



**State of Rhode Island  
Department of Administration / Division of Purchases  
One Capitol Hill, Providence, Rhode Island 02908-5855  
Tel: (401) 574-8100 Fax: (401) 574-8387**

**Solicitation Information  
January 7, 2013**

**ADDENDUM # 2  
RFQ # 7458377PHSE1**

**TITLE: General Contractor Pre Qualification Phase I URI Center for  
Chemistry & Forensic Science  
University of Rhode Island**

**Submission Deadline: January 15, 2013 at 11:00 AM (EST)**

**Notice to Vendors:**

ATTACHED ARE THE QUESTIONS RECEIVED WITH ANSWERS AS WELL AS THE  
MINUTES OF THE MADATORY PRE BID MEETING HELD ON 12/28/2012

NO FURTHER QUESTIONS WILL BE ANSWERED

**Thomas Bovis  
Interdepartmental Project Manager**

*Interested parties should monitor this website, on a regular basis, for any additional information that may be posted.*

**QUESTIONS AND ANSWERS: RFQ 7458377PHSE1**

Q: The RIVIP Bidder Certification form attached to the RFQ directs us to include a copy of the proposal for public inspection upon the opening of bids. Please advise if this is required for this SOQ or is an original, plus five (5) copies plus a CD sufficient as is called out under Section III: General Instructions paragraph B.

**ANSWER: PUBLIC COPY NOT REQUIRED FOR THIS PHASE OF PROJECT**

Q: Please advise if pages 16 through 20 of the RFQ are to be included in the SOQ to be submitted. If yes, should we insert page 21 in front of page 16?

**ANSWER: YES, AND YES INSERT PAGE 21 FIRST**

Q: A mandatory RFQ informational meeting shall be held regarding the prequalification process for this Project. Respondents who do not register and attend the informational meeting shall not be eligible for prequalification.

Do contractors need to register for the Pre-Proposal Conference? If so, I did not see any information in the RFQ for how to register for the Pre-Proposal Conference.

**ANSWER: RESPONDENTS MUST BE REGISTERED WITH THE RI SECRETARY OF STATE FOR FINAL SUBMISSION**

Q: Will the State provide, in Word, the forms and scheduled in "Part Two: Forms/Schedules"?

**ANSWER: IN ADDENDUM 1**

Q: While registered to do work in Rhode Island we do not currently have an office there. Does this prohibit us from submitting?

**ANSWER: NEED TO BE REGISTERED WITH THE RI SECRETARY OF STATE, PLEASE CONTACT THEM FOR DETAILS**

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

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IN RE: PREBID CONFERENCE  
UNIVERSITY OF RHODE ISLAND  
CENTER FOR CHEMISTRY & FORENSIC SCIENCE  
GENERAL CONTRACTOR PREQUALIFICATION  
RFQ 7458377

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December 28, 2012  
10:00 a.m.  
University of Rhode Island  
Chafee Hall  
Room 277  
Kingston, Rhode Island

PRESENT:

Thomas Bovis, Interdepartmental Project Manager  
Paul M. DePace, P.E., Director, Office of Capital  
Projects  
Thomas Frisbie-Fulton, Director, Campus Planning &  
Design

IRONS & ASSOCIATES  
CERTIFIED PROFESSIONAL STENOGRAPHERS  
33 Rollingwood Drive  
Johnston, Rhode Island 02919  
(401) 764-0108

1 Friday, December 28, 2012

2 (Commencing at 10:04 A.M.)

3 MR. BOVIS: Good morning. My name  
4 is Tom Bovis. I am from the State of Rhode Island  
5 Purchasing Department and today we are here for  
6 pre-bid meeting for RFQ 7458377, Phase I, General  
7 Contractor, Prequalification, Phase I, URI Center  
8 for Chemistry and Forensic Science, URI. This is a  
9 mandatory pre-bid meeting. There is a sign-in sheet  
10 going around. Please make sure that at least one  
11 person from your organization does sign in to this.  
12 Anybody attending the meeting, during the meeting  
13 comes in late is eligible to bid in this Phase I, so  
14 as long as they come here before the meeting is  
15 adjourned you are eligible if someone does show up  
16 late.

17 Please note on the solicitation, submission  
18 deadline Tuesday, January 15<sup>th</sup> 11:00 a.m all  
19 proposals need to be submitted to Division of  
20 Purchases, One Capitol Hill, second floor. Anything  
21 misdirected to any other agencies, does not make it  
22 there in time will not be considered, so make sure  
23 that you get it there in time. If you actually  
24 deliver it, make sure you have enough time for

1 parking, those type of situations.

2 After the meeting today any questions that do  
3 arise, that you have any questions after the meeting  
4 please make sure that they go to  
5 questionsatpurchasing.ri.gov, it is on page one of  
6 the solicitation, and they have to be submitted by  
7 January 4<sup>th</sup>, 2013 at noon. So make sure all the  
8 questions are answered. We will then review the  
9 questions and we will post addendums to those  
10 things, any questions that do arise.

11 I want to note today we do have a stenographer  
12 here, so if anybody asks any questions, before you  
13 ask any questions, please state your name,  
14 organization you're from, so the stenographer has  
15 the accurate data when we do get the transcript.

16 A couple of questions that did come up. You  
17 need to be registered with the State of Rhode Island  
18 by the time that you do submit your solicitations,  
19 your proposals. Just make sure that you are  
20 registered. Please note on the solicitation and on  
21 your proposals the requirements, MBE requirements,  
22 EEO requirements, please make sure you read through  
23 the whole solicitation and make sure that everything  
24 is adhered to, all of the schedules, those type of

1 things. There are schedules in here. A couple of  
2 people did ask me, can we have the schedules that  
3 are being submitted in Word document. I will post  
4 those as an addendum, so make sure you look at the  
5 website continuously, we will post as an addendum in  
6 a Word document and make it easier to review and to  
7 actually input all of the data.

8 I have today Paul DePace is here from URI and  
9 Tom Frisbie-Fulton is here from URI to talk about  
10 the project.

11 Are there any questions as far as purchasing  
12 goes, as far as solicitation, sending your proposals  
13 in?

14 (NO RESPONSE)

15 MR. BOVIS: With that, I'll turn it  
16 over to Tom, he can go over the project and go from  
17 there. Thank you.

18 MR. FRISBIE-FULTON: Thank you all  
19 very much for coming on this holiday season, and  
20 we're really looking forward to a great project,  
21 putting together a great team and a good new year.

22 I'm Tom Frisbie-Fulton. I am a university  
23 architect at URI. I work with Paul DePace in  
24 Capital Projects to put together our major building

1 portfolios and deliver these buildings to our most  
2 important users, the students of the University.

3 This major new academic and research building  
4 will serve at times up to 1,400 students a semester,  
5 is that correct, Bill?

6 MR. EULER: Or more.

7 MR. FRISBIE-FULTON: Bill Euler is  
8 with us today, he is the department chair of  
9 Chemistry, and we've been working with Bill for the  
10 last two years to develop this project, and Bill has  
11 been working on the gestation period, if you will,  
12 for the project for many years before that.

13 Some of the very early planning that was done  
14 is almost ten years ago when a master plan was  
15 developed for the north district, and I have got  
16 that picture here behind me. This is Flagg Road,  
17 and Chafee Hall is this little blob here where we're  
18 now sitting, and the north district buildings were  
19 envisioned to sort of fill this whole area along  
20 Chafee Road in a more dense development and develop  
21 some new courtyards. Well, the development is on  
22 its way with the Center for Biotechnology and Life  
23 Sciences completed in 2009, the College of Pharmacy  
24 completed last year, a new rain garden and

1 courtyard, and then the new chemistry building will  
2 be built as part of that north district development  
3 just west of the Chafee Social Sciences Research  
4 Center where we're now sitting.

5 You can see from this building plan  
6 development, which was developed by Wilson  
7 Architects, the architects for the project, the  
8 development of a new courtyard to the north of the  
9 chemistry building and a new landscaped area to the  
10 south that will connect the new chemistry building  
11 to the rest of the campus.

12 We also have master planned a new parking  
13 garage just south of the building, and some of the  
14 development of the access road off of the newly  
15 named Butterfield Road was geared towards servicing  
16 that parking garage.

17 As I mentioned, Wilson Architects of Boston is  
18 the design architect, they were selected out of a  
19 large field of prospective architects, and their  
20 firm has developed an expertise in science buildings  
21 and in chemistry buildings in particular.

22 This is a synopsis of sort of the components  
23 of the building. We're saying that the construction  
24 budget is approximately \$60 million, it's been

1 estimated, but the market will tell us what the real  
2 value is of that, a little over 130,000 square feet,  
3 and a mix of general chemistry, organic chemistry  
4 teaching labs and quite a few research labs, 36  
5 research labs, and some of the support facilities  
6 include instrumentation labs that have some  
7 vibration controls in the structure, chemical  
8 storeroom areas, a loading dock for safe transfer of  
9 chemicals, and the loading dock will also be serving  
10 Chafee Hall and offices for faculty and conference  
11 rooms.

12 The building has been designed to be lead  
13 certified as will all of our buildings, and the  
14 contractors will play a large part in that, and we  
15 are striving for lead silver certification.

16 I'm going to take you through the floor plans,  
17 but I encourage you to look at the plans that are  
18 posted on the website that's identified in the RFP.

19 The loading dock is at a level lower than  
20 this, but this is the general plaza level where it  
21 exits onto the landscaped areas that I showed  
22 earlier in the site plan, and the light blue or the  
23 light gray are the undergraduate general chemistry  
24 teaching labs and the green is the sort of lab

1 support and chemical storage areas, the dark blue  
2 are the two large lecture halls, and there's a  
3 passage through a lobby here from one courtyard to  
4 the other.

5 On the next level, here is a blowup of that  
6 area, and I should also mention that there's a  
7 mezzanine level, that I don't believe I have shown  
8 in these slides, that connects to Chafee Hall, the  
9 first level of Chafee Hall.

10 On the second floor level, this level exits  
11 onto what will have a new plaza, at the second floor  
12 level, which then connects to the first floor up of  
13 the CBLs building and the main floor of the College  
14 of Pharmacy. This floor has more undergraduate  
15 teaching labs in it, it's time for organic  
16 chemistry, an instrumentation area, and on the upper  
17 floors, the third and fourth floors are very much  
18 the same, center corridor, elevators at each end,  
19 stairs at each end, and banks of research labs with  
20 two office modules on the north and south sides.

21 This is an image that is looking from the  
22 Center for Biotechnology and Life Sciences over the  
23 loading dock area that's just north of Chafee Hall.  
24 The loading dock will be replaced by one that's in

1 the chemistry building - the loading dock for Chafee  
2 will be replaced, and we are going to do some sort  
3 of screened wall on the north side and develop a new  
4 plaza that leads into the second floor of the new  
5 chemistry building.

6 This is a view of the south facade of the  
7 chemistry building where we have a manufactured  
8 stone base on the ends, some dark brick base and a  
9 terracotta rain screen third and fourth floor and a  
10 metal roof structure over the penthouse.

11 A view from the north lobby. This is one of  
12 the main chemistry teaching lecture halls, a general  
13 chemistry teaching lab and an organic chemistry  
14 teaching lab with more hoods.

15 The research floors will have, as I said, a  
16 center corridor, lab technicians' offices at the  
17 front, or right off the corridor, and then the  
18 research labs against the outside walls.

19 The construction schedule is approximately,  
20 starting May of this year, to be open fall semester  
21 2015, and that's another image, and that's an  
22 overview of the project.

23 Any questions for me?

24 (NO RESPONSE)

1 MR. FRISBIE-FULTON: Okay. Paul.

2 MR. BOVIS: Again, please note the  
3 deadlines for proposals, January 15<sup>th</sup> 11:00 a.m.,  
4 Division of Purchases. Once we get those they will  
5 be reviewed by the University of Rhode Island, they  
6 do have a technical review team to review the  
7 proposals, and only those organizations that meet a  
8 minimum score will be actually asked to bid on Phase  
9 II for the actual construction of it, so you need to  
10 meet the minimum requirements based on the technical  
11 review to be eligible to bid for the construction  
12 project itself.

13 I believe there is an optional tour right  
14 after this meeting, if anybody wants to take a look  
15 at the site.

16 MR. DePACE: If anybody is  
17 interested, we can take them out in the middle of  
18 the parking lot and they can look around. The site  
19 is just to the west of here, that's why we suggested  
20 this building to meet, for the smiling faces this  
21 morning.

22 MR. BOVIS: Any questions? Any  
23 other questions? Any questions at all?

24 (NO RESPONSE)

1 MR. BOVIS: No. Thank you. Thank  
2 you for your attendance. And, again, please make  
3 sure you do have signed in one person from the  
4 organization. If you can leave your business cards  
5 here would be great.

6 (HEARING CONCLUDED AT 10:17 A.M.)  
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C E R T I F I C A T E

I, Rebecca J. Forte, a Notary Public in and for the State of Rhode Island, hereby certify that the foregoing pages are a true and accurate record of my stenographic notes that were reduced to print through computer-aided transcription.

In witness whereof, I hereunto set my hand this 29th day of December, 2012.

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REBECCA J. FORTE, NOTARY PUBLIC

My Commission (RI) Expires on 7/15/13

My Commission (MA) Expires on 1/26/18