

RFP: DESIGN-BUILD: DENTAL PROGRAM RENOVATION

This addendum modifies the original RFP as follows:

Purpose:

This Addendum serves to clarify and respond to questions submitted by proposers regarding the Design/Build Request for Proposals (RFP).

Additions:

- List of companies that attended the October 13, 2025 site tour (page 2)
- List of questions and answers (pages 2-4)
- Sample classroom layout and FF&E list (pages 5-10)
- As-Built Drawings from 1978. The classrooms that will be renovated for this project are in “area 4” and labeled as 134, 133, and 132 English (pages 11-94)

Notes:

- This addendum does not change the proposal due date. Proposals are due by 4p on October 22, 2025.
- All requirements, terms, and conditions of the RFP remain in full force and effect except as specifically modified by this Addendum.

Original RFP Issued: September 29, 2025

Addendum 1 Issued: October 8, 2025

Addendum 2 Issued: October 15, 2025

RFP: DESIGN-BUILD: DENTAL PROGRAM RENOVATION

Companies who had representatives attend the October 13, 2025 site tour:

- Bremik Construction
- BRIC Architecture
- Pacific Sun Construction
- Portland Design Contractors
- Solarc Architecture
- Systems West Engineers

Questions and Answers:

Question 1:

The current documents do not include an FF&E list. It's not feasible to properly plan or design the space without knowing the specific infrastructure requirements of the dental equipment. This directly affects the mechanical, electrical, and plumbing scopes, and proceeding without this information introduces a high likelihood of unforeseen conditions and costly change orders.

Response:

The District acknowledges that the RFP package did not initially include the Furnishings, Fixtures, & Equipment (FF&E) information. A sample FF&E list has been added to this addendum to support proposal preparation.

The selected Design/Build team will be responsible for verifying and coordinating all FF&E utility and infrastructure requirements during design development.

Any subsequent refinements to equipment selections will be addressed collaboratively during the design phase.

Full mechanical, electrical, and plumbing scopes are not required in your RFP submission.

Question 2:

The RFP lacks a detailed project program or design criteria. Can additional information be provided to ensure alignment with end-user needs and consistency between proposals?

Response:

The District recognizes that the RFP does not include a detailed project program or complete set of performance specifications. The purpose of this Design/Build solicitation is to allow teams to demonstrate their conceptual understanding, design approach, and methodology based on the general project goals described in the RFP.

The District anticipates that the detailed design and technical performance criteria will be developed collaboratively with the selected Design/Build team during the design phase. This approach is intended to encourage creative, cost-effective solutions while maintaining alignment with the project's functional needs and educational mission.

RFP: DESIGN-BUILD: DENTAL PROGRAM RENOVATION

Question 3:

Can you please provide the record drawings including structural sheets, Fire Alarm and Fire Suppression systems?

Response:

The District has located partial as-built drawings from 1978. They are included in this addendum.

The documents are provided for reference only to assist proposers in understanding existing conditions. The District cannot guarantee their accuracy or completeness. The selected Design/Build team will be responsible for verifying all field conditions as part of the design process.

Question 4:

Please confirm the Fire Alarm manufacturer.

Response:

The existing facility's fire alarm system manufacturer is Performance Systems Integrated. The selected Design/Build team must coordinate with District facilities staff to ensure any new or modified system components maintain compatibility with the District's existing system.

Question 5:

Is the FF&E package a separate funding source?

Response:

Yes. The FF&E package will be funded separately from the Design/Build contract. However, the selected Design/Build team must coordinate infrastructure and utility requirements related to FF&E items during design development to ensure compatibility and constructability.

Question 6:

Are we required to obtain bids from approved vendors listed on OregonBuys.gov?

Response:

No. Proposers are not required to obtain bids from vendors listed on OregonBuys.gov. The selected Design/Build contractor must, however, comply with all applicable state public contracting regulations, including the use of registered subcontractors and compliance with BOLI prevailing wage requirements. Use of OregonBuys.gov vendors is encouraged but not mandatory.

Question 7:

It appears there is no mention of the contractors' requirements to include calculations for the proposal (Electrical, Mechanical, Plumbing). Is that correct?

Response:

Correct. Detailed engineering calculations are not required with the proposal submission. Proposers should include conceptual system descriptions and design assumptions sufficient to demonstrate understanding of

RFP: DESIGN-BUILD: DENTAL PROGRAM RENOVATION

the project and proposed approach. Stamped calculations and formal analyses will be required during the design phase after award.

Question 8:

Having managed multiple design-build projects, I see a few fundamental issues with the current schedule based on the limited information available at this stage. I believe a proposal due date around November 22nd would be far more appropriate. The designers of record need at least two to three weeks once the FF&E list is provided, so perhaps a compromise would be that bids are due three weeks after the posting of this information.

Response:

The District appreciates the proposer's feedback and acknowledges the concern regarding the current schedule. Sample FF&E information and 1978 as-built drawings are being released concurrently with this addendum, ensuring that all proposers have equitable access to essential design inputs.

At this time, the District intends to maintain the published proposal due date in order to preserve the overall project schedule and funding milestones. The Design/Build procurement process is structured such that proposal evaluations, interviews, and award recommendations occur *after* proposals are submitted, not before.

Following receipt of proposals, the District will conduct evaluations and interviews, leading to selection of the highest-ranked proposer and subsequent issuance of a Notice to Proceed upon Board approval.

In a Design/Build procurement, the responding firms are expected to provide both design and construction services under a single contract. However, you are not required to submit full construction drawings with your proposals. You should provide your design approach, team qualifications and experience, a proposed schedule, and could include conceptual or schematic design ideas (floor plans, renderings, etc),

Question 9:

Is there an estimated project budget?

Response:

Not at this time. The District is committed to installing a dental assistant classroom and lab space that will honor the diverse competencies of the students and adequately prepare them to take and pass industry certification exams in Dental Assisting.