



Department of Administration / Division of Purchases
One Capitol Hill, Providence, Rhode Island 02908-5855
Web Site: www.purchasing.ri.gov
29 Feb 2012
Addendum # 3

RFP # 7449458

Design / Build Services for the Paul W. Crowley East Bay Met Center

Submission Deadline: 9 March 2012 @ 11:00 AM (Eastern Time)

- Attendance list for mandatory meeting of 24 Feb 12 posted for review
- A total of 22 questions / responses are posted for review.
- Additional questions were submitted, via email, prior to the 27 Feb 12 @ Noon deadline. These questions are currently under review and the q & a will be posted at a later date
- Interested parties are reminded to peruse this website, on a regular basis, for the latest information regarding this procurement initiative
- No additional questions shall be entertained

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

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

PROJECT: Design/Build Services for the Paul W Crowley East Bay Met Center
RFP# 7449458

QUESTIONS ASKED THROUGH PURCHASING:

1. Please clarify the square foot size of the project – RFP states 16,000SF / Feasibility Study states 25,600 SF +/-

The current projected size of the building is approximately 16,300 square feet

2. Per the schedule included with the supplemental documents the contract award and other administration task will be completed from 5/10/12 thru 5/31/12 Foundations are anticipated to start of 6/18/12 per this schedule Will the building inspector be willing to give a permit for foundations and sitework if the drawings are not 100% complete?

The RI Department of Education cannot directly answer this question because it is not directly under our control It will be the responsibility of selected Design/Build team to coordinate with the authorities having jurisdiction

- 3 Will upgrades be required to the existing Florence Gray Bldg – ie: Fire Protection System, Security, Fire Alarm, etc?

The scope of work for this RFQ and the subsequent RFP does not include upgrades to the Florence Gray Building

- 4 On page 13 of the RFP it requests that we (D/B Team) identify the key firms we anticipate using as part of the overall team. Can we list more than one firm we would consider for each discipline (designer and/or subcontractors)?

No, responses to the RFQ will list one key firm per discipline Any deviation from listed firms will require RIDE approval

QUESTIONS ASKED AT MANDATORY PRE-BID MEETING:

1. What is the construction budget for this project?

The Request for Qualifications (RFQ) listed the construction budget as \$6.5M, but this figure has been adjusted to reflect budget reconciliation The Design/Build budget for this project is currently \$7.5M

2. What budget figure (\$6.5M or \$7.5M) are the Bridging Document (to be provided during the RFP stage of the solicitation) based on ?

The Bridging Documents are currently being reconciled to reflect the \$7.5M budget

3. Will you make available a list of contributing consultants? Are they eligible to participate?

A list of the contributing consultants has been provided below:

Odeh Engineers Inc
David Scott Kenyon
Fuss & O'Neill Inc
Diane Soule & Associates
Vanasse Hangen Brustlin Inc
Advanced Media Design Inc
GZA Geoenvironmental Inc
Crabtree McGrath Associates Inc

Garcia Galuska Desousa Consulting Engineers Inc
Engineering Design Services Inc.
Creative Environment Corp
Woodard & Curran Inc
Stephen Turner Inc

Consultants on this list are eligible to participate in this solicitation. Please note that these consultants must disclose their participation in their team's respective proposals.

4. Please describe the schedule as it pertains to the pertinent regulatory reviews, for example, the State Fire Marshall and State Building Official

This is a State project located on State property so the entities having jurisdiction are the State Building Commissioner and the State Fire Marshall. Although the project received relief from local zoning ordinances, the selected team will work closely with local (Newport) building officials to keep them abreast and listen to concerns.

5. How is the strategy for achieving net zero described in the bridging documents? Is there a budget for achieving net zero?

A NECHPS checklist will be included in documents and the bids should reflect all the prerequisites and credits included in the bid documents. Preliminary analyses for energy consumption predicted 140kW consumption with AC, which is difficult on this site. The strategies for achieving net zero include a thermal well (one has already been drilled), photovoltaic panels on the roof, a super insulated shell, and alternates for higher levels of sustainability, including wind turbines and more photovoltaics.

6. Please provide clarification on the 35% Bridging Documents. Do the documents meet NECHPS? The documents are assembled to meet the School Construction Regulations and a high level of achievement as measured by the NECHPS protocol. The documents do not currently reflect the Living Building Challenge.

7. The Design/Build approach being used for this project may limit the decisions possible to achieve the goals of the project. Please describe the reasons for using the Design/Build approach.

RIDE believes that the synergy created by teaming up the design team with a contractor will enhance our ability to achieve the goals of this project.

8. Will deviations from Bridging Documents be allowed?

Questions pertaining to the Bridging Documents will be answered during second part of the solicitation.

9. With regard to project approach, will we be able to fast track the project through scheduling?

RIDE anticipates awarding the contract in May with a goal of completion in June 2013 and occupation at the start of the school year in September 2013. We have a commissioning agent on board assisting with design review and we expect to find efficiencies in building a stand-alone facility. That said, the ability of the Design/Build Team to mobilize is important.

10. During the Pre-Bid Meeting presentation, it was stated that the short-listed firms will be asked to provide a Guaranteed Maximum Price in the second part of this solicitation. Why not a lump sum?

In the second part of this solicitation Design/Build Teams will be asked to provide a lump sum, not a Guaranteed Maximum Price, based on the Bridging Documents. RIDE and the chosen Design/Build Team will make adjustments to the cost through alternates.

11. When does RIDE anticipate awarding the contract?

Per the schedule provided with the supplemental materials, RIDE anticipates the Committee will recommend one vendor to the Department of Administration by mid-May and award a contract by the end of May. Please refer to schedule for further details.

12. What is the basis of award after RFP?

The Design Build Team will be selected based on a combination of points awarded for qualifications and points for cost.

13. Will RIDE be interviewing teams or otherwise require a presentation?

Yes – RIDE will set up a meeting with the short-listed firms to review the Bridging Documents. At its discretion, RIDE may also request an interview and/or presentation with the short-listed teams during the RFP phase of the solicitation.

14. Will you be interviewing to come up with short-list?

RIDE will determine whether it is necessary to interview applicants during the first phase of the solicitation.

15. Will you be issuing Bridging Documents in a digital format?

Yes. PDFs of the Bridging Documents will be released through Purchasing.

16. Will CAD drawings be available?

No. At the moment, RIDE does not intend to provide CAD drawings to shortlisted teams. All documentation, including CAD drawings, will be submitted to selected vendor.

17. Please clarify the language provided in the RFQ regarding Joint Ventures?

The intent of including this language was to provide guidance for teams seeking to submit as a Joint Venture. This is not a requirement and the solicitation in no way dictates the business partnership of the Design/Build Teams.

18. The RFQ mentions a requirement that the Team has been established for 5 years. Please explain.

This question seems to be in reference to the language on page 11 of the RFQ, which is specific to Joint Ventures. Outside of the Joint Venture structure, Design/Build Teams are not required to establish the longevity of their practice.

END of Q & A

Design/Build Pre-Bid Meeting
2/24/12

#	NAME	ORGANIZATION	PHONE	E-MAIL
1.	KENNETH J. FLAHERTY	ELARSKI/LEWIS/KRUEGER+PLANNING/DESIGN	401.331.6800	hflaherty@elarski.com
2.	DONALD PEDRO	IRAN Construction Group	401.490.3144	SWD@ICGR.COM
3.	PETER D'AMICO	CREATIVE ENVIRONMENT	401-438-7733	DAISANO@CEC-ENGINEER.COM
4.	GLEN AHLBORG	AHLBORG Const. Corp	401-680-4419	gahlborg@earthlink.net
5.	ARMAND BUSI	A.F. BUSI CONSTRUCTION, INC	401-732-1010	afbusi@afconstruction.com
6.	KENNETH	SEANIKAL'S PAVING	601.579.5979	kenin.kano@seanikal.com
7.	LENNY CORREIA	WASOPERS ORGANIZATION	401.639-0207	lcorreia@lnerof.org
8.	TOM PUNZIO	ARON LANGRISH CONSULT	401-727-3500	TPUNZIO@LANGRISHCONS.COM
9.	CHRISTOPHER MURPHY	FLANNERY THOMPSON & E	401 481 6977	CMEN@FLANNERYTHOMPSON.COM
10.	MICHAEL RANIGIONE	PARC CORPORATION	401-234-4100	MICHAEL@PARC-CORP.COM
11.	SAUL DIETZCOSSA	TOWER CONSTRUCTION CORP	401 743-2010	SAUL@TOWERCONSTRUCTION.COM
12.	Frank Murphy	Leopold Architects	401.467.2399	fmurphy@leopold.com

Design/Build Pre-Bid Meeting
2/24/12

#	NAME	ORGANIZATION	PHONE	E-MAIL
1.	Edward Krenetta	STPA / ATCosi	617-520-7213	ekrenetta@csunma.com
2.	MARTINE DUCH	EMMA / AFLOW	617-520-9461	martine@emma.com
3.	Angela Hausmann	VISION 3 ARCHITECTS	401-961-7771	ANGELAH@VISION3ARCHITECTS.COM
4.	DAVE FINNEY	DESIGN PARTNERSHIP	617-241-9600	DFINNEY@DTPC.COM
5.	Dominic Pomeroy	GARCIA FORUM ARCHITECTS	508-998-5700	dom-pomeroy@g-f-d.com
6.	Ron Simoneau	Shawmut	901-752-6510	Rsimoneau@shawmut.com
7.	MINE O'CONNOR	CNO	354-3345 434-5940	MFOC
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Design/Build Pre-Bid Meeting
2/24/12

#	NAME	ORGANIZATION	PHONE	E-MAIL
1.	EDUARDO BARRERA	E. W. BARRERA INC.	732-5400	EWBARRERA@GEO.SUNBELT.COM
2.	GARY BARRERA	E. W. BARRERA INC.	732-5400	GBARRERA@E.W.BARRERA.COM
3.	JAN GREENWOOD	WOODWARD CURRAN	273-1067	JGREENWOOD@WOODWARDCURRAN.COM
4.	James La Rosa	La Rosa Building Group	203 235-1770	JLarosa@LaRosaBG.com
5.	DAN HEZCHENPOETHER	NORTHEAST COLLABORATIVE ARCHITECTS	401-849-9583	DHEZCH@NEARCHITECTS.COM
6.	CHRIS QUINN	E. WOODWARD CURRAN CORP.	401-949-0190	CHRIS@EWOODWARD.COM
7.	FRANK D'AMICO	FERRIS & NEAL INC.	701-464-1046	FRANK@FERRISANDNEAL.COM
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Design/Build Pre-Bid Meeting
2/24/12

#	NAME	ORGANIZATION	PHONE	E-MAIL
1.	Brian Bouwers	FERRAN & ASSOCIATES	849-5720	JFERRAN@FERRAN-ASSOCIATES.COM
2.	Jon Stabach	VHS	401-272-8100	jstabach@vhs.com
3.	HERBERT ANDRADE	EDWARD ROWSE ARCHITECTS	401-331-9200	HANDRADE@ROWSEARCH.COM
4.	CAROL SMOLLEY	JCS ARCHITECTURE	617-532-6602	C.Smolley@jcs.com
5.	MEGAN HORNUM	OYSTER WORKS	401-213-6782	MEGAN@OYSTERWORKS.NET
6.	ANDREW BAKER	OYSTER WORKS	401-213-6722	ANDREW@OYSTERWORKS.NET
7.	JOE PARISEAULT	PARISEAULT BLDGS INC	401-738-0524	JOE@PARISEAULT.COM
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Design/Build Pre-Bid Meeting
2/24/12

#	NAME	ORGANIZATION	PHONE	E-MAIL
1.	CHRIS BARDOT	STUDIO PROVIDENCE STHO ARCHITECTS	401-421-4360	C.BARDOT@3SIX0.COM
2.	JACK RYAN	STUDIO PROVIDENCE STHO ARCHITECTS	401-421-4360	JRYAN@3SIX0.COM
3.	Peter Senuck	H.V. Collins Co.	401-421-4080	PSENUCK@HVCOLLINS.COM
4.	LUIS TORZADO	TORZADO ARCHITECTS	401-781-0633	L.TORZADO@VERIZON.NET
5.	Frank Locker	Frank Locker Ed Planning	617-412-7444	F@franklocker.com
6.	Jim Busam	Gilbane Building Co	401-588-5342	jbusam@gilbaneco.com
7.	CAROLANN ASBESTOS	REPS	401-292-1730	CAROLANN@REPS.COM
8.	KITTY GILBANE	GILBANE BUILDING CO.	401-588-3009	cgilbane@gilbaneco.com
9.	Kathy Labadie	Bauer/Archib	401-431-1202	Kathy.labadie@bauerarch.com
10.	Steve Archib	Bauer/Archib	401-431-1200	stave@bauerarch.com
11.	Mark Accorob	Spencer Architects	401-542-7970	MARK@SA-ARCHITECTS.COM
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Design/Build Pre-Bid Meeting
2/24/12

#	NAME	ORGANIZATION	PHONE	E-MAIL
1.	Kenny Isidoro	WB Architects	401.421.7715	kisidoro@bbarch.com
2.	Nate Gubinsky	PTGA Architects	401.861.1600	nateg@ptgaarch.com
3.	Cheryl MacLuff	A C A	401-846-5999	CherylMacLuff@acarch.com
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