



Addendum #1

Architectural and Engineering Services

Transportation Technology Buildings

Redwood Campus and Table Rock Campus

REQUEST FOR QUALIFICATIONS (RFQ)

NO. P17926-2025-02-06

RFQ CLOSING (DUE) DATE: February 6, 2025, 10:00 AM Local Time

NO LATE RESPONSES WILL BE ACCEPTED

SUBMIT TO:

Rogue Community College
Attn: Contract and Procurement Director
3345 Redwood Highway, JO Bldg., Rm 12
Grants Pass, Oregon 97527

This addendum is prepared to provide clarifications and answer the following questions as a result of the January 16, 2025, Pre-Proposal meeting:

Clarifications:

The RFQ calls out design services in coordination with a CMGC for pre-construction and construction. As stated in the RFQ on Page 5 under 3. Scope of Work, the College intended to seek a CMGC procurement.

Except for pre-construction cost estimating services and associated value engineering options, all references to CMGC within the RFQ are transferred to the College's Representative/Project Manager. Pre-construction cost estimating and all associated value engineering options with costs will be transferred from the CMGC to the selected Architect scope of work.

1. Will the demo phase of the existing automotive building happen before/during the building phase?

The planning of the demolition phase will take place during the design phase and demolition will take place after the new building has been constructed and the existing automotive building has been vacated.

2. Where will the expanded building need to be located at the existing Table Rock Campus?

The building will be expanded on the south side of the existing TRC-D building located at 7632 Pacific Ave., White City, OR.

3. Will Industry partners have offices in the new facility?

No, only college faculty instructors.

4. Who is providing the geotechnical survey?

Please see the RFQ on page 5 under 8 Scope of Work, as it calls for geotechnical survey as the responsibility of the design firm.

5. Does architect need to provide a minimum required consultant list for subcontractor services?

Yes, please see RFQ minimum requirements for submitting a proposal.

6. Confirm: Transportation survey/traffic study unrelated to the educational program?

The design team will not be required to provide any surveys or studies that are unrelated to the project.

7. LEED: Do we have an internal tracking mechanism for mechanical systems? How do we demonstrate equivalency?

The design team is required to demonstrate LEED silver equivalent and or Oregon Reach Energy Code to the college during design phase.

8. Is there only one grant fund for the project or will separate invoicing be needed?

There is a state match grant for this project. Presently, the design firm will only submit one monthly invoice to the College.

9. Will there be third party estimating requirements?

A CMGC will be part of the pre-construction design and cost estimating at specific design milestones is part of the CMGC scope of work.

10. Will there be an Industrial analysis/feasibility study?

No, but a feasibility study may be required for conditional use permitting at one of the locations.

11. Accessibility requirements – need to make sure spaces and equipment are universal in design/ available to all types of students?

Yes.

12. Will all 14,000 square feet at TRC be new construction?

The space identified for the Table Rock Campus will be a newly constructed expansion of the existing facility.

13. Are there plans to modify the existing TRC-D building?

Modifications to the existing building are limited to the annexation and connection of utilities.

14. Within the CMGC, will there be two different GMPs?

This detail will be clarified at a later date.