RICHARD AND MAURINE NEUBERGER CENTER (RMNC)
SPEECH AND HEARING REMODEL AND RELOCATION

Solicitation No. 1753

Request for Proposals for
General Contractor (GC) Services
October 14, 2026

Portland State
UNIVERSITY

Proposal Due Date is: November 5, 2026 at 2:00 PM

ALL PROPOSALS MUST BE SUBMITTED THROUGH PSU's BONFIRE ELECTRONIC SUBMISSION AND EVALUATION PORTAL.

A mandatory in person site-walk meeting will be conducted on October 22, 2026 at 11:00 AM as further described in Section 1.5. Meet in the building lobby at Richard and Maurine Neuberger Center (RMNC), 1600 SW 4th Avenue, Portland, OR 97201.

Project Manager: Carrie Ficek
Contact: Bethany Garcia, Assistant Director at proposals@pdx.edu

ATTENTION POTENTIAL PROPOSERS! IMPORTANT NOTICE

Responsibility of Each Proposer Participating in the Proposal Process

It is the responsibility of each participating proposer to refer daily to BidLocker website to check for any available amendments or addenda, responses to inquiries and/or questions, cancellations, or notices of intent to award, and any and all additional information regarding this opportunity. It is not Portland State University's (PSU's) responsibility to notify participating Proposers by email or by any other means of any of the above and though communication via email to all parties concurrently may occur from time to time, BidLocker is the ultimate source of information. Copies of this document can be obtained on the BidLocker website as well.

All proposal documents are available at: https://bidlocker.us/details/6592

SECTION 1 – ADMINISTRATIVE INFORMATION

1.1 INTRODUCTION

Richard & Maurine Neuberger Center (RMNC) is a nine-story, 123,237 sq. ft. facility located at 1600 SW 4th Avenue, Portland, OR 97201. Originally constructed in 1968, Portland State University (PSU) acquired this property in 2012 and formally renamed it RMNC in 2018. RMNC serves as an essential campus hub, housing key academic and administrative functions.

PSU's Speech and Hearing Sciences (SPHR) department operates as a primary academic, research, and clinical hub dedicated to diagnosing and treating communication, cognitive, and swallowing challenges. The department mission integrates rigorous academic coursework and faculty research with hands-on professional preparation for speech-language pathologists and audiologists, while delivering essential, evidence-based clinical services to surrounding community members.

Project: Portland State University (“PSU” or “Owner”) is proposing to relocate SPHR in order to support operations. The Speech and Hearing Remodel and Relocation project is building out the 4th-floor (13,335 sf) within RMNC (excluding vertical core elements such as stairs and elevators). The project scope transitions existing open-office layouts into enclosed administrative, academic, and clinical environments. Programmed areas include faculty/staff offices, dry research labs, classrooms, a public-facing reception area, staff breakroom, specialized viewing rooms, new single-occupancy restrooms, student study space with a kitchenette, and sink alcoves. Due to precise operational requirements across clinical and research programs, high-performance acoustic isolation and sound-attenuation assemblies are required throughout.

1.2 SUBMISSION INSTRUCTIONS FOR PROPOSERS

Please follow these instructions to submit via the PSU Bonfire Portal.

1.2.1 Prepare your submission materials:

Requested Information

Name	Type	# Files	Requirement
Proposal	PDF (.pdf)	1	Required
Appendix 4.06 PSU Bid Form	PDF (.pdf)	1	Required

Requested Documents:

Please note the type and number of files allowed. The maximum upload file size is 1000 MB.

Please do not embed any documents within your uploaded files, as they will not be accessible or evaluated.

1.2.2 Upload your submission at:

https://pdx.bonfirehub.com/portal/?tab=openOpportunities

Your submission must be uploaded prior to the Proposals Due Date and Time of **November 5, 2026 at 2:00 PM.** We strongly recommend that you give yourself sufficient time and **at least ONE (1) day** before the Proposals Due Date and Time to begin the uploading process and to finalize your submission. **NO LATE PROPOSALS WILL BE ACCEPTED.**

PSU accepts no responsibility for non-receipt and/or delays in receipt caused by transmission and reception problems, equipment failure, or any other similar cause.

FAXED OR EMAILED PROPOSALS WILL NOT BE ACCEPTED

Proposers selected may be requested to provide additional information, either informally or via the interview process, to clarify their proposals and to ensure mutual understanding of the scope of the work requirements and schedule.

Important Notes:

Each item of Requested Information is instantly sealed and will only be visible after the Proposals Due Date and Time.

Uploading large documents may take significant time, depending on the size of the file(s) and your Internet connection speed.

You will receive an email confirmation receipt with a unique confirmation number once you finalize your submission.

Minimum system requirements: Internet Explorer 11, Microsoft Edge, Google Chrome, or Mozilla Firefox. JavaScript must be enabled. Browser cookies must be enabled.

Need Help?
PSU uses a Bonfire portal for accepting and evaluating proposals digitally. Please contact Bonfire at Support@GoBonfire.com for technical questions related to your submission. You can also visit their help forum at https://bonfirehub.zendesk.com/hc

1.3 SCOPE OF WORK

1.3.1 General Requirements

- Schedule Approval: Construction work shall not commence until the Owner approves the final schedule.
- Impact Notifications: The Contractor shall provide the PSU Capital Projects & Construction (CPC) Project Manager a minimum 3-week advance notice of any tasks impacting the campus or building outside the immediate work area, allowing sufficient time for campus-wide notification.
- Material Quality: Unless otherwise noted, all new equipment, materials, and devices shall be procured directly from the original equipment manufacturer (OEM).
- Submittals: The Contractor shall submit product data and shop drawings for all equipment, materials, and devices to the Owner for review, correction, and written approval prior to beginning work.
- Permitting & Closures: The Contractor shall obtain and pay for all required street/sidewalk closure permits and all trade-related permits, unless otherwise noted.
- Temporary Utilities: The Contractor shall furnish and maintain all required temporary lighting, power, ventilation, and related site utilities during construction.
- Fees & Access: The Contractor shall pay all associated project fees, including trade permits, parking passes, parking reservations, required access badges, and key deposits. All PSU parking facilities are subject to standard campus parking rates.
- Building Permit & Inspections: The Owner will secure the primary building permit via the Facilities Permit Program (FPP). The Contractor shall coordinate all required inspections directly with the City of Portland. The Owner will retain third-party special inspection agencies; the Contractor shall coordinate access directly with these testing agencies as required.
- Access Credentials: The Contractor shall obtain all necessary keys and badges required to access the work spaces at the Contractor's sole expense.
- Hazardous Materials Encounter: If potential asbestos-containing materials (ACM) not identified in the attached reports (Appendices) are discovered, the Contractor shall immediately halt work in the affected area and notify the PSU CPC Project Manager.
- Elevator Usage & Protection: The Contractor shall provide protective cab padding and interior cover for all elevators used during the project. Elevator use shall be minimized, with heavy transport occurring prior to 8:00 AM whenever possible.
- Regulatory Agency Communications: The Contractor shall include the PSU CPC Project Manager in all written and verbal communications with regulatory bodies, including OR-OSHA, the City of Portland, and state agencies.
- Incident Reporting: The Contractor shall immediately notify the PSU CPC Project Manager of any jobsite accident, injury, or near-miss.
- As-Built Record Drawings: Prior to final contract closeout, the Contractor shall submit complete as-built record drawings in both electronic (PDF/CAD) and hard-copy formats, reflecting all field revisions for final review and approval by the Owner.
- Upon completion of finished installation, turn over the following to the PSU CPC Project Manager.
    - One box each of flooring materials
    - Minimum half box of each color wall tile
    - Minimum one sheet each type/color of wall covering
    - Material equal to 1 acoustic panel
    - One gallon each paint color
    - One box rubber base
    - One box of each type of acoustic ceiling tile
- The awarded contractor shall submit a labor rate breakdown for all craft personnel who will be working on site. At a minimum the labor rates shall be broken down into the following categories: base wage,

fringe benefits, taxes and insurance and overhead/profit. Additional details may be requested and all final labor rates shall be negotiated and approved by PSU prior to any change orders being accepted. All labor rates and change order work shall adhere to Section D of PSU's general conditions

1.3.2 Architectural Scope

Discrepancies between the Scope of Work and RFP documents will be managed as specified in Section 1.7 Questions.

A. Hazardous Materials & Abatement

- General Provisions & Regulatory Compliance
- Regulatory Compliance: Perform all asbestos-containing material (ACM) and lead-based paint (LBP) abatement in strict accordance with Oregon OSHA, Oregon Department of Environmental Quality (DEQ), EPA, and PSU Environmental Health & Safety (EHS) regulations.
- Site Coordination: Coordinate all hazardous materials handling and disposal with the PSU Capital Projects & Construction (CPC) Project Manager and hazardous materials consultant prior to the start of selective demolition.
- Flooring & Adhesive Mastic Abatement
- Resilient Flooring & Mastic Removal:
    - Abate and remove vinyl composition tile (VCT), sheet linoleum, and associated asbestos-containing black mastic/adhesive down to clean concrete subfloors across designated 4th-floor areas.
    - Remove adhesive mastic underneath carpet tiles, glue-down wood/bamboo flooring, and wall base tracks where abatement is indicated.
- Slab Surface Preparation: Chemically wash/bead-blast concrete subfloors post-mastic removal to ensure concrete surfaces are clean, neutralized, and properly prepared for new floor coverings.
- HVAC & Ductwork Insulation Abatement
- Remove asbestos-containing thermal duct insulation, duct joint canvas wrapping, tape, and duct mastic above existing ceilings prior to ductwork modification or removal.
- Pipe Insulation & Thermal System Insulation (TSI) Abatement
- Piping & Fitting Identification: Abate and remove asbestos-containing Thermal System Insulation (TSI) on existing domestic hot/cold water pipes, hydronic heating/chilled water supply and return lines, and drain/waste piping above accessible suspended ceilings and inside pipe chases scheduled for demolition or modification.
- Fitting & Valve Insulation: Remove pre-formed asbestos-containing mudded fitting insulation, elbow blocks, valve wraps, and flange covers on existing mechanical and plumbing piping runs throughout the 4th-floor ceiling cavity.
- Affix OSHA/DEQ-compliant hazardous material warning labels directly onto remaining encapsulated pipe insulation at regular intervals.
- Wall, Ceiling & Structural Penetration Abatement
- Gypsum & Plaster Joint Compound: Abate asbestos-containing joint compound and texture finishes on designated interior partition walls, soffits, and plaster ceiling assemblies scheduled for demolition.
- Penetration Sealants & Caulking: Remove firestop sealants, window/frame caulking, and penetration mastics containing hazardous materials at wall, floor slab, and ceiling penetrations prior to core drilling or wall removal.
- Containment, Disposal & Clearance
- Containment & Air Monitoring
    - Establish HEPA-filtered negative-pressure containment zones, decontamination units, and continuous ambient air monitoring during all active abatement operations.

    - Apply approved bridging encapsulant to all ductwork mastic joints designated to remain in place, including specified areas in Electrical Room 404A.
    - Apply mandatory ACM warning labels and tags to encapsulated duct joints and remaining TSI in accordance with DEQ and OSHA requirements.
- Waste Disposal: Package, transport, and dispose of all hazardous and asbestos-containing waste materials at an EPA/DEQ-permitted hazardous waste landfill. Send complete waste shipment manifests to the PSU CPC Project Manager.
- Final Clearance: Obtain required PSU, CPC Project Manager inspection approval and air clearance testing certificates prior to tearing down containment and turning areas over to general trades.

B. Architectural & Interior Architectural

- Demolition & Selective Removal
- Interior Partitions: Remove existing interior gypsum wallboard (GWB) partitions, metal studs, and door assemblies to slab/structure as indicated on plans.
- Ceilings & Soffits: Remove existing suspended acoustical ceilings, GWB soffits, wood trim, and plaster ceiling assemblies at restrooms and service areas.
- Millwork & Fixed Equipment: Remove built-in wood millwork, laminate casework, upper/lower cabinetry, countertops, and folding panel partitions.
- Flooring & Wall Finishes: Remove existing carpet tile, glue-down wood/bamboo flooring, sheet linoleum, VCT, base trim, and tile finishes down to clean concrete slab.
- Interior Partitions & Wall Construction
- Partition Types: Frame and construct high-performance interior walls per Sheet A402:
    - Type A1 / A2 (Standard Partitions): 3 5/8"metal studs at 16" o.c. with 5/8" Type X GWB on each side and batt insulation.
    - Type B1 / B2 (Acoustic Partitions - STC 47/50): Full-height framing up to structure above, acoustical insulation, resilience channels, and sealed joints.
    - Type C1 / C2 (Double Stud / Chase Walls): Double row of metal studs for acoustic separation (STC 50+) and plumbing chase configurations.
    - Type D (1-Hour Fire-Rated Walls): Fire-rated assemblies around elevator lobbies, stair enclosures, and shaft walls.
- Perimeter Wall Furring: Repair, fur out, and sheet rock perimeter masonry/concrete walls and interior column wraps as detailed.
- Acoustical Joint Sealing: Provide continuous resilient acoustic sealant at all bottom plates, top tracks, wall intersections, and pipe/conduit penetrations.
- Interior Finishes & Surface Treatments
- Flooring Systems: Prepare concrete subfloor (grind/patch/level) and install new flooring per Finish Schedule.
    - Carpet Tile (CPT-1, CPT-2): Modular acoustic-backed carpet tile in main corridors, offices, and learning spaces.
    - Resilient Tile (LVT / Rubber): Installed in clinical rooms, workrooms, labs, and break areas.
    - Base: Continuous 4" rubber wall base (RB-1) throughout renovated spaces.
- Restroom Tile Work:
    - Wall Tile: Porcelain/ceramic wall tiles up to designated heights in all reconfigured restrooms.
    - Floor Tile: Porcelain floor tiles with liquid-applied waterproofing membrane underneath.
- Wall Coverings & Specialty Finishes:
    - FRP Panels: Fiberglass reinforced plastic panels in Janitor Closet 403 and high-moisture zones.
    - Paint: High-performance architectural coatings on all new and existing exposed interior walls, door frames, soffits, and architectural trims.
- Doors, Frames & Hardware

- Door Assemblies: Supply and install full-height solid core flush wood doors (painted and wood veneer finish) and heavy-duty hollow metal/aluminum entrance frames per Sheet A901.
- Glazed Entrances & Sidelites: Install clear anodized aluminum-framed glass entrance assemblies and 1/2" laminated/tempered acoustic glass sidelites at office/clinic entries.
- Door Hardware:
    - Commercial ADA-compliant lever handle locksets throughout.
    - Fire-exit/panic hardware on high-occupancy assembly doors (e.g., Classrooms/Seminars over 49 occupants).
    - Acoustic perimeter gasketing, drop seals, and automatic door operators at primary clinic entry point.
- Architectural Ceiling Systems
- Acoustical Tile Ceilings (ACT): Install new suspended 2x2 and 2x4 ceiling grid networks with high-acoustic performance NRC/CAC acoustic tiles.
- Specialty Acoustic Elements: Install suspended acoustic felt baffles/panels in high-volume public and student spaces.
- Gypsum Board Ceilings & Soffits: Construct painted GWB ceiling planes and custom transition soffits around mechanical chases and curtainwalls.
- Architectural Millwork, Casework & Furnishings
- Reception Desk Assembly: Fabricate and install custom reception desk featuring solid-surface countertops, wood veneer accent paneling, ADA-accessible low counter section, and internal lockable storage.
- Staff Breakroom & Kitchenette: Plastic laminate upper and lower cabinetry, quartz/solid-surface countertops with backsplash, and cutouts for sink and appliances.
- Clinical & Laboratory Workstations: Built-in laminate storage cabinetry, mobile work islands, wall-mounted display boards, and custom toy-storage shelving.
- Built-In Seating & Benches: Custom upholstered bench seating in Student Viewing room.

C. Structural

- General Structural Provisions & Code
- Codes & Standards: Perform all work in strict accordance with the 2025 Oregon Structural Specialty Code (OSSC) and structural notes.
- Building Structural Frame: Existing building is Type I-A construction with concrete floor slabs and structural steel frame. Structural integrity of existing columns, beams, and pan-joist floor slabs must be preserved during all coring and anchoring operations.
- Concrete & Slab Penetrations
- Core Drilling & Scanning: Prior to core drilling or cutting any concrete floor slabs for plumbing or electrical raceways, non-destructively scan slabs (GPR/X-ray) to locate existing post-tension tendons, rebar, and conduit.
- Infill & Patching: Firestop and patch all floor slab penetrations using high-strength non-shrink grout and fire-rated assembly sealants matching the 2-hour rating of the floor slab.
- Interior Framing & Wall Support
- Full-Height Wall Anchorages: Secure all top tracks of full-height non-bearing metal stud partitions to the underside of the concrete floor deck or structural framing above using deflection tracks to accommodate live-load deflection without transferring axial loads.
- Head-of-Wall Deflection Details: Install slotted slip-tracks or engineered deflection clips per structural details.
- Heavy Casework & Equipment Backing: Provide minimum 16-gauge continuous structural metal backing plates behind all wall-hung casework, upper cabinets, heavy wall-mounted TV monitors, fold-down therapy benches, and grab bars.

- Seismic Bracing & Restraints
- Non-Structural Components: Supply and install seismic bracing for all interior partitions over 6'-0" in height, suspended ceiling grids, mechanical ductwork, piping risers/mains, light fixtures, and cable trays.
- Ceiling & Lighting Bracing: Install rigid diagonal splay wires (minimum 12-gauge) with four-way splay wire connections at grid intersections every 12 feet in each direction, anchored directly to concrete slab above.
- HVAC Duct & Pipe Bracing: Provide transverse and longitudinal seismic sway bracing for rectangular ducts in area or round ducts diameter.
- Audiometric Sound Booth Support & Acoustic Isolation
- Sound Booth Framing: Frame structural support and floor clearance assemblies for two custom Sound Booths (Rooms 1300 & 1301).
- Vibration Isolation: Ensure isolation floor mats/pads are installed underneath sound booth foundations to isolate building vibration from sensitive testing equipment.

D. Mechanical (HVAC)

- Demolition & Selective Removal
- Ductwork & Outlets: Demolish and cap existing supply, return, and exhaust branch ductwork, diffuser grilles, linear slot diffusers, and register boots back to primary distribution mains.
- Controls & Thermostats: Disconnect, safely label, and remove obsolete wall-mounted room thermostats and pneumatic/DDC control sensors scheduled for demolition.
- Air Distribution & Ductwork Construction
- Ductwork Fabrication: Fabricate and install galvanized steel supply, return, and exhaust branch ducts, fittings, and transitions per SMACNA 2-inch water gauge pressure class standards.
- Acoustic Lining & Attenuation: Install 1-inch internal acoustic duct liner or inline sound attenuators/silencers on supply and return branch lines serving acoustic-critical areas (Audio Booths 1300/1301, Seminar Rooms, and Speech Therapy Rooms).
- Flexible Ducts: Use flexible insulated duct connections to diffusers with maximum 5-foot lengths, secured with metallic draw bands and supported without sharp bends.
- Perimeter Unit Clearance: Maintain minimum 5-inch clear separation between new walls/soffits and perimeter dual-duct induction units.
- Air Outlets & Terminal Units
- Grilles & Registers: Supply and install perforated tile-face supply diffusers, return air grilles, linear slot diffusers, and transfer grilles per Schedule.
- VAV & Dual-Duct Reconfiguration: Reconfigure or install air terminal units (VAV boxes) serving redefined thermal zones per
- Air Transfer Boots: Construct sound-attenuating "Z-boots" or "U-boots" lined with sound-absorbing insulation above ceilings over sound-rated walls.
- Fire/Smoke Dampers & Life Safety
- Dampers: Furnish and install UL 555 / 555S rated combination fire/smoke dampers at all locations where ductwork penetrates 1-hour or 2-hour rated fire barriers and shaft walls.
- Access Doors: Provide insulated, gasketed hinged access doors in ceiling and wall assemblies directly beneath all fire/smoke dampers and VAV controllers for maintenance access.
- Controls, Balancing & Commissioning
- Building Automation System (BAS): Extend existing campus DDC control network to new VAV boxes, dampers, actuators, and electronic digital thermostats per schematics. HMS Commercial Service is the controls service provider for RMNC.

- Testing, Adjusting, and Balancing (TAB): Engage an independent certified TAB agency to perform complete air balancing of all newly installed and modified HVAC systems to match design CFM quantities.

E. Electrical, Lighting & Low-Voltage

- Service, Distribution & Branch Wiring
- Demolition: Disconnect, remove, and render safe existing exposed branch wiring, conduits, surface raceways, and wall outlets.
- Transformers & Panels: Relocate existing dry-type power transformer. Re-feed branch circuits to new surface panelboards and maintain clear working clearance per NEC 110.26.
- Branch Power Wiring: Supply and install THHN/THWN copper wire in EMT conduit or MC cable for all new 120V/208V duplex outlets, quadplex outlets, dedicated appliance circuits (refrigerators, microwave, drinking fountains), and mechanical equipment connections.
- Perimeter Raceway: Furnish and install surface-mounted multi-outlet Wiremold perimeter tracks along exterior window walls for flexible office power and data access.
- Lighting & Lighting Controls
- Fixture Installation: Furnish and install new high-efficiency LED luminaires per Lighting Plans and Panel Schedules:
    - High-efficiency recessed LED ceiling troffers.
    - Continuous architectural linear LED pendant fixtures in classrooms and conference rooms.
    - Recessed LED downlights in waiting areas, corridors, and restrooms.
- Lighting Controls:
    - Install ceiling-mounted dual-technology (PIR/Ultrasonic) occupancy and vacancy sensors.
    - Install daylight harvesting sensors along window perimeters with 0-10V dimming control switches.
    - Supply and mount illuminated LED exit signs with battery backup units at designated egress pathways.
- Life Safety & Fire Alarm System
- Device Installation: Extend existing fire alarm system to serve new floor layout per code. Supply and install ceiling smoke detectors, thermal heat detectors, visual strobe lights, and combination audio-visual horn/strobes.
- System Testing: Perform pre-testing and final acceptance testing with PSU Facilities and local Fire Marshal.
- Low-Voltage, Telecom & AV Infrastructure
- Telecommunications Room 406: Protect existing IT/Telecom server racks and distribution frames in Room 406 to remain fully operational during construction.
- Structured Cabling Pathways: Install J-hooks, cable trays above accessible ceilings, and 1-inch EMT conduit drops with pull strings to all wall-mounted data drops, Wi-Fi access points (WAPs), and card access doors.
- Audiovisual (AV) Backing & Conduit: Install wall backing plates, 2-inch recessed conduit pathways, poke-through floor boxes, and 4-gang backboxes for wall-mounted flat-panel displays, projectors, and electronic podiums.

F. Plumbing

- Demolition & Disconnections
    - Existing Fixtures: Disconnect, remove, and safely cap water supply lines, sanitary waste, and vent piping to existing plumbing fixtures scheduled for removal.
    - Floor Drain Modifications: Abandon or relocate existing floor drains and cleanouts as required to align with new floor layouts.

- Domestic Water Systems
    - Piping Infrastructure: Supply and install Type L copper domestic cold and hot water piping from existing risers on Level 4 to all new plumbing fixtures.
    - Isolation Valves: Install ball isolation valves on supply branch lines to allow individual toilet rooms and kitchenette areas to be isolated for maintenance without shutting off the main loop.
    - Instantaneous Water Heaters: Furnish and install point-of-use electric water heaters under sink counters where hot water loop supply is unavailable.
    - Insulation: Insulate all domestic hot water lines and exposed waste pipes (ADA protective wrap under lavatories) per mechanical specifications.
- Sanitary Waste & Vent Systems
    - Waste Piping: Install schedule 40 cast iron (or DWV copper) sanitary waste and vent lines serving new fixtures, sink units, and floor drains.
    - Level 3 Work Space: Core-drill 4th-floor slab and route new 4th-floor waste/vent branch lines through the Level 3 ceiling cavity. Coordinate access with PSU Capital Project & Construction Project Manager and restore all impacted Level 3 ceiling tiles and plaster.
    - Cleanouts: Install two-way cleanouts on sanitary waste runs per code requirements.
- Plumbing Fixtures & Trim
    - Restroom Fixtures: Supply and install wall-hung vitreous china water closets with sensor-operated flush valves, porcelain lavatories with motion-activated ADA faucets, and stainless-steel grab bar sets.
    - Kitchenette & Breakroom Sinks: Furnish and install single-compartment 18-gauge stainless steel undermount sinks, gooseneck pull-down faucets, inline water filters, and instant hot water dispensers.
    - Janitor Closet Sink: Install heavy-duty floor-mounted service sink with wall-mounted brass faucet, bucket hook, hose thread, and wall-mounted stainless steel mop rack.

1.3.3 Project Scheduling Requirements

A. Baseline Schedule

- Develop and submit a detailed, comprehensive construction schedule strictly adhering to Division 01 requirements (Section 01 10 00 General Requirements) outlined in the PSU CPC Technical Design Standards.

B. Weekly Schedule Updates

- Maintain, update, and submit a revised construction schedule to the PSU CPC Project Manager every Friday afternoon throughout execution until final completion and project closeout.

1.3.4 Safety, Logistics, & Coordination – Sections referenced are found in the PSU CPC Technical Design Standards.

A. Regulatory Compliance & Planning

- Standards Adherence: Strictly adhere to PSU CPC Technical Design Standards, including 01 10 00 (General Requirements), 01 35 23 (Safety Requirements), and 01 74 00 (Cleaning and Waste Management).
- Code Compliance: Maintain full compliance with OR-OSHA standards, City of Portland codes, and PSU Environmental Health & Safety (EHS) regulations across all trades.
- Site Logistics & Safety Plan: Submit a proposed Site Logistics & Safety Plan as part of the proposal documents. Submit a complete plan for PSU CPC review and approval prior to mobilization. Plans shall include, but are not limited to:
    - Utility outage planning and coordination procedures.

    - Hot Work Permit compliance in coordination with the PSU CPC Project Manager.
    - Fire Watch coordination and notification protocols.
    - Emergency Evacuation Assembly Locations (to be designated per building plan).
    - Job Hazard Analysis (JHA) submissions for high-risk operations (using Contractor standard forms or the PSU template).
- Hazardous Materials Reports: Refer to the Appendices for existing asbestos and lead paint inspection reports.

B. Public Safety & Traffic Management

- Transit & Corridor Protection: Establish safety protocols to protect pedestrian, cyclist, and vehicle traffic surrounding the site.
- Fencing & Signage: Furnish, erect, and maintain temporary security fencing, protective barricades, directional signage, and safety notices per Section 01 58 00.
- Deliveries & Staging: Sequence and manage material deliveries and haul-off routes to accommodate campus staging constraints while keeping public rights-of-way clear.

C. Site Operations & Environmental Controls

- Site Security: The RMNC 4th floor is a secure space; access is strictly controlled via PSU Contractor ID Badges. The Contractor is responsible for maintaining site security and restricting access to authorized personnel only.
- Noise & Impact Mitigation: High-impact/noisy operations shall be scheduled outside core hours (or coordinated between 5:00 PM and 8:00 AM) to comply with campus noise policies and municipal ordinances.
- Dust & Vibration Control: Maintain continuous dust control, negative air filtration, containment barriers, and vibration mitigation to protect adjacent occupied spaces and sensitive equipment.
- Emergency Egress: Maintain clear, uninhibited, and properly marked emergency egress routes for construction personnel and building occupants at all times.

D. CPC Project Coordination

- Utility Shutdowns: Pre-coordinate and schedule all domestic water, hydronic, electrical, and fire protection utility shutdowns through the PSU CPC Project Manager with required advance notice and approval.
- High-Impact Operations: Pre-coordinate heavy deliveries, rigging, structural penetrations, and high-noise work to minimize disruption to academic and administrative functions.
  Regulatory Authorities: Include the PSU CPC Project Manager in all communications with regulatory authorities and inform immediately of non-compliance notifications

E. Hot Work Processes & Procedures

- Permitting Requirements: Prior to beginning hot work in non-designated areas, a PSU Hot Work Permit must be coordination with the PSU CPC Project Manager for submission to PSU – Environmental Health & Safety.
- System Isolation & Impairments: If hot work requires fire suppression or smoke detector isolation, a formal Fire System Impairment request must be submitted alongside the Hot Work Permit.

1.4 INSURANCE, BONDING, BOLI, RETAINAGE, LIQUIDATED DAMAGES AND OTHER REQUIREMENTS

1.4.1 Insurance

Due upon effective date of the Contract:

- General Liability – $5M/$5M
- Auto Insurance – $1M/$2M
- Pollution Liability – $1M/$2M
- Worker's Compensation
- Builder's Risk Insurance for New Construction – full Agreement amount
  or
  Builder's Risk Installation Floater – full Agreement amount

All insurance certificates must meet the requirements of the PSU General Conditions, Section G.3. Proposers shall include in its bid all insurance and bond costs required to complete the base price (plus any accepted Alternates) for this Project.

1.4.2 Bonding

Due upon effective date of the Contract:

- Payment Bond – full contract amount
- Performance Bond – full contract amount

1.4.3 Bureau of Labor and Industries (BOLI)

BOLI Prevailing Wage Rates apply to this Work and shall comply with the following:

- **Contractor and all subcontractors shall comply with the provisions of ORS 279C.800 through 279C.870,** relative to Prevailing Wage Rates and the required public works bond, as outlined in Sections C.1, C.2 and G.2.3 of the PSU General Conditions. The Bureau of Labor and Industries (BOLI) wage rates and requirements set forth in the following BOLI booklet (and any listed amendments to that booklet), which are incorporated herein by reference, apply to the Work authorized under this Agreement: Prevailing Wage Rate Book and Apprentice Rates for Public Works Contracts in **Multnomah County, Oregon**, **October 5, 2026,** can be found at the following web address: https://www.oregon.gov/boli/employers/pages/prevailing-wage.aspx.

- Certified Statements for each week during which the Contractor or subcontractor has employed a worker on the Project shall be submitted to the Owner. If no work was performed during a week a no work performed statement shall be submitted in lieu of the Certified Statement. The Contractor and subcontractors' statements shall be submitted once a month, by the fifth business day of the following month.

- On projects subject to Oregon's Prevailing Wage Rate (PWR) laws, contractors may choose to track this information using BOLI's Enhanced Payroll/Certified Statement (WH-38E) form located on the BOLI website here: https://www.oregon.gov/boli/employers/Pages/prevailing-wage.aspx

1.4.4 Retainage

Retainage in the amount of five percent (5%) shall be withheld.

1.4.5 Liquidated Damages

No liquidated damages.

1.4.6 Enrolled House Bill 5005 (HB 5005)

The Project is a qualified project as defined in Enrolled House Bill 5005 (HB5005) which was enacted by the Oregon Legislative Assembly during the 2023 Regular Session. Additionally, the Project is subject to the PSU Equity in Public Contracting Policy. The Contractor shall comply, and shall cause subcontractors under a subcontract with an estimated cost of $200,000 or greater ("Qualified Subcontracts") to comply with the provisions of HB 5005, as set forth below:

- The Owner is committed to increasing contracting opportunities for Disadvantaged, Minority, Women and Emerging Small Businesses (DMWESB) firms and Service-Disabled Veteran Business (SDVB) enterprises. The Owner has established an overall aspirational goal for the utilization of DMWESB firms and SDVB enterprises at 20% of hard construction costs. The Contractor shall use good faith efforts to achieve this aspirational goal. The Contractor shall provide the Owner with a monthly report of DMWESB firm and SDVB enterprise participation.
- The Contractor shall:
    - Employ apprentices to perform fifteen percent (15%) of the work hours that workers in apprenticeable occupations perform under the contract, in a manner consistent with the apprentices' respective apprenticeship training programs. The terms "apprentices", "apprenticeable occupations", and "apprenticeship training program" are defined in ORS 660.010 and HB 5005.
    - Establish and execute a plan for outreach, recruitment and retention of women, minority individuals and veterans to perform Work under the contract, with the aspirational goal of having at least fifteen percent (15%) of total work hours performed by individuals in one or more of those groups. The Contractor shall provide a copy of such plan(s), and any revisions to the plan(s), to the Owner.
    - Provide health insurance and retirement benefits to workers.

- The Contractor shall require subcontractors on Qualified Subcontracts to comply with the requirements of this section.
- Reporting Requirements.
    - The Contractor shall provide the Owner with a quarterly report of the number of work hours performed on the Project by apprentices and the total number of work hours performed on the Project for that period.
    - The Contractor shall provide the Owner with a quarterly report of the number of work hours performed on the Project by women, minority individuals and veterans and the total number of work hours performed on the Project for that period.
    - The Contractor shall provide the Owner with a quarterly report showing proof of health insurance and retirement benefits provided, including the types and costs of those benefits.

1.5 MANDATORY SITE-WALK MEETINGS

Only Proposers who have representatives at the site-walk meetings will be allowed to propose.

A **mandatory in-person site-walk meeting** will be conducted at the Richard and Maurine Neuberger Center (RMNC), 1600 SW 4th Avenue, Portland, OR 97201 building lobby on **October 22, 2026 at 11:00 AM,** local time.

Prime bidders who arrive in the meetings more than five minutes after the start time of the meeting (as stated in the solicitation and by the PSU representative's watch) or after the discussion portion of the meeting (whichever comes first) may not be permitted to submit a proposal on the project.

1.6 SCHEDULE

Advertisement of Request for Proposals	October 14, 2026	
Mandatory In-Person Site-Walk Meeting	**October 22, 2026**	**11:00 AM**
Solicitation Protest Deadline	October 28, 2026	5:00 PM
Questions Due	October 28, 2026	5:00 PM
Final Addendum Shall Be Issued	November 2, 2026	5:00 PM
Proposals Due	**November 5, 2026**	**2:00 PM**

The following dates are tentative and subject to change without notice:

Notification of Short List	November 12, 2026
Assignment of Interview Appointments	November 13, 2026
Finalist Interviews	**November 17-19, 2026**
Notice of Intent to Award (if interviews are held)	November 20, 2026
Selection Protest Deadline	**November 23, 2026 5:00 PM**
PSU Issues Contract	December 1, 2026

Schedule Milestones

Tentative Project Schedule

Milestones Schedule Dates:

Construction Start	December 14, 2026
Substantial Completion Date	August 13, 2027
Final Completion Date	August 27, 2027

1.7 QUESTIONS

DO NOT CALL OWNER WITH YOUR QUESTIONS OR REQUESTS FOR CLARIFICATION OR CHANGE. Prospective Proposers must submit questions or requests for clarification or change via email to proposals@pdx.edu. PSU will not respond to RFP questions submitted via telephone or in voicemail messages. Questions must be received by the deadline indicated in Section 1.6.

Questions and requests for clarification or change that are timely received will be answered via addenda posted to BidLocker. Any changes to the RFP resulting from such questions will be made only via addenda to the RFP. Responses from Owner not contained in an official addendum to the solicitation will not be binding on PSU. The final addenda, if any, will be released no later than the date specified in Section 1.6. Proposers are encouraged to check on the status of all addenda on BidLocker prior to submission of their proposal.

1.8 PROTESTS

1.8.1 Solicitation Protests

Prospective Proposers must submit protests of particular solicitation provisions, specifications, and/or conditions (including comments on any specifications that a firm believes limits competition) via email to proposals@pdx.edu. Solicitation protests must be received by the deadline indicated in Section 1.6**.**

Solicitation protests must include the reasons for the protest and any proposed changes to the RFP. Protests will be answered directly with the protesting Proposer. Any changes to the RFP resulting from a protest will be made only via addenda to the RFP. Responses from Owner not contained in an official addendum to the solicitation will not be binding on PSU. Proposers are encouraged to check on the status of all addenda prior to submission of their proposal.

Protests must fully specify the grounds for the protest and include all evidence that the protesting Proposer wishes PSU to consider and must otherwise comply with PSU Standards 580-061-0145.

1.8.2 Selection Protests

Any Proposer who has proposed on this RFP and claims to have been adversely affected or aggrieved by the selection of competing Proposers may submit a protest via email to proposals@pdx.edu. Selection protests must be received by the deadline indicated in Section 1.6.

Protests will be answered directly with the protesting Proposer. Selection protests must fully specify the grounds for the protest and include all evidence that the protesting Proposer wishes PSU to consider and must otherwise comply with PSU Standards 580- 061-0145. Protests will be addressed pursuant to PSU Standards 580-061-0145.

1.09 ADDENDA

This solicitation will only be modified by documents issued as addenda by Owner. No other direction or comments received by Proposers, written or oral, will serve to change the solicitation document. In the event of conflict between this RFP and a subsequently issued addendum, the addendum will control.

1.10 INCURRED COSTS

PSU is not liable for any costs incurred by the proposing firms in the preparation or presentation of their proposals. **No billable work can proceed prior to execution of a Contract and the CM/GC's receipt of a written Notice to Proceed from PSU.**

1.11 PUBLIC RECORDS

PSU will keep this RFP and each proposal received in response to it, together with all documents pertaining to the award of any Contract, as part of the file or record that is open to public inspection. If a proposal contains any information that constitutes a trade secret under ORS 192.345(2), each sheet containing a trade secret must be marked with the following legend:

"This data constitutes a trade secret under ORS 192.345(2), and shall not be disclosed except in accordance with the Oregon Public Records Law, ORS Chapter 192."

The Oregon Public Records Law exempts from disclosure only bona fide trade secrets, and the exemption from disclosure may apply "unless the public interest requires disclosure in the particular instance." (ORS 192.345) Therefore, non-disclosure of documents or any portion of a document submitted as part of a proposal may depend upon official or judicial determinations made pursuant to the Public Records Law.

Proposers must mark only the specific pages or text in their Proposal considered a trade secret under the Oregon Public Records Law. Proposals in which the entire document is marked or otherwise identified in its entirety as confidential or a trade secret may be rejected or, if PSU accepts the Proposal, PSU, in its sole discretion, may disclose the Proposal in its entirety without notice or liability to the Proposer.

1.12 FORM OF CONTRACT

A sample CM/GC contract is attached to this RFP in PSU Division 00 (Appendix 4.03). The contract will include certain terms of this RFP and the PSU General Conditions (Appendix 4.01). The contract may include PSU Supplemental General Conditions, Appendix 4.02, if deemed necessary by the Owner. Conflicts or discrepancies among or between the documents shall be resolved as set forth in Section A.3 of the PSU General Conditions. The Owner intends to enter into negotiations with the selected firm to determine final scope and description of services, schedule and cost and, if the negotiations are successful, enter into a contract substantially similar to the attached sample contract. The sample contract attached to this RFP is subject to change by the Owner. All Proposers must identify in their proposal any terms and conditions that they wish to negotiate. Failure to identify in their proposal those terms they wish to negotiate may result in termination of negotiation with the selected firm. If the negotiations are not successful, the Owner reserves the right to enter into negotiations with the next highest ranked Proposer.

1.13 NON-RESPONSIVE PROPOSALS

Proposals that (1) are incomplete, conditioned or qualified, (2) are not in conformity with this RFP, PSU Standards, or applicable law, (3) contain a statement by the Proposer reserving the right to accept or reject an award or to enter into

the Contract, or (4) include any other irregularity shall be rejected as non-responsive if the irregularity is material and may be rejected as non-responsive if the irregularity is not material.

1.14 PROPOSAL VALIDITY PERIOD

Proposals submitted in response to this RFP shall be valid for 60 calendar days after the proposal submission deadline.

1.15 TERMS FOR PROPOSING

By submitting a proposal, the Proposer certifies conformance to the applicable federal, state and local laws, acts, executive orders, statutes, administrative rules, regulations, ordinance and related court rulings concerning Affirmative Action towards Equal Employment Opportunities. All information and reports required by the federal or Oregon state or local governments, having responsibility for the enforcement of the foregoing, shall be supplied to PSU upon request for purposes of investigation to ascertain compliance with the foregoing.

Pursuant to PSU Standards 580-061-0030, by submitting a proposal, the Proposer certifies that the Proposer has not discriminated against Minority, Women, Emerging Small Business Enterprises or Service-Disabled Veterans in obtaining any required subcontracts.

Pursuant to PSU Standards 580-061-0040, Proposers are hereby notified that PSU has adopted policies applicable to consultants and contractors that prohibit sexual harassment and that Proposer and their employees are required to adhere to PSU's policy prohibiting sexual harassment in their interactions with members of PSU's community.

Owner has adopted a Prohibited Discrimination and Harassment Policy that prohibits contractors and vendors from engaging in discriminatory conduct in performance of services on the PSU Campus. The
Policy can be found at: https://www.pdx.edu/policies/adopted-policies. Owner is committed to having a respectful and safe workplace on all construction sites.

Owner has adopted an Equity in Public Contracting policy and is committed to ensuring equity and diversity in the procurement and contracting process and increasing opportunities for Emerging Small Businesses and Minority, Women Owned Businesses and Service-Disabled Veterans. The Policy can be found at: https://www.pdx.edu/policies/adopted-policies. Therefore, the Owner strongly encourages its contractors and consultants to use these businesses in providing services and materials for this Project's contracts. The Owner's requirements with regard to utilization of these businesses are described in Section 2.2.6.

END OF SECTION 1

SECTION 2 - PROPOSAL REQUIREMENTS

2.1 PROPOSAL SUBMISSION

To be considered for selection, written Proposals must be submitted electronically through Bonfire, to the electronic proposal submission address identified in Section 1.2, by the date and time specified in Section 1.2. Proposers should allow sufficient time **and at least ONE (1) day before Proposals are due** for uploading documents to Bonfire.

Proposers selected may be requested to provide additional information, either informally or via the interview process, to clarify their proposals and to ensure mutual understanding of the scope of the work requirements and schedule.

2.1.1 Proposals must:

1. Include responses to the requested information in Section 2.2 in the same order and with the same headings as in Section 2.2.
2. Include name, address, email and phone number for the main proposal contact person.
3. Be of sufficient length and detail to demonstrate that the Proposer has a thorough understanding of the Scope of Work and the PSU environment and explain how the Proposer best meets PSU's needs, but no longer than a total of twenty (20) eight and one-half by eleven (8 ½ by 11 inch) pages in either portrait or landscape format. Eleven by seventeen (11 by 17 inch) pages will count as two pages.
4. Divider tabs or divider pages are not expected or allowed. This is an electronic submission only; no paper submissions should be sent.
5. Outside of the page count. The following do not count toward the page limit:
    a. Cover (front cover, firm name and contact information)
    b. Prequalification Statement, if needed
    c. Copies of any and all requested written policies and procedures, such as non-discrimination, anti-harassment or safe workplace, that your company already has in place
    d. Any and all requested appendices
6. Inside of the page count. The following count toward the page limit:
    a. Cover Letter (Introduction or letter of interest)
    b. Resumes
    c. References
    d. Fee Information outside appendices

2.2 EVALUATION CRITERIA

2.2.1 FIRM BACKGROUND AND RELEVANT EXPERIENCE – 15 POINTS

- Describe your firm's history. Include information identifying the firm's annual volume, financial/bonding capacity for this Project, and speak to the firm's stability in the market place.
- Explain relevant experience particularly with working on clinical, research, academic, public facing and working in occupied buildings projects of similar scope for public entities.
- Information identifying the firm's strengths and weaknesses along with special capabilities that may be appropriate to this Project will assist in the evaluation.

2.2.2 KEY PERSONNEL – 15 POINTS

- Provide the names of the Project Manager and Superintendent that you will commit to this Project.
- Demonstrate their experience on projects of similar type, size and scope.
- Provide specific job experience as it relates to their background with GC process and working under PSU or similar large public contracting agencies' contracting rules.
- Identify their length of employment with your firm and, if less than three years, recent prior firm(s), their responsibility on this Project, and their primary office locations.
- The Evaluation Committee will be looking for the experience level, background and, the degree to which their previous experience demonstrates the ability to provide services in a professional and timely manner.

2.2.3 PROPOSED PROJECT SCHEDULE – 20 POINTS

- Prepare a detailed schedule, including procurement, submittal, equipment, and material lead times, installation (by each trade), and testing activities.
- Provide a detailed description of the process of how your firm will select qualified trade partners and subcontractors, and how your firm will effectively manage them through all phases of this Project to provide the best value to the Owner.
- Include information Safety, Logistics, & Coordination Section as referenced in the Scope of Work**.**
- Describe your tools and tracking methods for changes.
- Describe how you will forecast and achieve Project milestones requested by the Owner.
- Provide a detailed description of the process of how your firm will select qualified trade partners and subcontractors and manage them effectively through all phases of this Project to provide the best value to the Owner.
- Specifically describe how your firm will manage the schedule for
    - (1) work with 3rd Party and City of Portland inspectors to maintain project schedule
    - (2) provide potential opportunities for a reduced schedule for this specific project.

2.2.4 PROPOSED SITE LOGISTICS & SAFETY PLAN – 20 POINTS

- Prepare a proposed Site Logistics Plan including, but not limited to, staging area, site barrier, mitigation of any obvious hazards, etc.
- Reference Safety, Logistics, & Coordination Section, Page 8, Item 7, for more information.

2.2.5 DEMONSTRATION OF COMPANY'S COMMITMENT TO SUSTAINABILITY – 15 POINTS

- Using examples from other projects, indicate how your firm addresses sustainability.

2.2.6 EQUITY AND DIVERSITY – 15 POINTS

- List MWESB (Minority, Woman-Owned, or Emerging Small Business) State Certification numbers for yourself or any MWESB subcontractors, partners, or suppliers that you will utilize on this Project team. Please include their specific role on the Project and the anticipated contract value. Substitutions of these subcontractors or suppliers after award of the bid shall require PSU approval.
- What are your methods to reach out to or provide opportunities to MWESBs?
- What does your firm do to increase diversity in your company and with your subcontractors and suppliers?
- List any other community programs, membership or outreach your firm is involved in.

2.2.7 BASE BID - 60 POINTS

- Complete the PSU Bid Form (Appendix 4.06) for the base bid. The proposer with the lowest base bid will receive full points, higher cost proposers will receive proportionally lower points according to the formula:

  [1 - (bid - low proposer's bid)/ bid] X Points Available (60)

2.2.8 ALTERNATES – 15 POINTS (3 Points Each Alternate)

- Alternates will be evaluated on initial cost total on the PSU Bid Form (Appendix 4.06). All alternates need to be broken out to show labor and materials that total the alternate cost.
- Lifecycle, compliance, and schedule impact will be reviewed for acceptability.
- Complete the PSU Bid Form (Appendix 4.06) for the alternates. The proposer with the lowest base bid on alternates 1 through 4 will receive full points, higher cost proposers will receive proportionally lower points according to the formula:

  [1 - (alternate - low proposer's alternate)/proposer alternate] X Points Available (3)

- The proposer with the highest saving on alternate 5 will receive full points, lower savings cost proposers will receive proportionally lower points according to the formula:

  [1 - (alternate 5 – highest saving proposer's alternates)/proposer alternate] X Points Available (3)

- Alternate 1 – Replace normal power panel MCB-N2P3B3 and associated transformer MCBNT3B3 in room 305.
- Alternate 2 – Replace the emergency power panel MCB-E4P4B3 in room 404A.
- Alternate 3 – Replace normal power panel MCB-N4P4B2 in room 404A.
- Alternate 4 – Abandon in place shaft refrigerant piping. Demolish all refrigerant piping up to the shaft, cap and label "Abandoned in Place" where it enters and leaves the shaft
- Alternate 5 – Deductive Alternate: Exclude the wood flooring at the Academic Entry replace with carpet (CPTT1) in hallway at 135sf and resilient plank flooring (RFT1) in the kitchen area at 465sf.

2.2.9 OPTIONAL REFERENCE CHECK - 15 POINTS

- Provide three (3) professional references from similar projects, including the project name, the name of the design team, key personnel for whom this reference is relevant, and contact name and phone number.
- Information from references may be utilized for the evaluation of any of the above criteria. References shall only be checked and scored for interviewed firms.
- **DO NOT USE PSU EMPLOYEES AS REFERENCES.**

2.2.10 OPTIONAL INTERVIEW – 35 POINTS

- Interviews may be conducted to allow the bidder to expand on each of the above categories.

END OF SECTION 2

SECTION 3 - EVALUATION AND SELECTION PROCESS

3.1 EVALUATION CRITERIA

The evaluation criteria and maximum allowable points to be used in the evaluation process are as stated in Section 2.2:

Item	Criteria and Points	Evaluated By
2.2.1	FIRM BACKGROUND & RELEVANT EXPERIENCE – 15 POINTS	Selection Committee
2.2.2	KEY PERSONNEL – 15 POINTS	Selection Committee
2.2.3	PROPOSED PROJECT SCHEDULE – 20 POINTS	Selection Committee
2.2.4	PROPOSED SITE LOGISTICS & SAFETY PLAN – 20 POINTS	Selection Committee
2.2.5	DEMONSTRATIONS OF COMMITMENT TO SUSTAINABILITY – 15 POINTS	Selection Committee
2.2.6	EQUITY AND DIVERSITY – 15 POINTS	CAPS Team
2.2.7	BASE BID - 60 POINTS	CAPS Team
2.2.8	ALTERNATES – 15 POINTS	CAPS Team
2.2.9	OPTIONAL REFERENCE CHECK – 15 POINTS	Selection Committee
2.2.10	OPTIONAL INTERVIEW – 35 POINTS	Selection Committee

TOTAL POSSIBLE – 225 POINTS

3.2 SELECTION PROCESS

Proposals will be evaluated by a qualified committee. Selection Committee member names will not be announced prior to interviews. The Selection Committee will numerically evaluate the responses to the RFP based on the Evaluation Criteria. A Notice of Intent to Award may be released naming the top scoring firm or the highest scoring firms may be selected for final consideration through interviews and further investigation of references.

The proposal packages will be evaluated as follows:

- Review for inclusion of all elements specified in Proposal Requirements Section 2. Any proposals which do not include all required elements may be rejected as non-responsive at Owner's discretion.
- Total preliminary point ratings will be given to each Proposer using the criteria specified in Section 2.2, items 2.2.1 through 2.2.8.
- At this point, references may be checked and scored for interviewed firms. Points will be assigned using the criteria specified in Section 2.2, item 2.2.9.
- At Owner's sole discretion the Proposers submitting the proposal packages who receive the highest point totals, may be invited to an interview with the Selection Committee. Should interviews occur, points will be assigned using the criteria specified in Section 2.2, item 2.2.10.
- The Proposer with the most cumulative total points (Section 2.2, items 2.2.1 through 2.2.10) shall be issued a Notice of Intent to Award.

END OF SECTION 3

SECTION 4 – APPENDICES

The appendices below are available for download via the following web link.

https://bidlocker.us/details/6592

4.01 PSU GENERAL CONDITIONS
4.02 PSU SUPPLEMENTAL GENERAL CONDITIONS
4.03 PSU DIVISION 00
4.04 PSU DIVISION 01
4.05 PSU TECH DESIGN STANDARDS REV-6
4.06 PSU BID FORM
4.07 RMNC REMODEL FOR SPHR – DRAWINGS (zip)
4.08 RMNC REMODEL FOR SPHR – SPECIFICATIONS (zip)
4.09 RMNC AS-BUILT PLANS
4.10 M4 – 4TH FLOOR MECHANICAL PLAN - 2014
4.11 SPHR STRUCTURAL – NBZ CALCULATION PACKAGE 2026
4.12 SPHR PROGRAMMING – 120225
4.13 RMNC SPHR LOADING & DUMPSTER LOCATION MAP

ADDITIONAL DOCUMENTS - AVAILABLE AT ABOVE LINK

BID LOCKER VENDOR GUIDE

PAYMENT AND PERFORMANCE BOND FORMS

SAMPLE PAY APPLICATION FINAL G702_G703

PSU CAMPUS MAP LINK - https://www.pdx.edu/visit/campus-map

END OF SECTION 4