

11/17/22

Central Campus Redevelopment Project

Request for Qualifications and Fee Proposal (RFQ/P) Construction Manager/General Contractor (CMGC)

Re: Addendum 01

The following revisions and/or clarifications are made to the Heart of Oregon Corps CMGC RFP:

- 1. Section 9.0 Proposal Requirements and Evaluation
 - a. **.f Project Approach:** Maximum points for scoring are changed from 10 points to 5 points
 - b. **.h Construction Fees and Labor Rates**: Provide a Phase 1 Pre-Construction Fee as referenced in "Exhibit F HOC CMGC Fee Proposal and Hourly Rate Format"
- 2. Section 10.0 Scoring and Timeline
 - a. **Scoring Criteria:** add- <u>Item 11. Interview 20 points</u>, and change the total points available from 100 points to 120 points.
- 3. Section 13.0 Conceptual Cost Estimate

As discussed during the site tour on November 10, Heart of Oregon Corps is issuing an updated Conceptual Design for budgeting purposes, attached and referenced as "Exhibit H – Revised, Preliminary Concept Design Options A & B for cost estimating, dated 11.16.2022".

The updated Exhibit H Concept Design includes two (2) design options, Option A and Option B. Please prepare and provide a Preliminary Conceptual Cost Estimate for <u>each</u> design option per the instructions outlined in the RFP, and provide a breakdown of your estimates, as noted, using your standard estimating format by Division.

Submit these estimates separately from your RFQ/P proposal. These estimates will not be scored or used in the evaluation process. All other instructions for the Conceptual Cost Estimate portion of the RFQ/P remain the same.



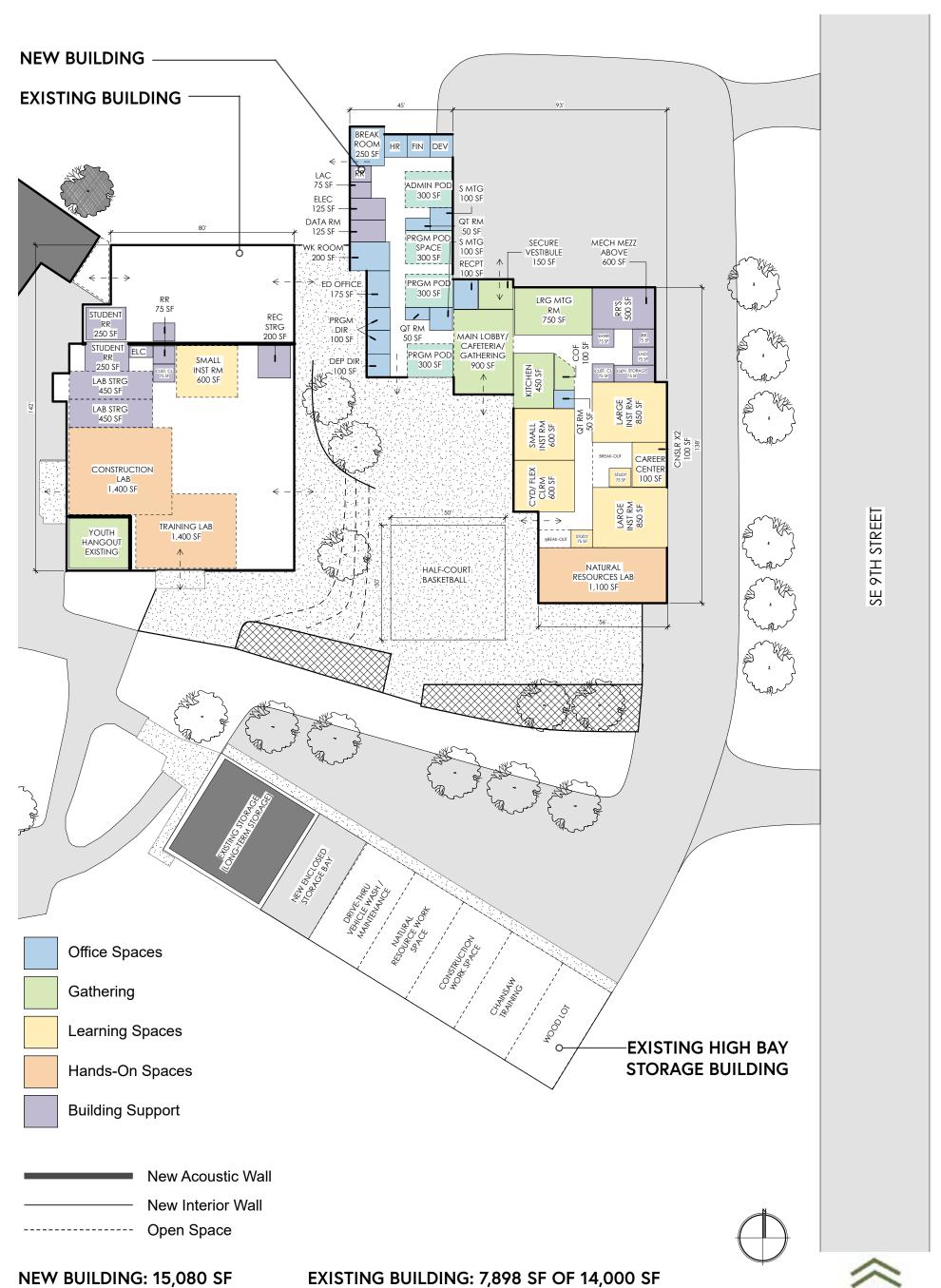


- 4. Section 14.0 Attachments
 - a. Exhibit H: Change to "Revised, Preliminary Concept Design Options A & B for cost estimating, dated 11.16.2022"
- 5. See attached list of attendees from the mandatory site tour held on November 10, 2022.
- Provide written acknowledgement of receipt of all issued Addenda with your Proposal.
- Please provide any questions to this addendum only by no later than 12:00 PM, Friday November 18.
- This addendum may be downloaded on the Heart of Oregon Corps website at: https://heartoforegon.org/campus-campaign/rfp.html

- End -

Issued per Addendum 01, dated 11/17/22

Site Concept Plan With Diagrams - OPTION A



BBTARCHITECTS



HOC CENTRALIZED CAMPUS - PROGRAM						Concept A				
		List	of Sp	aces	Existing Building		New Building			
Area	Qty	Unit	Total	Detail/Comments	Qty	Total	Qty	Total		
Office Spaces		sf								
Reception	1	100	100			0	1	100		
Program Director	2	100	200			0	2	200		
Program Pod	3	300	900	(4) workstations per pod space (75sf per)		0	3	900		
Admin Pod	1	300	300	(4) workstations per pod space (75sf per)		0	1	300		
ED Office	1	175	175			0	1	175		
Deputy Director	1	100	100			0	1	100		
HR	1	100	100			0	1	100		
Finance Director	1	100	100			0	1	100		
Development Director	1	100	100			0	1	100		
Counselor Office	2	100	200	Be near instructional rooms		0	2	200		
Small Meeting	2	100	200			0	2	200		
Workroom	1	200	200			0	1	200		
Break Room	1	250	250			0	1	250		
Quiet Room	3	50	150			0	3	150		
								_		
Subtota			3,075			0		3,075		
Gathering		sf				_				
Secure Vestibule		150	150			0	1	150		
Cafeteria/Gathering	+	900	900			0	1	900		
Large Meeting Room	+	750	750	w/ kitchenette		0	1	750		
Kitchen		450	450			0	1	450		
Coffee Bar	+	100	100		1	0	1	100		
Youth Leadership	1	850	850	Existing space in SW corner of existing building	1	850		0		
O literal			0.000			0.50		0.050		
Subtotal			3,200			850		2,350		
I		-£								
Learning Spaces	2	sf	4 000	Cit dayur la amina CVD CED alasa ata		0	_	4000		
Instructional Room - Smal		600	1,200	Sit down learning, CYD, GED class, etc	1	0	2	1200		
Instructional Room - Large	_	850	1,700	Sit down learning	1	0	2	1700		
Const. Instructional Room		600	600	Sit down learning	1	600		0		
Construction Lab		1400	1,400 1,400	Hands on Learning Hands on Learning	1	1400		0		
Training Lab Natural Resouces Lab	+	1100	,		-		1	1100		
Career Center	-	100	1,100 100	Hands on Learning		0	1	100		
Study Rm	_	75	150	Near instructional rooms	1	0	2	150		
Study Kill		73	130	Near instructional rooms		0		130		
Subtotal			7,650			3,400		4,250		
Subtotal			7,000			3,400		7,230		
Building Support										
General Building Storage	1	125	125	New Building	1	0	1	125		
Record Storage	_	200	200	Could be in long term storage	1	200		0		
Lab Tool Storage	_	450	450	Near Construction Lab	1	450		0		
Lab Material Storage		450	450	Near Construction Lab	1	450		0		
Showers		75	75			0	1	75		
Laundry	-	75	75			0	1	75		
Lactation Room	_	75	75	near break room		0	1	75		
Restrooms		250	1,000	(2) for new and (2) for existing building	2	500	2	500		
Gender Neutral Single Restrooms	4	75	300	(2) for new and (2) for existing building	2	150	2	150		
Custodial Close	_	75	150	(1) for new and (1) for existing building	1	75	1	75		
Mechanical Rooms/Boiler		600	600	New Building; will need to verify existing building		0	1	600		
Electrical Rooms	-	125	125	New Building; will need to verify existing buildings		0	1	125		
Data Closets	+	125	125	New Building; will need to verify existing building		0	1	125		
Subtota			3,750			1,825		1,925		
Total Assignable Area	_		17,675	Circulation well-		6,075		11,600		
Grossing Factor 30%			5,303	Circulation, walls		1,823		3,480		
TOTAL			22,978			7,898		15,080		

Site Concept Plan With Diagrams - OPTION B



NEW BUILDING: 10,855 SF EXISTING BUILDING: 12,643 SF OF 14,000 SF





HOC CENTRALIZED CAMPUS - PROGRAM						Concept B			
List of Sp				aces	Existing Building		New Building		
Area	Qty	Unit	Total	Detail/Comments	Qty	Total	Qty	Total	
Office Spaces		sf							
Reception	1	100	100			0	1	100	
Program Director	2	100	200			0	2	200	
Program Pod	3	300	900	(4) workstations per pod space (75sf per)		0	3	900	
Admin Pod	1	300	300	(4) workstations per pod space (75sf per)		0	1	300	
ED Office	1	175	175			0	1	175	
Deputy Director	1	100	100			0	1	100	
HR		100	100			0	1	100	
Finance Director		100	100			0	1	100	
Development Director		100	100			0	1	100	
Counselor Office		100	200	Be near classrooms		0	2	200	
Small Meeting		100	400			0	4	400	
Workroom		200	200			0	1	200	
Break Room		250	250		╂	0	1	250	
Quiet Room	2	50	100			0	2	100	
Subtotal			3,225			0		3,225	
Gathering		sf	4 = 5					4=-	
Secure Vestibule		150	150		<u> </u>	0	1	150	
Cafeteria/Gathering		900	900	100	1	900		0	
Lobby		400	400	When separated from Cafeteria/Gathering space		0	1	400	
Large Meeting Room		750	750	w/ kitchenette	1	0	1	750	
Kitchen		450	450		1	450		0	
Coffee Bar		100	100	Eviation on a sin CVV compan of aviation building	1	0	1	100	
Youth Leadership	1	850	850	Existing space in SW corner of existing building	1	850		0	
Subtotal			3,600			2,200		1,400	
Lagraina Casasa		o.f							
Learning Spaces	2	sf	1 200	Cit down loarning CVD CED along ato	2	1200			
Instructional Room - Small		600 850	1,200	Sit down learning, CYD, GED class, etc Sit down learning	2	1200 0	2	0 1700	
Instructional Room - Large Const. Instructional Room		600	1,700 600	Sit down learning Sit down learning	1	600		0	
Construction Lab		1400	1,400	Hands on Learning	1	1400	\vdash	0	
Training Lab		1400	1,400	Hands on Learning Hands on Learning	1	1400	\vdash	0	
Natural Resouces Lab		1100	1,100	Hands on Learning Hands on Learning	1	1100		0	
Career Center		100	100	Trailes on Learning	+ '		1	100	
Garcor Geriter	'	100	100			1 0		100	
Subtotal						0			
Custotal			7,500			5,700		1,800	
		200000000000000000000000000000000000000	7,500					1,800	
Building Support	1	125	·	New Building		5,700	1	·	
Building Support General Building Storage		125	125	New Building Could be in long term storage	1	5,700	1	125	
Building Support General Building Storage Record Storage	1	200	125 200	Could be in long term storage	1 1	5,700 0 200	1	125	
Building Support General Building Storage Record Storage Lab Tool Storage	1	200 450	125 200 450	Could be in long term storage Near Construction Lab	1 1 1	5,700 0 200 450	1	125 0 0	
Building Support General Building Storage Record Storage	1 1 1	200	125 200	Could be in long term storage	.	5,700 0 200	1	125	
Building Support General Building Storage Record Storage Lab Tool Storage Lab Material Storage Showers	1 1 1	200 450 450	125 200 450 450	Could be in long term storage Near Construction Lab	.	5,700 0 200 450 450		125 0 0	
Building Support General Building Storage Record Storage Lab Tool Storage Lab Material Storage	1 1 1 1	200 450 450 75	125 200 450 450 75	Could be in long term storage Near Construction Lab	.	5,700 0 200 450 450 0	1	125 0 0 0 0 75	
Building Support General Building Storage Record Storage Lab Tool Storage Lab Material Storage Showers Laundry	1 1 1 1 1	200 450 450 75 75	125 200 450 450 75	Could be in long term storage Near Construction Lab Near Construction Lab	.	5,700 0 200 450 450 0	1	125 0 0 0 0 75 75	
Building Support General Building Storage Record Storage Lab Tool Storage Lab Material Storage Showers Laundry Lactation Room Restrooms	1 1 1 1 1 1 4	200 450 450 75 75 75	125 200 450 450 75 75	Could be in long term storage Near Construction Lab Near Construction Lab near break room (2) for new and (2) for existing building	1	5,700 0 200 450 450 0 0	1 1 1	125 0 0 0 75 75 75	
Building Support General Building Storage Record Storage Lab Tool Storage Lab Material Storage Showers Laundry Lactation Room	1 1 1 1 1 1 4 4	200 450 450 75 75 75 250	125 200 450 450 75 75 75 1,000	Could be in long term storage Near Construction Lab Near Construction Lab near break room	1 1 2	5,700 0 200 450 450 0 0 0 500	1 1 1 2	125 0 0 0 75 75 75 500	
Building Support General Building Storage Record Storage Lab Tool Storage Lab Material Storage Showers Laundry Lactation Room Restrooms Gender Neutral Single Restrooms	1 1 1 1 1 4 4	200 450 450 75 75 75 250	125 200 450 450 75 75 75 1,000 300	Could be in long term storage Near Construction Lab Near Construction Lab near break room (2) for new and (2) for existing building (2) for new and (1) for existing building	1 1 2 2 2	5,700 0 200 450 450 0 0 0 500 150	1 1 1 2 2	125 0 0 0 75 75 75 500 150	
Building Support General Building Storage Record Storage Lab Tool Storage Lab Material Storage Showers Laundry Lactation Room Restrooms Gender Neutral Single Restrooms Custodial Closet	1 1 1 1 1 4 4 2	200 450 450 75 75 75 250 75	125 200 450 450 75 75 75 1,000 300 150	Could be in long term storage Near Construction Lab Near Construction Lab near break room (2) for new and (2) for existing building (2) for new and (2) for existing building	1 1 2 2 2	5,700 0 200 450 450 0 0 500 150 75	1 1 1 2 2	125 0 0 0 75 75 75 500 150	
Building Support General Building Storage Record Storage Lab Tool Storage Lab Material Storage Showers Laundry Lactation Room Restrooms Gender Neutral Single Restrooms Custodial Closet Mechanical Rooms/Boiler	1 1 1 1 1 4 4 2 1	200 450 450 75 75 75 250 75 75 600	125 200 450 450 75 75 75 1,000 300 150 600	Could be in long term storage Near Construction Lab Near Construction Lab near break room (2) for new and (2) for existing building (2) for new and (2) for existing building (1) for new and (1) for existing building New Building; will need to verify existing building	1 1 2 2 2	5,700 0 200 450 450 0 0 0 500 150 75	1 1 1 2 2 1	125 0 0 0 75 75 75 500 150 75 600	
Building Support General Building Storage Record Storage Lab Tool Storage Lab Material Storage Showers Laundry Lactation Room Restrooms Gender Neutral Single Restrooms Custodial Closet Mechanical Rooms/Boiler Electrical Rooms	1 1 1 1 1 4 4 2 1 1	200 450 450 75 75 75 250 75 75 600 125	125 200 450 450 75 75 75 1,000 300 150 600 125	Could be in long term storage Near Construction Lab Near Construction Lab near break room (2) for new and (2) for existing building (2) for new and (2) for existing building (1) for new and (1) for existing building New Building; will need to verify existing building New Building; will need to verify existing buildings	1 1 2 2 2	5,700 0 200 450 0 0 0 500 150 75 0	1 1 1 2 2 1 1	125 0 0 0 75 75 75 500 150 75 600	
Building Support General Building Storage Record Storage Lab Tool Storage Lab Material Storage Showers Laundry Lactation Room Restrooms Gender Neutral Single Restrooms Custodial Closet Mechanical Rooms/Boiler Electrical Rooms Data Closets	1 1 1 1 1 4 4 2 1 1 1	200 450 450 75 75 75 250 75 75 600 125	125 200 450 450 75 75 75 1,000 300 150 600 125 125	Could be in long term storage Near Construction Lab Near Construction Lab near break room (2) for new and (2) for existing building (2) for new and (2) for existing building (1) for new and (1) for existing building New Building; will need to verify existing building New Building; will need to verify existing buildings	1 1 2 2 2	5,700 0 200 450 0 0 0 500 150 75 0 0	1 1 1 2 2 1 1	125 0 0 0 75 75 75 500 150 75 600 125	
Building Support General Building Storage Record Storage Lab Tool Storage Lab Material Storage Showers Laundry Lactation Room Restrooms Gender Neutral Single Restrooms Custodial Closet Mechanical Rooms/Boiler Electrical Rooms Data Closets Subtotal	1 1 1 1 1 4 4 2 1 1 1	200 450 450 75 75 75 250 75 75 600 125	125 200 450 450 75 75 75 1,000 300 150 600 125 125 3,750	Could be in long term storage Near Construction Lab Near Construction Lab near break room (2) for new and (2) for existing building (2) for new and (2) for existing building (1) for new and (1) for existing building New Building; will need to verify existing building New Building; will need to verify existing buildings	1 1 2 2 2	5,700 0 200 450 0 0 0 500 150 75 0 0 0 1,825	1 1 1 2 2 1 1	125 0 0 75 75 75 500 150 75 600 125 125 1,925	

Heart of Oregon Corps Central Campus Development Project CMGC RFP

Pre-bid Site Tour Thursday November 10, 2022 9:00AM - 10:00AM

Attendees

	Company:	Representative:
1.	Griffin Construction	in Samuel Griffin
2.	Hellcon	Bran Powell
3.	SKANSKA	CHAD SCHLOTTMAN
4.	O'BRIEN & CO.	ALEX HELM
5.	PANDER BBT	RYAN CONNER
6.	RAH	GAME NORTH
7.	P3H	SPENCER GRAVELLE
8.	SUMWEST BUILDERS	CRYSTAL HENDERSON
9.	Pence Contractors	Karl Nottelmann
10.	Kirby Nagelhout Conster	action Co Tristan Mitchell
11.	PS	NATHANAEL
12		