



Department of Administration / Division of Purchases
One Capitol Hill, Providence, Rhode Island 02908-5855
15 Feb 2102

Addendum # 3

LOI # 7449397

Title: A & E Design Services: Feasibility Study for New State Health Laboratories

Submission Deadline: **EXTENDED** to 29 Feb 12 @ 2:30 PM (Eastern Time)

- Note that the submission deadline has been extended to allow interested parties time to absorb the information released in this addendum and to incorporate said information into their solicitation response.
- A pre-submission meeting summary, and list of attendees, are released in this addendum.
- Interested parties are reminded to peruse this website, on a regular basis, for the possible release of additional information regarding this procurement initiative.

A handwritten signature in black ink, appearing to read "Jerome D. Moynihan".

Jerome D. Moynihan, C P M., CPPO
Assistant Director for Special Projects

LOI 7449397

A&E Design Services: Feasibility Study for New Health Laboratory

Pre-Bid Meeting: February 9, 2012, Department of Health Building, 10:00 AM

General Notes:

- This is a mandatory pre bid meeting. At least one person from each firm is required to sign the attendance sheet. Attendance sheets will be posted on the Division of Purchases (Purchasing) web site.
- All information related to this LOI must go through Purchasing (www.purchasing.ri.gov). Do not contact Capital Projects or Department of Health staff.
- Representing the State is Arn Lisnoff, Capital Projects; Lisa Hill, Purchasing; Dr Stanley, Chief Medical Examiner, Dr. King, Associate Director of Health for Laboratories; Jeff Chmura and Mikael Powell, architects with Capital Projects, Doug Axelson, Health Department CFO
- Technical Proposals are due, as indicated on the addendum cover page, Be advised that no exceptions to this requirement are allowed and late bids will not be accepted. You are advised to allow for traffic, parking and weather complications.
- Questions will be answered today. Purchasing will post the answers on the purchasing web site as an addendum to this solicitation. If there is any difference between what is said here today and the written addendum, the written addendum will prevail.
- We have color versions available of the 2 aerials provided in Addendum #1. We have 40 copies which should be enough for everyone.
- There will be 4 potential sites: The existing building site, 2 at the Pastore Center and 1 in the Knowledge/Jewelry District.
- Today is the last opportunity to ask questions.
- You are advised to visit the website regularly for updates or addenda.

Questions and Answers

Q1: What is the Project schedule? On page 13 and 14 of the LOI the tentative schedule is blank.

A1: Refer to Addendum 2, A7: on the Purchasing website. The tentative schedule starts work in June, 2012 with a June, 2013 completion.

Q2: Do you anticipate an owner's project manager? If so, is it a State person?

A2: At present we are not anticipating an owner's project manager. The successful firm will be expected to work with existing Department of Health and Department of Administration staff. We reserve the right to change this decision.

Q3: Concerning site four in the jewelry/knowledge district, are there any parameters or guidelines about how the lease might be structured?

A3: See Section 1.4, A.4 of the LOI. The consultant is to evaluate the cost effectiveness of a typical build to suit lease and build to suite lease to purchase option. In addition, the consultant will need to propose how the lease or other possible options could be structured

Q4: Is it the successful vendor's job to suggest construction performance issues like how the project will be delivered?

A4: Yes, to the extent possible. We need to know where the facilities are going to be located, how much is it anticipated to cost to renovate and/or construct and what is likely to be the most effective and efficient method to achieve these goals consistent with applicable regulations.

Q5: The LOI mentions MBE participation, is the statement in the LOI general to all parties (i.e. minorities, women etc.?).

A5: The statement applies to all parties that are duly registered with the RI MBE office and are listed on the website at www.mbe.ri.gov.

Q6: Do firms that carry out of State MBE registration qualify toward MBE participation in this LOI?

A6: No. For any firm to qualify they have to be registered with the RI MBE office. The contact information for that office is above in A5.

Q7: Is the firm selected disqualified from future work?

A7: See addendum 2, A.6.

Q8: Are there specific site or building security requirements?

A8: Pages nine and ten of the LOI lists security standards.

Q9: Do you anticipate any safety requirements beyond Biosafety Level (BSL) 3?

A9: Fully addressing BSL 3 requirements is currently anticipated.

Q10: Does the funding for this study involve federal dollars?

A10: The study is currently funded with 100% state dollars.

Q11: Will drawings be available to all parties prior to the bid or to providing fee proposals?

A11: Plans that are available for the Chapin Building as well as available site surveys for two Pastore potential locations will be made accessible only to the successful firm. Also, see Addendum #2, A.4.

Q12: What is the square footage of the existing Chapin facilities and is there guidance currently available as to the need for added space?

A12: The Health Laboratories and the Medical Examiner's Office are currently housed in the Chapin Building and occupy the total building which is approximately 70,600 square feet. The existing Chapin Building consists of four (4) floors plus a sub-basement. Floors 1 - 4 vary in size from approximately 15,360 square feet to approximately 16,300 square feet. The sub-basement floor is approximately 8,000 square feet. The Medical Examiner's Office occupies approximately 75% of the first floor. Some decrease in scope may be necessary if increased space requirements outstrip any likely facility construction budget.

Q13: Will DOA also have its own cost estimator?

A13: No. Firms are required to provide an independent cost estimator and carry that charge in their fee. See Addendum 2, A1. Note that an independent cost estimating entity does not work directly for a contractor, architecture or engineering firm.

Q14: Dr. Stanley, can you comment on number of exam tables and the decomposition (decomp) room?

A14: The current facility has a decomp room with one table and three tables in the main examination room. Plans currently call for at least four examination tables in the main room, however final decisions will be made within the programming phase.

Q15: What is the thinking in allocating between nine months and one year for the feasibility study?

A15: Nine to twelve months is only an estimate and the schedule is tentative.

ADDITIONAL INFORMATION:

- The State of Rhode Island has allocated One Hundred and Seventy Five Thousand Dollars (\$175,000.) for all aspects of this feasible study. This amount includes, but is not limited to, all professional fees and expenses including overhead, all sub-contractor costs, all travel costs, all printing, copying and mailing/shipping costs. This cost may include a representative hired directly by the Departments of Administration and Health to provide more intensive end user and owner input. This dollar amount is designated to achieve all deliverables in the LOI (including all addenda). No additional funding will be made available for this project.
- Web addresses that may be helpful include:

<http://www.health.ri.gov/programs/laboratory>

The most recent annual laboratory report in .pdf format can be found on the right hand side of the page:

<http://www.health.ri.gov/programs/medicalexaminers>

Annual reports in .pdf format can be found on the right hand side of the page.

DEPARTMENT OF ADMINISTRATION
 DIVISION OF PURCHASES
 PRE-BID / PRE-PROPOSAL CONFERENCE ATTENDANCE SHEET

BID / RFP #7449397 A & E DESIGN SERVICES: FEASIBILITY STUDY FOR NEW STATE HEALTH LABS

DATE: 2/9/12 - 10:00 A.M.

ATTENDEES

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