



Lincoln County
The Lincoln County Commons Project
Addendum#1
Issued February 5, 2026

- 1) Please remove references to fees and rates in section 3.4. Fees will be negotiated after award.

Price Proposal (or Fee, or Rate Proposal). Provide a Fee range and all rates for basis of fee negotiation. [NOT SCORED]	Maximum Points Available: not scored
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- 2) Change Proposal opening to Teams hosted by DPM on February 12, 2:05pm.

Microsoft Teams meeting

Join:

<https://teams.microsoft.com/meet/26055856993007?p=SbH6BSDwbn2gcYXQ21>

Meeting ID: 260 558 569 930 07

Passcode: eJ6fc9Gq

- 3) Project schedule attached
- 4) Mandatory AE attendee list attached
- 5) Remove reference to fees in section 2 (2.6) last sentence and 4.3.(a)(ii), County is not asking for fee during this solicitation
- 6) Page 6 section 3.3.1.(d) not included in the 30 page limit are tabs, table of contents and reference materials which are considered part of "like attachments".

- 7) On page 8 it asks to provide references for projects named above and also asks for supporting letters of recommendation from previous clients. Do you have a number of recommendation letters that you would like us to provide? **Answer: Provide up to three each that are most relevant.**
- 8) Payment Schedule – Attachment A (Page 8 of 16)
Within Attachment A, Item 7, a Payment Schedule is included. Please confirm whether completion and submission of the Payment Schedule is required as part of the RFP response, and/or if execution of the Agreement on page 16 of 16 is need to satisfy this requirement at this stage. **Answer: This attachment is a draft contract only so no payment schedule is required at this time.**
- 9) Subconsultant Project Experience
Is project experience (2+ projects) required to be provided for all proposed subconsultants, even if they are listed as anticipated or proposed at this stage and not yet under contract? **Answer: Prime designer requirement only**
- 10) Standard County Format Reference (Sections 3.3 and 3.4)
The RFP notes that certain materials should follow a “standard county format.” Please clarify whether this format differs from, or is in addition to, the requirements outlined in Sections 3.3 and 3.4. **Answer: Follow 3.3 and 3.4**
- 11) Attachment C, page 1, line 1 describes a construction budget of approximately \$12 million. Has this funding been secured? **Answer: Yes**
- 12) Is any portion of the project funding tied to a grant? If so, please provide the grant programs involved. **Answer: Not currently but alternative funding such as grants could be added.**
- 13) Could you share the Master Plan document in its entirety? **Answer: Master plan documents can be found on the County website, link below:**
- <https://www.co.lincoln.or.us/620/2018-19-Commons-Master-Planning-Process>
- 14) Please clarify what the intent is for relocating existing buildings as described on page 1 of Attachment C, items 4 & 5. What is plan B if relocation is not feasible? **Answer: These answers will come during the design planning process**
- 15) Add “Landscape Architect” and “Estimating” to the list of subconsultant expected in Exhibit A Scope of Services, final subcontract scope and fees will be determined during contract negotiations

16) Written Evaluation Criteria Section under Experience. Please remove the following:

If subcontracting a portion of the work: Describe two or more projects of similar scope subcontractor completed on time, on

budget and to a high-quality standard, including project start and end dates, client and cost. Provide for all subcontractors.

17) Qualifications: The RFP states that the "Proposer must currently hold the following license(s) in Oregon." Could you please clarify which specific license(s) you are referring to? **Answer: Design Professional Architectural license for the firm and any other normal and customary design license for architecture and engineering in Oregon.**

18) To ensure we provide the appropriate information, could you please specify what documentation or details you are seeking under this criterion (e.g., financial statements, bonding capacity, references, or other indicators)? **Answer: We are looking for the general size and capacity of your firm and to get a feel for your firm's financial stability, information such as gross revenue per year, number of Oregon projects, professional liability limits, and whether your firm is currently in any litigation.**

19) Attachment A- Form Contract

- a. 3a page 3 of 33, add "as applicable" before the word federal.
- b. 3b1, page 3 of 33, At the end, please add the following: "..., or under the direct supervision of such licensed individual." There may be non-licensed individuals working on the project, but they will be supervised by a licensed individual

20) Proposal Submission Format (Section 3.5 – Proposal Submission)

The language in Section 3.5 appears to reference both electronic and physical delivery methods ("one hard PDF"). Please confirm whether the RFP requires digital submission only, or if hardcopy submissions are also required. **Answer: .PDF electronic file submission only, no physical hard copy.**

21) Public / Stakeholder Participation (Exhibit A, Item 8)

Item 8 includes multiple references to schools and school-related public meetings. Please clarify the intended level, format, and audience for public or stakeholder engagement for this project. **Answer: remove references to "Schools". Their may be a need to present and engage with the County**

Commission, City of Newport, and other public forums to engage in the project. The need and frequency is not known at this time.

22) FF&E Design, Procurement, and Installation

FF&E design is referenced in the document. Please clarify whether FF&E procurement and installation are anticipated to be part of the Architect's scope, or if these services will be provided separately by the Owner. **Answer: While there may be some Owner Furnished/Owner Installed items it is anticipated that the AE will provide space layouts and assist in all FFE procurement by the owner. The full scope and delineation of FFE requirements will be made during contract negotiations.**

23) Exhibits B–H

Blank Exhibits Confirmation (Exhibits B–H)

Exhibits B through H (Project Narrative, Construction Budget, Schedule, Owner's Requests for Proposals, Design Professional's Proposal, Project Team, and Fee Proposal) appear to be blank. Please confirm whether additional information was intended to be included with these exhibits or if they are placeholders for proposer use. **Answer: These are Exhibits to the draft contract and will be filled out prior to contract execution after the AE is awarded the project.**

24) Delivery Method and Schedule

CM/GC Delivery Method

The RFP notes that CM/GC is the most likely delivery method. Please confirm whether this approach has been finalized and whether Architect is to support during CM/GC procurement and preconstruction is anticipated. **Answer: CM/GC is the selected method; the exemption process has not been finalized. CM/GC is anticipated to be on board on or about May 2026. The architect should anticipate supporting the CM/GC procurement and be an integral part of the preconstruction service period.**

25) RFI and Contract Administration

RFI Response Time (Item 8)

Item 8 indicates that RFIs require a response within three (3) days. Please confirm whether this timeframe is negotiable, as a five (5) business day response period is industry standard and allows for thorough coordination. **Answer: This is part of the draft contract so can be negotiable.**

26) Contract Term and Future Work

Additional Services During Contract Term

Given the two-year base contract with renewal options, does the County anticipate additional projects or services beyond the identified projects under this agreement? **Answer: Not at this time.**

END OF ADDENDUM

Date of Update 1.14.2026

Primary Column	Start	Finish	Duration	% Complete	2026												2027											
					Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1																												
2	DPM Company, LLC	12/08/25	12/08/25	0	100%																							
3																												
4	AE Procurement	12/29/25	03/11/26	53d	25%																							
5	RFP/Selection	12/29/25	03/11/26	53d	25%																							
6																												
7	CONSULTANTS- Procurement	03/10/26	03/03/27	257d																								
8	Geotech	03/11/26	06/12/26	68d																								
9	Special Inspection	07/03/26	03/03/27	174d																								
10	Hazmat/Environmental	03/15/26	05/22/26	51d																								
11	Traffic	04/13/26	05/06/26	18d																								
12	Survey	03/10/26	06/10/26	67d																								
13	Commissioning Agent	06/11/26	10/14/26	90d																								
14																												
15	DESIGN	03/11/26	07/30/27	363d																								
16	Pre-Design	03/11/26	04/07/26	20d																								
17	Schematic Design (SD)	04/07/26	05/25/26	35d																								
18	Design Development (DD)	05/25/26	07/17/26	40d																								
19	Construction Documents (CD)	07/17/26	09/24/26	50d																								
20	Construction Administration (CA)	08/03/26	07/30/27	260d																								
21	Permitting	07/01/26	09/08/26	50d																								
22																												
23																												
24	CM/GC	02/19/26	11/24/26	199d																								
25	Exemption Process	04/02/26	04/15/26	10d																								
26	Findings of Fact Public Review	04/02/26	04/15/26	10d																								
27	Public Hearing/Resolution	04/15/26	04/15/26	0																								
28	CM/GC RFP Development	02/19/26	04/06/26	33d																								
29	RFP Issuance and Selection	04/06/26	05/15/26	30d																								
30	Contract Negotiations	05/15/26	05/28/26	10d																								
31	Preconstruction Period	06/01/26	08/21/26	60d																								
32	Early Work Amendment (EWAs) #1- Long Lead Procurement	07/03/26	07/30/26	20d																								
33	Early Work Amendment #2- Site	07/22/26	11/24/26	90d																								
34	Bid/Buyout Process	08/14/26	09/17/26	25d																								
35	GMP Established	09/01/26	09/01/26	0																								
36	CONSTRUCTION	09/10/26	12/31/27	342d																								
37	Mobilization	09/10/26	09/10/26	0																								
38	Construction	09/10/26	11/19/27	312d																								
39	Phase 1- Rodeo Grounds/Temp Vendor Plaza	09/10/26	06/23/27	205d																								
40	Substantial Completion- Phase 1	06/23/27	06/23/27	0																								



Lincoln County Commons

January 12, 2026 advertisement date

Due Date is February 12, 2026

Mandatory Pre-proposal Meeting January 22, 2026, 11am via Zoom

	FIRM TYPE	NAME- IF LISTED BELOW FIRM ATTENDED MANDATORY MEETING	Attendee Name	Phone	Email	RFP Receipt?	Addendum?	Proposing?	Comments
1	Architect	Agate Architecture,	Michael Soraci	541.520.4558	michael@agatearchitecture.com				
2	Engineer	AKS Engineering and Forestry	Tyler Roth		rotht@aks-eng.com	Y			
3	Architect	Bearing Architecture	Chris Keane	503-487-0211	ckeane@bearingarchitecture.com	Y			
4	Architect	Cameron McCarthy Landscape Architecture & Planning	Justin Lanphear	458-234-6349	jlanthear@cameronmccarthy.com	Y			
5	Architect	CIDA Architects & Engineers	Sharon Everett	503-226-1285	sharone@cidainc.com	Y			
6	Architect	CIDA Architects & Engineers	Sharon Everett	503-226-1285	sharone@cidainc.com	Y			
7	Architect	Convergence Architecture	Adrienne Lindsey	509.554.0488	alindsey@convarc.com	Y			
8	Architect	DLA Inc	Eyrie DiMaggio	541-272-0359	eyrieh@dladesign.com	Y			
9	Architect	DLA Inc.	David Dougherty		davidd@dladesign.com	Y			
10	Architect	DLR Group	Justin Stranzl	503-274-2675	jstranzl@dlrgroup.com	Y			
11	Architect	Facet Architects	Angela Flores	503-390-0281	aflores@facetarchitects.com	Y			
12	Architect	HGE Architects	Dominic Librie	541-269-1166	dlibrie@hge1.com	Y			
13	Architect	HGE Architects	Stephanie Martell	541-269-1166 x0272	smartell@hge1.com	Y			
14	Architect	HHPR	Alex Simpson	503.221.1131	AlexS@hhpr.com	Y			
15	Architect	Integrus Architecture	Crystal Sanderson	408-892-4063	csanderson@integrusarch.com	Y			
16	Architect	Integrus Architecture	Thomas Robbins	503.221.0150	trobbs@integrusarch.com	Y			
17	Architect	Interface Engineering	Adam Carlson	503-267-5163	adamc@interfaceeng.com	Y			
18	Engineer	Interface Engineering,	Michael Nelson,	503-957-7877	michaeln@interfaceeng.com	Y			
19		K/O Fairground Planners	Sarah Overton	515.238.4209	sarah@k-o.com	Y			
20	Architect	LRS Architects	Lauren Evans	541-668-9547	levans@lrsarchitects.com	Y			
21	Architect	LRS Architects	Sharon Miller		smiller@lrsarchitects.com	Y			
22	Architect	LSW Architects	Casey Wyckoff	360-694-8571	casey@lsw-architects.com	Y			
23	Architect	LSW Architects	Meg Harvey	360-694-8571	meg@lsw-architects.com	Y			
24		Mayer/Reed	Michael O'Brien	503.807.4139	mobrien@mayerreed.com	Y			
25		Mazzetti	Geoff Larsen	503.601.5968	glarsen@mazzetti.com	Y			
26	Architect	MWA Architects	Trevor Akrigh	415-489-1237	takright@mwaarchitects.com	Y			
27	Engineer	PAE Engineers	Jarren Parthemer	503-542-0502	jarren.parthemer@pae-engineers.com	Y			
28	Engineer	PAE Engineers	Ina Song	971-220-1787	ina.song@pae-engineers.com	Y			
29	Architect	Robertson Sherwood Architects	Lana Sadler	541-342-8077	lsadler@robertsonsherwood.com	Y			
30	Architect	Robertson Sherwood Architects.	Becky Thomas	458-240-5676	bthomas@robertsonsherwood.com	Y			



31	Architect	Scott Edwards Architecture	Jennifer Marsicek	503-896-5338	jennifer@seallp.com	Y		
32	Architect	SERA Architects	Gauri Rajbaidya	503.445.7372, 971.235.5344	gaurir@seradesign.com	Y		
33	Architect	Soderstrom Architects	Rebekah Singh	503.228.5617	rebekahs@sdra.com	Y		
34	Architect	Steele Architects	Adam Stephen	541-508-7518	stephen@steele-arch.com	Y		
35	Architect	Steele Architects	Andy Harmon	541-797-4714	aharmon@steele-arch.com	Y		
36	Architect	Steele Architects	Chris Thome	541-508-7505	cthome@steele-arch.com	Y		
37	Engineer	Systems West Engineers	Amber Kelel		akelel@systemswestengineers.com	Y		
38	Architect	Walker Macy	Chelsea McCann	503-228-3122	cmccann@walkermacy.com	Y		
39	Architect	Walker Macy (Landscape Architecture - WBE)	Paul Dickow	503-228-3122	pdickow@walkermacy.com	Y		
40	Engineer	WRK Engineers, now IMEG	Desiree Lockwood	360.798.0419	desiree.d.lockwood@imegcorp.com	Y		
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