



Solicitation Information
March 20, 2014
Solicitation

RFP# 7548603

**TITLE: Armory of Mounted Commands Comprehensive Building Rehab
Design**

Submission Deadline: Friday April 18, 2014 at 11:00 am (Eastern Time)

PRE-BID CONFERENCE: YES Date: Wednesday April 2, 2014 at 10:00 am (ET) - Mandatory: YES Location: 1051 North Main Street, Providence, Rhode Island
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Questions concerning this solicitation may also be mailed, in Word format to the Division of Purchases at questions@purchasing.ri.gov no later than 4/7/2014 at 4:00pm (ET). Please reference the RFP # on all correspondence. Questions received, if any, will be answered and posted on the Internet as an addendum to this solicitation. It is the responsibility of all interested parties to download this information.

SURETY REQUIRED: No

BOND REQUIRED: No

Thomas Bovis
Interdepartmental Project Manager

Vendors must register on-line at the State Purchasing Website at www.purchasing.ri.gov

NOTE TO VENDORS:

Offers received without the entire completed four-page RIVIP Generated Bidder Certification Form attached may result in disqualification.

THIS PAGE IS NOT A BIDDER CERTIFICATION FORM

SECTION 1 – INSTRUCTIONS AND NOTIFICATIONS TO OFFERORS

1.1) INTRODUCTION

- a) The Rhode Island department of Administration, Division of Purchases, on behalf of the Rhode Island Army National Guard is soliciting proposals from qualified firms to provide Architectural, Engineering, and Design Services as Described elsewhere herein, and in accordance with the terms of this Request and the State's General Conditions of Purchase (available at www.purchasing.ri.gov).
- b) This is a Request for Proposal (RFP), not an Invitation for Bid: responses will be evaluated on the basis of the relative merits of the proposal, in addition to price; there will be no public opening and reading of responses received by the Office of Purchases pursuant to this Request, other than to name those whose offers have submitted proposals.
- c) Respondents to this solicitation are hereby advised that the respondent selected for award of a contract pursuant to this solicitation, and its affiliated or subsidiary companies, shall be ineligible to bid upon any future consulting or construction solicitations which may arise from or relate to the services described in this solicitation. In addition, any sub-consultants or subcontractors engaged by the respondent selected for award of a contract who performs any services arising from this solicitation shall be ineligible to bid upon any future consulting or construction solicitations which may arise from or relate to the services described in this solicitation.

1.2) NOTIFICATIONS TO OFFERORS:

- a) Potential Respondents are advised to review all sections of this RFP carefully and to follow instructions completely, as failure to make a complete submission as described elsewhere herein may result in rejection of the proposal.
- b) In order to submit a proposal, Respondents must properly register with the State of Rhode Island. For information of registering, please see the Division's website at www.purchasing.ri.gov and under the heading "Vendor Registration Information".
- c) All proposals shall include the Respondent's FEIN or Tax Identification number as evidenced by a W9, downloadable from the Division's website at www.purchasing.ri.gov.
- d) Alternative approaches and/or methodologies to accomplish the desired or intended results of this procurement are solicited. However, proposals which depart from or materially alter the terms, requirements, or scope of work defined by this RFP will be rejected as being non-responsive.
- e) All costs associated with developing or submitting a proposal in response to this RFP, or to provide oral or written clarification of its content shall be borne by the offer. The State assumes no responsibility for these costs.

- f) Proposals submitted in response to this solicitation shall be considered to be irrevocable for a period of not less than ninety (90) days following the opening date, and may not be withdrawn, except with the express written permission of the State Purchasing Agent.
- g) All pricing submitted by Respondents in response to this solicitation shall be considered to be firm and fixed unless otherwise indicated herein.
- h) Proposals misdirected to other than the Division of Purchases, or which are otherwise not submitted to the Division of Purchases prior to the time of opening for any cause shall be determined to be late and shall not be accepted, opened, or considered. The official time clock is located in the reception area of the Division of Purchases, 2nd floor, One Capitol Hill, Providence, RI.
- if) In accordance with R. I. Gen. Laws § 7-1.2-1401 no foreign corporation has the right to transact business in Rhode Island until it has procured a certificate of authority so to do from the Secretary of State (401/222-3040) www.sos.ri.gov. However, this is a requirement only for successful bidder (s).
- j) Respondents are advised that all documents and materials submitted to the Division of Purchases for consideration in response to this solicitation shall be considered to be public records, as defined in Title 38 Chapter 2 of the Rhode Island General Laws.
- k) Respondents should be aware of all applicable MBE requirements, as set forth in R. I. Gen. Law § 37-14.1-1, *et seq.* The State's goal is for a minimum ten per cent (10%) participation by MBE's in all State procurements. For further information, contact the State MBE Administrator at (401) 574-8253 or charles.newton@doa.ri.gov, Visit the website <http://www.mbe.ri.gov/>
- l) Interested parties are instructed to peruse the Division of Purchases web site on a regular basis, as additional information relating to this solicitation may be released in the form of an addendum to this RFP.
- m) Equal Employment Opportunity -R. I. Gen. Laws § 28-5.1 Declaration of Policy.- (a) Equal opportunity and affirmative action toward its achievement is the policy of all units of Rhode Island state government, including all public and quasi-public agencies, commissions, boards and authorities, and in the classified, unclassified, and non-classified services of state employment. This policy applies in all areas where the state dollar is spent, in employment, public service, grants and financial assistance, and in state licensing and regulation. For further information, contact the Rhode Island Equal Employment Opportunity Office, at 222-3090 or via e-mail raymond1@gw.doa.state.ri.us
- n) Subcontractors are permitted for this project, provided that the identity of the proposed subcontractor(s) and scope of the subcontractor's services are clearly stated in the Respondent's proposal.
- o) Questions concerning this solicitation may be e-mailed to the Division of Purchases in

accordance with the terms and conditions expressed on the cover page of this solicitation. All questions received by the Division of Purchases shall be posted on the Division of Purchases' website as an addendum to this solicitation. It is the responsibility of all interested parties to monitor the Division of Purchases' website for updated solicitation information and addenda.

- p) The Division of Purchases reserves the right to accept or reject any or all proposals submitted in response to this solicitation, to waive minor irregularities, or to negotiate with any Respondents, as necessary, to serve the best interests of the State.

1.3) ARCHITECTURAL / ENGINEERING SERVICES

- a) Persons or firms practicing Architectural and/or Engineering Services in the State of Rhode Island must possess a proper registration and Certificate of Authorization in accordance with Rhode Island General Laws.
- b) A copy of the current Rhode Island Certificate of Authorization for the firm and current Rhode Island registration(s) for the individual(s) who would perform the work must be included behind the front page of each copy of the Proposal.
- c) The Board of Design Professionals can be contacted as follows:

Board for Design Professionals
1511 Pontiac Avenue (Bldg 68-2)
Cranston, RI 02920
Tel: 401-462-9530
Fax: 401-462-9532
Website: www.bdp.state.ri.us

- d) The respondent's Proposal will be disqualified and removed from consideration if the Proposal fails to include the required current Rhode Island Certificate of Authorization for the firm and current Rhode Island registration(s).

SECTION 2-SCOPE OF WORK

2.1) BACKGROUND AND MISSION

The Armory of Mounted Commands was constructed in 1913 and is listed on the State of Rhode Island Historical register. The building is approximately 116,000 sq ft. The armory consists of two distinct structures. The main 4 story structure (Head Shed) serves as administrative office space, training areas and unit storage. The rear of the armory (Rink) serves as parking, unit storage and dining facility. Recent improvements include-New HVAC system, new roof (rink), new windows, new 1200 amp service with several new panels to support the new HVAC and new fire alarm throughout the entire facility.

The administrative building contains thirteen bathroom facilities that have had virtually no improvements over the past century. Three of these bathrooms are unit bathrooms with

multiple toilets, urinals, and sinks with gang showers. The remaining 10 bathrooms are private and contain one of each fixture (toilet, urinal, sink and shower). All of the bathroom facilities are suffering from various stages of infrastructure decay that have led to leaks in water and drain lines throughout the building. There currently are no female bathroom facilities located within the administrative building. There are also no handicap accessible bathrooms within the administrative building. The Rink portion contains 1 bathroom in each of the towers which are also close to a century old. The Rink also has a Male and Female bathroom near the dining facility at the rear of the building. These two bathrooms are new additions and are approximately 20 years old.

The armory does not currently have an automatic fire suppression system and has a limited means of egress for occupants of the third and fourth floors.

The armory does not have an elevator which limits access for handicapped individuals to floors two through four. It also makes it difficult for units to take delivery of large items (furniture, copiers, and printers) and equipment that need to be delivered or stored on floors two thru four.

The vast majority of the administrative space does not have suspended ceilings and has a ceiling height of approximately 12.5 feet. This creates a higher heating and cooling load on the mechanical system resulting in increased heating and cooling costs. It also does not allow for concealing new mechanical, electrical and plumbing infrastructure.

Some new lighting fixtures have been installed while other fixtures had ballast and bulbs replaced through a lighting project several years ago.

As part of the HVAC project, a new 1200 amp service was installed. The new service includes a new transformer, primary and secondary lines, new switch gear and panel that are feeding both the old electrical infrastructure and eight new 200 amp subpanels in support of the new mechanical system. A new generator and ATS were recently installed. The original electrical infrastructure does not meet current code nor is it adequate to support modern electrical demand. Most offices are running multiple extension cords and power strips to support a minimum demand. The armory is wired for VOIP with CAT 5 but is haphazardly wired in wire mold or stapled to the wall, Old telecom and data wires litter the ceilings and walls.

The roof on the administrative building is nearing the end of its serviceable life and has developed minor leaks at multiple penetrations. The flashing is almost completely deteriorated and will become an entry point for water that will cause further deterioration of the masonry.

The entire armory is a brick masonry structure. Several years ago the mortar was re-pointed on the rear rink permission of the armory. The administrative building's mortar joints are in a severe state of deterioration especially on the north and west sides of the building primarily near the roof. This has led to severe leaks on the fourth floor and damage to the plaster walls and ceilings on the north and west sides.

The rink floor has several layers of bituminous asphalt as a parking surface which is in an advance state of disrepair and is not suitable for the weight of today's modern military vehicles.

The dining area kitchen facility is infested with mold from years of prior roof and masonry leaks and is outdated and not functional.

Site drainage is often extremely slow and has caused floor drain back-ups within the mechanical room and rear of the Rink. Some drain lines have been replaced in recent years but some issues still remain with the century old drain lines.

There are several areas on the upper floors that have old floor tiles that may contain asbestos. These floors will need to be abated. The Rhode Island Army National Guard has an abatement plan on file with the Rhode Island Department of Health.

2.2) SCOPE

The new design will incorporate the following

1. a: Demolition plan for obsolete electrical, lighting and telecom/data

b: Electrical infrastructure design to include new subpanels, breakers, conduit, wiring, outlets, switches, light fixtures and all other items necessary to upgrade the Army electrical system and meet current electrical code and typical administrative office space demand. Lighting, electrical design to include room occupancy sensors compatible with the Johnson Controls BAS currently in place.
2. Provide suspended ceiling design and lighting plan for all rooms in the administrative portion of the armory that currently do not have suspended ceilings.
3. a: Demolition plan for plumbing to include all plumbing associated with bathroom renovations and site drainage repair. Demolition should also include any necessary work with any associated trades included in the bathroom renovations (electrical, structural and mechanical)

b: Plumbing design to include converting one of the three unit bathrooms into a female bathroom as well as dividing the basement bathroom into a male and female bathroom.

The remaining of the three unit bathrooms to remain as a male only bathroom. The design will include new fixtures (toilets, sinks, urinals, showers, faucets, etc), water lines, drain lines, toilet partitions, venting. Design should include coordination between any associated trades included in the bathroom renovation including, electrical, structural and mechanical.

4. Design of a complete Automatic Fire Suppression System.
5. Investigate the feasibility and design an elevator to serve basement level to the fourth floor in the administrative portion of the armory.
6. Roof replacement design for the administrative portion of the armory. Design should incorporate PVC roofing material based on product line. Design should also incorporate the removal of the building ventilation penetration located on the roof and the existing roof access. Replace with new standard roof access and ladder. Include re- Hashing, capping of existing chimneys and re-pointing of the administrative permission of the building.
7. Provide a design for the removal and resurfacing of the Rink parking surface using bituminous asphalt that will support the weight of the vehicles that are currently in use by the Rhode Island Armory National Guard.
8. Provide design for the renovation of the dining area kitchen facility. Design should include all necessary plumbing, electrical, mechanical, structural and finish specifications and drawings.
9. a: Demolition of asbestos flooring tiles located on the upper floors.

b: Design new flooring with VCT as the flooring material. Repair of plaster walls on the upper floors. Finish for wall on upper floors.

Add/Alt 1: Construction cost estimate to replace bituminous asphalt with polished concrete suitable to support vehicle weights in use by the Rhode Island Armory National Guard.

2.3) QUALIFICATIONS

1. a) Of firm

2.4) COST ESTIMATES:

- a) Provide professional, independent cost estimates. A minimum offer (4) professional independent cost estimates of the entire Work produced by a professional cost estimator who is not an employee of the lead firm or a regular employee of a construction firm is required for each pmi of the work (see Section 2.1 b) for description of each part of work at the following stages:

- I. End of Schematic Design

2. Start of Construction Documents
3. At 60% Construction Documents
4. With the Hazardous material abatement and approval plan

SECTION 3 -SELECTION PROCEDURE AND SUBMISSION REQUIREMENTS

3.1) RESPONSES

- a) Responses will be evaluated in two parts for a maximum score of 100 points. Part One is a Technical proposal (70 points max) and Part Two is a Professional Fee proposal (30 points max). Both the Technical and Professional Fee proposals are required on the due date listed on page 1 of this solicitation, they are to be submitted in **separate sealed envelopes**.

Part One – Technical Proposal Technical proposal will be evaluated on the following criteria (All Respondents must receive a minimum score of 55 points on the Technical proposal, Respondents not scoring at least 55 points will not be considered for fee proposal evaluation).

1. Experience of the Firm and Project Principals (0-30 points):

Describe the firms and the firm's consultant's general experience as well as its specific experience and qualifications for projects of this size, scope and use. List the percentage of work to be completed by the firm and the percentage to be completed by outside consultants. Include Standard For 330 (for prime contractor and all sub-contractors) in this section. Indicate the plan for compliance with the State's MBE requirements by listing all Subcontractors / Suppliers / Consultants / Independent Contractors, the estimated dollar value of each, a brief description of work or scope, and whether each is RI Certified as a Minority Business Enterprise or not.

Proposals must provide answers to the following questions:

- a. What experience does the Respondent have with design, construction, and FF&E for project of similar size, scope and use?
- b. Does the Proposal illustrate that the Project Manager and each consultant assigned to the project have the background and experience necessary for a successful design, construction, and FF&E project of this type, especially with:
 - i. Preparing cost estimates for similar work
 - ii. Interior design and FF& E selection and specification and bidding for facilities of this type
 - iii. Renovation of existing facilities of this type

- iv. Has an organization chart of the firm and any sub-consultants been provided for the project, indicating also MBE status for any firm?
- v. Does the Respondent appear able to incorporate Owner's and End User's goals and criteria into their work?
- vi. Does the Respondent have LEED Accredited Professionals on Staff?

2. Project Plan (0-30 points):

This section shall describe the firm's understanding of the State's requirement, including the result(s) intended and desired, the approach and/or method to be employed, and a Work Plan for accomplishing the results proposed, it **must** include a project schedule with personnel assignments and hours associated with project tasks. Proposals must provide answers to the following questions:

- a. Does the project plan illustrate the Respondent has analyzed, interpreted and understands issues presented by this RFP?
- b. Does the project plan provide solutions for the issues presented by the project in a manner likely to meet the needs of the other client?
- c. Does the proposed project plan appear sensitive to budget and time constraints?
- d. Does the project plan address relevant design and program issues, by providing possible solutions?
- e. Does the project plan include a discussion of value engineering and LEED standards?
- f. Does the Respondent identify both constraints and opportunities posed by this project?
- g. Is there a project schedule provided by the Respondent and is that schedule achievable (not overly optimistic or needlessly long)?
- h. Is the staff to be assigned to the project, including a project manager, subcontractors, engineers and others, identified including FTE and/or hourly effort?
- i. Does the level of effort for each appear adequate?
- J. Does the Respondent describe their current workload and the availability of their personnel to perform the project, is it a feasible?

3. References (0-10 Points):

Select a minimum of and a maximum of five projects and provide principal contacts, including all contact information, for construction and FF&E projects of a similar size and scope and use to the proposed project. All contact information must be confirmed and current. These individuals may be contacted by members of the selection committee for further information. Proposals must provide answers to the following questions:

- a. Were the references provided related to new construction, renovations, master planning including site improvements and FF&E for veterans homes of a similar size, scope and use to the proposed project?
- b. Did the Respondent identify problems and issues in a timely and complete manner?

- c. Were technical, budget and aesthetic issues resolved by the Respondents, fairly balanced with a good outcome resulting? _
- d. Did the projects come in on time and in budget, if yes what was the budget and what was the number of change orders on the project?
- e. Did the Respondents adequately research relevant design and program issues?
- f. Was the Respondent's design process characterized by effective communication, clear graphic and verbal presentations and appropriate inclusion of all designated stakeholders?

4. Interviews:

The State reserves the right to interview any or all Respondents to this RFP based on their Technical Proposals. All Staff who will be part of the project including key subs should make themselves available for these interviews.

b) Part Two- Professional Fee Proposal

Professional Fee proposal will be evaluated (if firm meets minimum of 55 points in Part One) on the following criteria (Will represent 30 points max):

- I. The Professional Fee proposal shall be submitted in a **separate, sealed envelope.**
- 2. The Professional Fee proposal shall be submitted as a Lump Sum price. This shall be a fixed fee (dollar amount), which includes, as a separate line item, an allowance for expected reimbursable
- 3. Professional Fee proposals shall be allocated points prorated to the lowest Professional Fee proposal (e.g. a bid of twice the amount of the low bid will receive 15 points). Professional Fee proposal points are determined by the following formula: $\frac{x}{n} (y) = \text{points awarded}$; whereas "x" = lowest opened bid, "n"= any bid under consideration and "y"= 30 points.
- c) All services described in this RFP must be included in the proposal, with **no exclusions** and a lump sum fixed fee (dollar amount) must be provided, or the proposal shall be rejected as being non-responsive.
- d) The State reserves the right to award based upon the most favorable cost proposal. Notwithstanding the above, the State reserves the right not to award this contract or to award on the basis of cost alone, to accept or reject any or all responses, and to award in its best interest.

- e) A Total Lump Sum bid must be provided and then separate line items must be provided for each package as delineated in the bid form.

3.2) PROPOSAL SUBMISSION

- a) Proposals to provide the services set forth in this solicitation must be received by the Division of Purchases on or before the date and time indicated on page one of this solicitation. Responses (a clearly labeled original plus five (5) copies) should be mailed or hand-delivered in a sealed envelope marked with the RFP number and "Architectural, Engineering and Design Services for Arm01y of Mounted Commands Comprehensive Rehab"

RI Dept. of Administration
Division of Purchases, 2nd floor
One Capitol Hill
Providence, RI 02908-5855

- b) Reminder: Proposals misdirected to locations other than the Division of Purchases, or which may otherwise not submitted to the Division of Purchases prior to the time of opening for any cause shall be determined to be late and shall not be accepted, opened, or considered. The "official" time clock is located in the reception area of the Division of Purchases, 2nd floor, One Capitol Hill, Providence, RI.

3.5) ADDITIONAL PROPOSAL CONTENTS

- a) In addition to the contents described in Section 3.1 proposals must include the following:
 1. A completed and signed four-page RIVIP generated Respondents certification cover sheet (downloaded from the Division of Purchases' website <http://www.purchasing.ri.gov>)
 2. A completed and signed IRS Form W-9 downloaded from the Division of Purchases' website, should only be included in the "original" copy.

3. In addition to the multiple hard copies of proposal required, Respondents are requested to provide their proposal in electronic format (CD-Rom, Diskette, flash drive). Microsoft Word / Excel or PDF for is preferable. Only one (1) electronic copy is requested. This CD or diskette should be included in the proposal marked "Original".

3.6) **ADDITIONAL TERMS AND CONDITIONS**

- a) Responses found to be technically or substantially non-responsive at any point in the evaluation process will be rejected and not considered further. The State reserves the right to reject any or all responses submitted and to waive any informality in any vendor's submission.
- b) The successful respondents shall be solely responsible for meeting all terms and conditions specified in this RFP, and any resulting contract. The use of any subcontractors or other vendors must receive prior approval by the State. The Division of Purchases reserves the right to clarify the terms and conditions of any proposal submitted. The respondents recommended for contract award will be notified by the Division of Purchases. A contract, based on standard A.I.A. forms will be developed by the Division of Purchases and Division of Capital Projects which incorporate a final work plan and schedule. The selected respondents must agree to provide all deliverables by the dates established in the final work plan and schedule.
- c) The selected respondents must complete the scope of services in this RFP within the time frame specified in the final work plan and schedule and shall be required to appoint a representative from their firm who will act as their project manager and who will be responsible for seeing that all services are performed with the final work plan and schedule. The selected respondents shall not change its designated representative during the project without prior written consent from the Division of Capital Projects and Property Management.
- d) Payment Schedule for each Package: Payments shall be made monthly for services performed per each individual priced package as described in the bid form and under Section 2; so that compensation shall aggregate to the following percentages at the completion of each phase of work.
 1. Programming & Conceptual Design= 15%
 2. Schematic Design = 10%
 3. Design Development= 15%
 4. Construction & FF&E Documents= 30%
 5. Bidding Phase= 5%
 6. Construction Administration = 20%
 7. Move in & Close Out = 5%
- e) Un-invoiced monies at Project completion will not be paid to the respondents.

- f) Five percent (5%) retainage shall be held by the State until the satisfactory completion of each phase of the project.
- g) All drawings shall be submitted in hard copy as well as CAD (compatible with AutoCAD , current edition) and PDF formats.
- h) Reimbursable expenses: Only the actual reimbursable expenditure will be paid. When authorized in advance in writing by the Division of Capital Projects and Property Management, reimbursable expenses shall be paid based on approved costs and shall generally be limited to document reproductions, postage and handling requested by the Owner. Reproductions for office use by the selected Respondents and its' consultants shall not be reimbursable, transportation to the project site and the Offices of the Design team and Owner, telephone expenses and other telecommunication expenses are not considered reimbursable expenses under this RFP. Four Percent (4%) markup will be allowed on the reimbursable expenses for the design team and their consultants.
- i) If additional sub-consultant are required due to changes in scope or unforeseen conditions, when authorized in advance in writing by the Division of Capital Projects and Property Management expenses shall be paid based on approved costs plus a management fee not to exceed four percent (4%) of the sub-consultants' proposal.
- j) Conflicts of interest: The selected Respondents shall certify that neither the firm, its employees, nor its consultants, have or enter into, any contract or business venture with any general contractor or trade sub-contractor who is selected to work on this project. This provision, shall not apply to sub-contractors hired to provide sub-contractor services during the investigation phase.
- k) Cancellation for convenience: The State reserves the right to cancel, for its convenience, any and all contracts that are entered into as the result of this award and the selected Respondents shall have no claim to any reimbursement for lost work or profits and shall have only a claim for work done until the date of cancellation for convenience. The State shall provide thirty (30) days notice of any cancellation.
- l) Alterations to AIA forms-front end documents: The Division of Capital Projects and Property Management shall make available to the selected Respondents modified AIA bidding •front .end .and general conditions documents that will require editing by the selected Respondents to make the documents project specific; The editing is to be completed by the Respondents at no additional cost to the State.
- m) De-scoping: The selected Respondent shall make the project principals and all key engineering staff and/or consultant(s) available for the de-scoping within seven to ten business days after receipt of the Tentative Letter of Award.
- n) Value engineering: the selected respondents shall perform, at no additional cost, any and all value engineering necessary to bring the project into budget after the receipt of the professional, independent cost estimates. The selected respondents shall also keep

an informal statement of probable costs and provide value engineering connections on an ongoing basis paralleling project programming and project design work.

- o) The professional cost estimator required for construction cost estimates shall NOT be an employee of the selected respondents and shall NOT be a regular employee of a construction firm.

- p) Any package of Work identified in Section 2.1) b), carried through to completion, and therefore not invoiced, will be credited to the Owner.

- q) All work that is federally-funded must follow the expedited schedule prescribed by the government (see the attached f01m) and be in a separate construction package than un-federally-funded work.

END

