



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- Item 11. Interview – 20 points, 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 each 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.



## ADDENDUM 01

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>

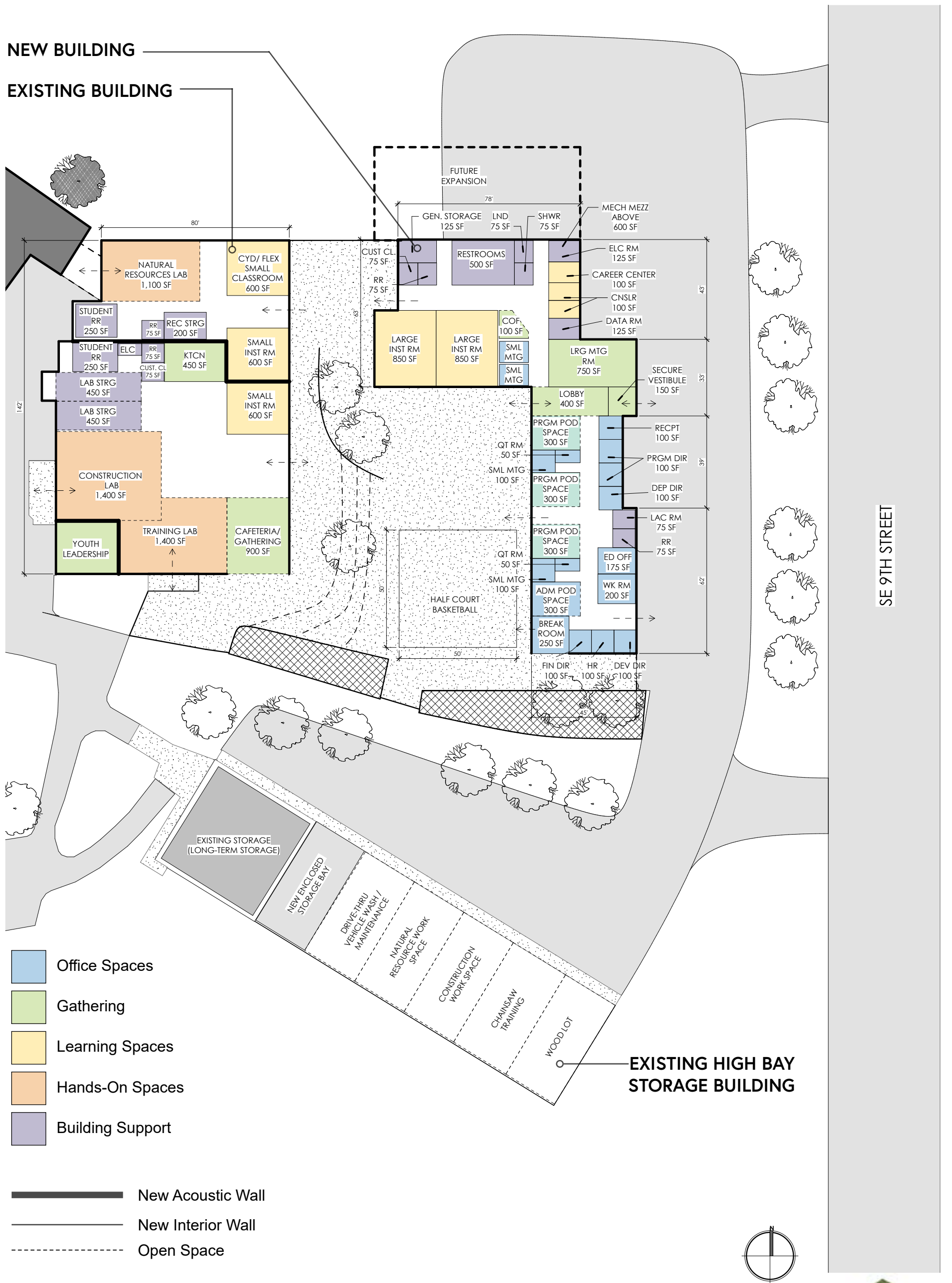
- End -

Site Concept Plan With Diagrams - OPTION A



HOC CENTRALIZED CAMPUS - PROGRAM					Concept A			
List of Spaces					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
Subtotal			3,075			0		3,075
Gathering		sf						
Secure Vestibule	1	150	150			0	1	150
Cafeteria/Gathering	1	900	900			0	1	900
Large Meeting Room	1	750	750	w/ kitchenette		0	1	750
Kitchen	1	450	450			0	1	450
Coffee Bar	1	100	100			0	1	100
Youth Leadership	1	850	850	Existing space in SW corner of existing building	1	850		0
Subtotal			3,200			850		2,350
Learning Spaces		sf						
Instructional Room - Small	2	600	1,200	Sit down learning, CYD, GED class, etc		0	2	1200
Instructional Room - Large	2	850	1,700	Sit down learning		0	2	1700
Const. Instructional Room	1	600	600	Sit down learning	1	600		0
Construction Lab	1	1400	1,400	Hands on Learning	1	1400		0
Training Lab	1	1400	1,400	Hands on Learning	1	1400		0
Natural Resouces Lab	1	1100	1,100	Hands on Learning		0	1	1100
Career Center	1	100	100			0	1	100
Study Rm	2	75	150	Near instructional rooms		0	2	150
Subtotal			7,650			3,400		4,250
Building Support								
General Building Storage	1	125	125	New Building		0	1	125
Record Storage	1	200	200	Could be in long term storage	1	200		0
Lab Tool Storage	1	450	450	Near Construction Lab	1	450		0
Lab Material Storage	1	450	450	Near Construction Lab	1	450		0
Showers	1	75	75			0	1	75
Laundry	1	75	75			0	1	75
Lactation Room	1	75	75	near break room		0	1	75
Restrooms	4	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 Closet	2	75	150	(1) for new and (1) for existing building	1	75	1	75
Mechanical Rooms/Boiler	1	600	600	New Building; will need to verify existing building		0	1	600
Electrical Rooms	1	125	125	New Building; will need to verify existing buildings		0	1	125
Data Closets	1	125	125	New Building; will need to verify existing building		0	1	125
Subtotal			3,750			1,825		1,925
Total Assignable Area			17,675			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 Spaces					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 classrooms		0	2	200
Small Meeting	4	100	400			0	4	400
Workroom	1	200	200			0	1	200
Break Room	1	250	250			0	1	250
Quiet Room	2	50	100			0	2	100
Subtotal			3,225			0		3,225
Gathering		sf						
Secure Vestibule	1	150	150			0	1	150
Cafeteria/Gathering	1	900	900		1	900		0
Lobby	1	400	400	When separated from Cafeteria/Gathering space		0	1	400
Large Meeting Room	1	750	750	w/ kitchenette		0	1	750
Kitchen	1	450	450		1	450		0
Coffee Bar	1	100	100			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
Learning Spaces		sf						
Instructional Room - Small	2	600	1,200	Sit down learning, CYD, GED class, etc	2	1200		0
Instructional Room - Large	2	850	1,700	Sit down learning		0	2	1700
Const. Instructional Room	1	600	600	Sit down learning	1	600		0
Construction Lab	1	1400	1,400	Hands on Learning	1	1400		0
Training Lab	1	1400	1,400	Hands on Learning	1	1400		0
Natural Resouces Lab	1	1100	1,100	Hands on Learning	1	1100		0
Career Center	1	100	100			0	1	100
Subtotal			7,500			5,700		1,800
Building Support								
General Building Storage	1	125	125	New Building		0	1	125
Record Storage	1	200	200	Could be in long term storage	1	200		0
Lab Tool Storage	1	450	450	Near Construction Lab	1	450		0
Lab Material Storage	1	450	450	Near Construction Lab	1	450		0
Showers	1	75	75			0	1	75
Laundry	1	75	75			0	1	75
Lactation Room	1	75	75	near break room		0	1	75
Restrooms	4	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 Closet	2	75	150	(1) for new and (1) for existing building	1	75	1	75
Mechanical Rooms/Boiler	1	600	600	New Building; will need to verify existing building		0	1	600
Electrical Rooms	1	125	125	New Building; will need to verify existing buildings		0	1	125
Data Closets	1	125	125	New Building; will need to verify existing building		0	1	125
Subtotal			3,750			1,825		1,925
Total Assignable Area			18,075			9,725		8,350
Grossing Factor 30%			5,423	Circulation, walls		2,918		2,505
TOTAL			23,498			12,643		10,855

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	Samuel Griffin
2.	Kellcon	Brian Powell
3.	SKANSKA	CHAD SCHLOTTMANN
4.	O'BRIEN & CO.	ALEX HELM
5.	<del>RYAN CONNER</del> BBT	RYAN CONNER
6.	R+H	GARY WORTH
7.	R3H	SPENCER GRAFEL
8.	SUNWEST BUILDERS	CRYSTAL HENDERSON
9.	Pence Contractors	Karl Nottelmann
10.	Kirby Nagelhout Construction Co	Tristan Mitchell
11.	<del>PR</del>	NATHANIEL
12.		