **QUESTION:** If so, will the University be separately procuring legal advisors under an independent solicitation or is it the University's intent, by issuing this RFP, that legal advisors be included in the P3 consultant team?

**ANSWER:** The University's intent is that all professional service providers, including legal advisors, be included in the P3 consultant team. All professional service providers, including legal advisors, are welcome and encouraged to respond to this RFP.

3. **QUESTION:** Regarding the potential 80,000-100,000 GSF mixed use development in Wilsonville, OR, has Oregon Tech produced any preliminary project-specific documents (such as space programs, development budgets, etc.) and/or any site studies (surveys, Geotech reports, etc.)? If so, can they be shared as an Exhibit to the RFP?

**ANSWER:** University has not produced any preliminary project-specific documents and/or site surveys. It is anticipated similar type items would be produced and/or overseen by the selected Proposer as a component of the professional services sought by this RFP.

4. **QUESTION:** Has the University prepared any studies on the demand for student housing or faculty/staff housing across their campuses that would bear relevance for exploring public-private-partnerships? If so, can they be shared as an Exhibit to the RFP?

**ANSWER:** The University has not produced any studies related to demand for student housing and/or faculty housing across its campuses relevant to exploring public-private partnerships. It is anticipated similar type studies would be performed by the selected Proposer as a component of the professional services sought by this RFP.

5. **QUESTION:** Would the apartment-style housing being considered for the Wilsonville, Oregon, property be University-affiliated housing for students and/or staff? Or is private market housing available to anyone?

**ANSWER:** The University is considering University affiliated housing for student and/or staff, private market housing availability to anyone, and/or a combination thereof.

6. **QUESTION:** Has the University prepared any updates to the Campus Master Plan more recently than the 2006 update available online? If so, can it be shared as an Exhibit to the RFP?

**ANSWER:** The University anticipates publishing its most recent Facilities Master Plan later in January 2024, when complete. Once final, it will be made available to the public.

7. **QUESTION:** Has the University already collected proposals from one or more real estate developers for possible development of the 80,000-100,000 GSF mixed use development in Wilsonville, Oregon, that are ready for evaluation? Or shall consultants assume our initial 6-month scope will include a full “project definition” effort that would occur prior to engaging with developers?

**ANSWER:** The University has not collected proposals from real estate developers and/or any other professional services providers. Proposers may assume that the initial 6-month scope will include a full “project definition” effort that would occur prior to engaging with developers.

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End of Clarifying Questions