



Request for Proposal- General Construction

Requests for Information + Responses

Prepared on behalf of Energy Trust of Oregon

January 21, 2025

I. Summary

As a part of the Request for Proposal – General Construction issued Friday, January 10, 2025 – please find the submitted requests for information and associated responses.

II. Milestone Dates

Milestone:	
GC RFP Issuance	Friday, January 10, 2025
Power + Light Job Walk	Wednesday, January 15, 2025 at 9:30am
RFI's on RFP due from GC	Friday, January 17, 2025 by 3pm
RFI Answers Issued by JLL	Tuesday, January 21, 2025 by 2pm
GC Proposals Due	Friday, January 24, 2025 by 12pm

III. Requests for Information + Responses

1) What are requirements for union subcontractors, if any?

- a. Building ownership requires use of union labor where applicable.

2) Are the floors adjacent to the area of work occupied (8th + 11th)?

- a. 8th floor is leased but staff are working remotely; 11th floor is vacant

3) Timing of landlord-constructed multi-tenant hallway on 10th floor

- a. estimated to be complete mid-April based on permitting

4) What is happening with the furniture currently located in the area of work?

- a. Much of the existing furnishings are being retained by the Client for reuse. Please see reuse furniture inventory (attached). Client's intent is to store reuse furniture inventory in the portion of the 10th floor not included in area of work. GC should show a duration in schedule to vacate this inventory from area of work.

5) The RFP states that the Contract shall be AIA A107; the AIA A104 has replaced the A107. Please confirm the AIA A104 will be acceptable for the contract document.

Section III state the contract will be standard AIA A107. Please confirm the contract will be AIA A104 in lieu.

- a. YES, AIA A104 is acceptable contract document



6) Please confirm the date and time the Proposals are due.

Section II lists the due date as Friday, January 25, 2025. Please confirm the due date.

- a. Proposals are due in **Friday, January 24, 2025 by 12pm**

7) Please advise what the page limit is, if there is one.

Section VI lists the AIA contract is not included in the page count. Please confirm the page limit for Proposal.

- a. Page limit for proposals is **10 pages** for 1. Company and Staffing + 2. Case Studies + 3. Acknowledgements + 4. Schedule. Proposed fees are excluded from this page count, as it should be submitted in the Excel form. AIA contract document is excluded from this page count as well.

8) Is a PDF version of the AIA Contract an acceptable file type?

- a. Yes

9) Where will laydown be located?

- a. Landlord has offered the portion of the 10th floor outside the area of work for construction staging + reuse furniture storage.

10) Will space within the existing building be provided for the contractor's office?

- a. Landlord has offered the portion of the 10th floor outside the area of work for construction staging + reuse furniture storage.

11) Please provide projected start and end dates

Is there a contractual completion date or move-in goal date we need to be aware of?

- a. Based on permitting + contracting, project start mid-April. Move-in goal August 2025.

12) If phasing is required, please provide a phasing plan

- a. No phasing anticipated

13) Please advise if Builders Risk will be carried by the client or the General Contractor.

- a. General Contractor

14) Is this a federally funded project?

- a. No

15) Please confirm if any sustainability certification will be required for this project? If so, which?

- a. The Client has opted not to pursue any certifications in association with this build-out, but may pursue certifications after the project is complete and seeks to incorporate sustainable practices throughout in accordance with their organizational values.



16) Key note 14 on the floor plan says “new card reader” – will the GC carry low voltage, AV and security scope in our estimate?

- a. Preference is that GC sources/supplies low voltage and access control scope in their contract.

17) Is the intent that all lights are salvaged and re-used?

- a. Many lights are intended for salvage/reuse; some anticipated to be new. Final lighting plan is in development.

18) Is there space in the loading dock for a dumpster, or will we need to plan for street parking?

- a. Street access only for dumpsters