

**ADDENDUM NUMBER 1
TO
REQUEST FOR PROPOSALS # 08-23**

Request for Proposals Title: Development Feasibility Analysis for a Living Building, the Sustainability Center of Excellence in Portland, Oregon

Date this Addendum Issued: January 27, 2009

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PURPOSE OF THIS ADDENDUM:

The Portland Development Commission (“PDC”) is issuing this Addendum to answer questions about the above-referenced Request for Proposals (the “RFP”) raised by potential proposers (Part I) as well as change certain elements of the RFP (Part II).

GENERAL INSTRUCTIONS:

- This Addendum constitutes an integral part of the RFP and shall be read in conjunction with the RFP
- Where inconsistent with the RFP, or any previous Addendum to the RFP, this Addendum shall govern
- It is the responsibility of all Proposers to conform to this Addendum
- Unless specifically changed herein, all other requirements, terms and conditions of the RFP remain unchanged and can only be modified if in writing by PDC

PART I. CLARIFICATION OF THE RFP

Question 1. Can you provide names and contact information for those attending the Pre-Proposal meeting held on January 23, 2009 at PDC.

PDC Response: Yes, see Exhibit A to this Addendum which lists the attendees (including firm, phone number and email address).

Question 2. Can you explain the aggressive nature of the project schedule?

PDC Response: Several external factors are driving the accelerated schedule on the local and national level. Primarily, the Sustainability Center Team wants to be best positioned to take advantage of any federal and/or state economic stimulus funds for new construction. Among other funding sources, \$80M in state bond has been requested by Governor Kulongoski for this project. The more developed the Sustainability Center project is at the time of funding requests, the more likely it may benefit from such funding. At the local level, City of Portland Mayor Sam Adams has identified sustainable development as one of the primary focuses of his efforts in office, calling specific attention to the "Oregon Sustainability Center" project in his "First 100 Day Action Plan." Finally, property leases for several Living Building Initiative members are scheduled to expire and these members need to begin the process of lease negotiation or planning to relocate to new facilities at the Sustainability Center if the project is deemed feasible.

Question 3. If the project is feasible and completed, who is likely to own the Sustainability Center?

PDC Response: Details of the ownership structure are not known at this time; though it is possible that ownership will be a condominium model where multiple parties have an interest in the property. Likely owners under this scenario would be the City of Portland, the Oregon University System, Portland Community College and some Living Building Initiative members.

Question 4. The due date for the "Project Schedule" deliverable listed in the table in Section IV (B) of the RFP (page 10) listed the date as "May 15, 2009," whereas, the date for the same deliverable is stated as April 30, 2009 in Section IV (A) (4) of the RFP. Which is the correct date for this deliverable?

PDC Response: The actual due date for the Project Schedule deliverable is May 15, 2009. "Change 3" in Part II below formalizes this correction.

Question 5. Is there a current program and budget for the Sustainability Center?

PDC Response: The program will be developed as part of the work performed in Phase I of the Project. The current working assumption is a 220,000 gross square foot (g.s.f.) building with the following approximate allocation of spaces:

- *Living Building Initiative organizations and companies: 150,000 g.s.f.*
- *Portland+Oregon Sustainability Institute (P+OSI): 5,000 to 30,000 g.s.f.*
- *Oregon University System (OUS) and/or Portland Community College (PCC): 20,000 to 30,000 g.s.f.*

The Sustainability Center Team anticipates a variety of shared commons spaces and 'sustainably-oriented' retail on the street level. There may also be potential to add other uses such as housing. A final budget will be determined by secured funding from public and private sources.

PART II. CHANGES TO THE RFP

Change 1. Sections VI (A) (1) and IV (A) (2) of the RFP, “Predevelopment / Due Diligence” and “Development Program and Schematic Design” are hereby deleted and replaced with the following (changes from the RFP in bold underline):

“1. Predevelopment/Due Diligence

Key **Predevelopment/Due Diligence** tasks and activities include:

PDC has numerous reports reflecting preliminary Site due diligence information, full and complete copies of which can be provided to the Selected Proposer and its Project Team. PDC has no information that would indicate that the due diligence materials are inaccurate; however, PDC does not represent and warrant the accuracy of the due diligence materials provided.

- Title Report
 - ✓ Review of PDC preliminary Title Report
 - ✓ Determination of any title exceptions that must be removed as a pre-condition to redevelopment
- Environmental and Soil Reports
 - ✓ Review of PDC reports
 - ✓ Determination of any additional environmental or soil work required
 - ✓ Determination of any environmental and soil conditions that must be remediated or corrected for redevelopment
- Planning and Zoning Requirements
 - ✓ Review of current zoning and code entitlements
 - ✓ Determination of extent to which current entitlements need modification for redevelopment, **including all permitting requirements associated with satisfying the “Living Building Requirements” as described in “Exhibit A” of this RFP**
 - ✓ If requested by PDC, application for any modification(s) to current entitlements
- **Transportation & Infrastructure**
 - ✓ **Review concept design alternatives and design development documents related to the Montgomery Green Street Blocks Project that have been created to date***
 - ✓ **Review the work related to the preferred Streetcar alignment and stop that has been created to date**

*** See the “Conceptual Site Plan for SW Montgomery Green Street” on the PDC website here: http://www.pdc.us/pubs/inv_detail.asp?id=913&ty=15 (note this is a 2.8 MB Adobe Acrobat file)**

Deliverable(s):

Deliverables to be provided by the Selected Proposer and its Project Team to PDC for the tasks and activities described in this section include:

- Title Report review and comments (*Target: March 13, 2009*)
- Due Diligence Reports review and comment, **including Transportation & Infrastructure** (*Target: March 13, 2009*)
- Zoning and Code review and comment (*Target: March 13, 2009*)
- Scope of additional due diligence (if any) (*Target: March 20, 2009*)
- Plan and application process underway for Zoning/Code/entitlement modifications (if requested) (*Target: March 20, 2009*)

2. Development Program and Schematic Design

The Selected Proposer and Project Team will determine the space and use needs in coordination with the Sustainability Center Team members and develop both a schematic design for the Center and a plan for developing the Center to meet both the Living Building Standards and LEED Platinum standards.

In coordination with the Sustainability Center Team, the Proposer and Project Team shall deliver key **Development Program and Schematic Design** tasks and activities including the following:

- *Assessment.* Working with input from the Sustainability Center Team regarding space and use needs, and any tax ramification considerations for eligible non-profit tenants, assess the following:
 - ✓ Commercial and retail square footage and lease rate(s) and basis (e.g., NNN, gross), and level of build-out (e.g., vanilla shell);
 - ✓ Common / non-leasable area description and square footage;
 - ✓ *Parking & transportation:* number of spaces, if any at all; allocation among building uses; income generation expectations; and the consideration that a living building should provide less parking and emphasize mass transit and bike commuting options.
- Develop a schematic design including commercial/retail/common element layout, circulation, streetcar integration and Living Building Standards, including the “Beauty & Inspiration” requirement.
- Provide a description of the key design elements and material, equipment and technological requirements that will be necessary to use and/or incorporate in the Sustainability Center, and specific information confirming that such materials, equipment and technologies are commercially available.
- Determine construction type (incorporating Living Building Standards <http://www.cascadiagbc.org/resources/living-buildings/>)
- Develop a plan for how to obtain the following:
 - ✓ Full certification through the Cascadia Green Building Council Living Building Challenge (“LBC”) and
 - ✓ LEED platinum certification, at a minimum
- Propose an iterative process and strategy to maximize meeting LEED Platinum and Living Building Standards within an acceptable budget and any potential modifications.
- **Coordinate with the following projects and efforts related to the Sustainability Center and Project Site:**
 - ✓ **PSU Framework Plan activities: This work is ongoing.**
 - ✓ **Montgomery Green Street Blocks Project: This conceptual project will be completed in March 2009 and will be incorporated into the PSU Framework Plan and Portland Plan. The final product for SW Montgomery Street, between SW 4th and 5th Avenues in downtown Portland, Oregon will be completed through design development. Selected Proposer and Project Team will recommend changes to the streetscape design as needed for coordination with the Sustainability Center.**
 - ✓ **Portland Streetcar alignment and stop: The final design and engineering for this work will be completed by City of Portland Department of Transportation (PDOT) and Portland Streetcar Inc. Selected Proposer and Project Team activities will include coordination with these entities.**
 - ✓ **Future P+OSI communications and marketing efforts: P+OSI will coordinate this work with Selected Proposer and Project Team work as necessary.**

Deliverable(s):

Deliverables to be provided by Selected Proposer and Project Team to PDC for the tasks and activities described in this section include (due May 15, 2009):

- Development program showing proposed uses, location of those uses, and quantities of those uses expressed in approximate square footages
- Building envelopes, showing approximate scale and massing of the proposed buildings and including integration of permanent streetcar alignment
- Site plans and elevations showing the location of structures, streets, parking (if any), streetcar, open spaces/southbound streetcar station and plaza, construction type and preliminary materials
- Plan to obtain the following:
 - Certification through the LBC
 - Minimum LEED platinum certification, and
 - Innovative stormwater and sustainability features, together with any feasibility assessment balancing requirements with Center costs and budget”

Change 2. Section II of the RFP, “Schedule of Solicitation and Contract Award Events” is hereby deleted and replaced with the following to identify the desired interview date for finalist proposers and to modify the Evaluation Period (changes from the RFP in bold underline):

“RFP Issued	January 7, 2009
Pre-Proposal Meeting, Voluntary	January 23, 2009***
Deadline for Proposer Questions and Request(s) for Change(s)	January 28, 2009
Proposal Due Date and Time	February 6, 2009 by 3:00 PM (Pacific Time)
<u>Finalist Interviews (preferred)</u>	<u>February 13, 2009</u>
Evaluation Period, Ending (<i>tentative</i>)	<u>February 16, 2009</u>
Notice of Intent to Award, Issued (<i>tentative</i>)	<u>February 17, 2009</u>
Deadline for Protest of Intent to Award	<i>Seven (7) calendar days after Notice of Intent to Award</i>
Anticipated Contract Execution Date (<i>tentative</i>)	March 4, 2009”

Change 3. The first sentence after “Deliverable(s)” in Section IV (A) (4) of the RFP is hereby deleted and replaced with the following (changes from the RFP in bold underline): “Deliverables to be provided by Selected Proposer and Project Team to PDC for the tasks and activities described in this section include (due **May 15, 2009**)...”

Note: This Addendum does not change the Proposal due date.

EXHIBIT A. RFP PRE-PROPOSAL ATTENDEES

Attendees of the Pre-Proposal Meeting held on January 23, 2009 at PDC.

Name	Firm	Phone Number	Email Address
Joe Schneider	Skanska	503-703-8059	joe.schneider@skanska.com
Nick Hodges	THA Architecture	503-227-1254	nhodges@thaarchitecture.com
Charles Dorn	THA Architecture	503-227-1254	cdorn@thaarchitecture.com
Stephanie Coyle	Hoffman Construction	503-221-8811	stephanie-coyle@hoffmancorp.com
Cary Bubenick	Hoffman Construction	503-221-8811	cary-bubenick@hoffmancorp.com
Kim Krull	Sparling	503-273-0071	kkkrull@sparling.com
Kurt Lango	Lango Hansen	503-295-2437	kwt@langohansen.com
Ron White	Probity Builders	503-880-8809	ron@probitybuilders.com
Tami Fuller	Dull Olson Weekes	503-226-6950	tamif@dowa.com
Beau Mylroie	Aerotek	503-403-1914	bmylroie@aerotek.com
Robert Hoang	SRG Partnership	503-222-1917	rhoang@srgpartnership.com
Kent Duffy	SRG Partnership	503-222-1917	kduffy@srgpartnership.com
Craig Lewis	Melvin Mark Cos	503-223-4777	clewis@melvinmark.com
Dan Crates	Sto Corp	503-422-1870	dan.crates@stocorp.com
Stuart Stevens	Transystems	503-232-2117	sastevens@transystems.com
Greg Baldwin	ZGF	503-417-4363	gbaldwin@zgf.com
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Shawn Sullivan	Winkler Dev Co	503-225-0701	sarch@europa.com
Trish Nixon	LRS Architects	503-221-1121	tnixon@lrsarch.com
Raymond Cheng	LRS Architects	503-221-1121	rcheng@lrsarch.com
Gary Larson	MulvannyG2	503-223-8030	gary.larson@mulvannyg2.com
David Mastroieni	DDM Consulting Inc	503-353-9059	ddmconsulting@msn.com
Nick Shur	Shur Arch	503-222-3645	nick@shurarchitects.com
Kay Kornovich	Perkins + Will	206-381-6000	kay.kornovich@perkinswill.com
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Glendon Smith	Mainline Design	503-657-5374	gsmith@mainline-design.com
Tom Kilbane	Urban Renaissance Group	503-241-3345	tom@urbangroup.com
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Kurt Schultz	SERA Architects	503-445-7312	kurs@serapdx.com
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Carolyn Forsyth	Ankrom Moisan	503-977-5288	carolynf@amaa.com
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Robert Freeman	Freeman Architecture	503-827-4174	rfreeman@integrate.com
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END OF THIS ADDENDUM