



Request for Proposals
**“RFP 002-2023 TBCC Center for Industrial
Technology Building Remodel”**
Addendum #2

Addendum Issued: March 8, 2023

Proposal Due: By 4:00 PM, March 13, 2023

For further information contact:

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Addendum 2 Notes

1. We have noticed professional fees are not included as a criterion for the proposal scoring. Are we to include any fees in the proposal? Fees are not to be included in the proposal. **The highest scoring proposer will present a fee proposal to the College for consideration. If negotiations are unsuccessful, the College will repeat for the next highest proposer.**
2. The project scope includes engineering disciplines beyond architecture. Are we to include those disciplines in our proposal? **Yes, the architect's choice of consultant firms is relevant to the selection process.**
3. Are you expecting that interested architects will put together a complete team for the proposal, including structural, mechanical, electrical, and plumbing? **Proposers are to present a complete team, including their choice of MEP and structural.**
4. Will our state board license numbers on our resume sheets suffice for proof of licensure? **Copy of certificate is requested.**
5. Is there a maximum page limit? **Yes, this was addressed in Addendum #1.**
6. We didn't see related experience as a requirement. We'd like to include related project experience and need to know how many pages we can include. **This was addressed in Addendum #1.**
7. For the resumes, we're also including our consultants. 4 pages seems like a small number to include all members of our A&E team. Is there any flexibility of increasing that max page limit? **No, 4-pages is the limit. As a streamlined proposal is desired, please keep the information brief.**
8. \$1.1 million is stated budget for hard and soft costs. There is a cost estimate from 2020 (assumed). Is there an anticipation for price escalation since that point and is there an estimate or breakdown of the soft costs assumed on the project? **\$1.1M is the total budget. The College could choose to increase the budget if required, but that should not be assumed. The budgeted construction cost is \$783,000. Soft costs, including but not limited to testing, inspection, permits, design fees, commissioning, and program contingency total approximately \$317,000.**
9. Does the Federal grant have requirements for any environmental assessments (archeology), and if so do you need any assistance with this process? **Yes. The College will retain a consultant directly if needed.**
10. Can you identify the TBCC cost estimator? **Not at this time.**
11. What will be the process be if the project is projected over the budget proposed? **The architect is required to design to budget. If iterations are required, the architect will be required to revise the design as needed.**

12. For generating a working schedule is a projected number of cost estimates to be assumed? **The College's cost estimator will perform estimates at SD and DD, unless circumstances dictate otherwise.**
13. Is the proposed design by FFA, included with the Building Assessment, a proposed solution that is acceptable to the College or is it assumed that any major programming adjustments will need to occur? **It should be assumed that there will be some adjustments needed, but they should not be major.**
14. Are right of way improvements anticipated (ADA parking stalls and possible utility improvements, etc.)? Does the College plan on providing a survey or does the design team need to provide one? **The College is starting discussions with the City of Tillamook on this topic, and will hire a surveyor if needed. It is anticipated that the City will require certain site improvements through the land use and permitting process. Proposers should identify proposed civil engineering and landscape firms.**
15. If additional parking stall are required does the existing campus have any in excess based on the last land use decision? Or are we to assume that there will be paving and improvements to the back side of the lot. **Unknown at this time.**
16. Would it be advantageous or desired for the RFP to provide a design schedule as part of the RFP? **There is a high-level schedule in the RFP and Addendum 1. Proposers are welcome to include a detailed design schedule if desired.**
17. Does the Grant or the College have firm commitment deadlines for deliverables on design or construction that would influence the schedule? **See schedule as noted above. Proposer comments on the schedule may be included in the response.**

The proposal due date and time remain unchanged. Due via email March 13, 2023, by 4:00pm.