



**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
June 9, 2014**

ADDENDUM # 2

RFP # 7548763

TITLE: Feasibility Study for a New Residence Hall - Rhode Island College

Submission Deadline: Monday June 16, 2014 at 10:00 am (Eastern Time)

Notice to Vendors:

- Attached are the questions from the pre bid conference as well as ones received with responses, 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.

New Residence Hall Feasibility Pre-proposal

RFP #7548763

May 30, 2014

1. Has RIC ever hired a 3rd party?

Not that we are aware of.

2. 2.2e, asks for examples of financing, are there existing projects such as this operating in RI?

Revise 2.2e to the following: "Financing options will be presented to the Feasibility Study Committee that will include conventional financing through RIHEBC and third party financing-partnership mechanisms. The steps and cost benefits of a third party financing partnership will be presented using comparable examples currently operating in Rhode Island or in the New England region."

3. How does this study tie into the existing residence hall feasibility study?

This study is completely separate. In the other study we are looking at how the other residences are performing and recommendations for improvements to those facilities. However, that study will provide information to this architect that will be used in this study. For example, it is anticipated that residence hall swing space will be required in order to complete some of the renovations of the existing halls. That study will provide a preliminary estimate on the swing space requirement. The new residence hall that is being evaluated in this study, must take this swing space into consideration as it is anticipated that the potential new hall would serve to meet the short-term swing space need, as well as the long term needs of the college.

4. Could the firm that is chosen for the study also be eligible to propose on design?

Yes

5. Does RIC have any preconceived notion on number of students for new residence?

No

6. Does MBE need to be 10% and is WBE considered part of it?

Yes, the MBE goal is 10% and yes WBE does count.

7. Do you have a target schedule for construction?

No, that will be part of the feasibility study.

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Questions:

Responses original plus (8) copies).. Do you also need Original plus eight(8) Professional Fee

- A. One original proposal and one original cost proposal required. Eight (8) copies of both proposal and fee package shall also be submitted.

Would the College/ State of Rhode Island accept a student housing developer as your professional service provider (who will take a team approach and bring architects, engineers and specialty student housing builders into the feasibility study), or are you just requiring the services of a registered architect only?

- A. Study shall be led by an architect.

On Page 9 and 13 of the RFP it states that the Fee Proposal must be given on the attached sheet, however there was no fee sheet attached. Could this be provided?

- A. The fee form is part of the RFP posted on the State website.

A cost estimate will be provided for the Rhode Island College to determine best way to assist the college. Is an outside Cost Estimator needed, or can the architectural firm provide the cost estimates?

- A. A cost estimating firm shall provide the cost estimates.

Does a COA have to be submitted for every firm on the Proposal, or just the Prime?

- A. Just for the firm submitting the proposal.

Do you require 8 copies of the Fee Proposal, or only 1 copy? Is this included on the electronic format?

A. See first question. The fee proposal should not be on the electronic copy.

Page 9 and Pages 10-12 state what should be included in the Technical Proposal Response. Which format/organization would be preferred? The organization of information as laid out on page 9, or a layout as shown on pages 10-12?

A. Submit in format shown on Page 9. Proposal shall incorporate the information on pages 10-12 as appropriate. Pages 10-12 are intended to describe how firms will be evaluated.

Can you confirm if the MBE requirement of 10% is a goal or if it is requirement?

A. Selected vendor must submit an MBE plan to the MBE office for approval or if any waiver is requested. Selected firm must show good faith effort.

Can you please provide more information on the market analysis and financial pro forma scope described in the RFP?

A. Conduct all of the analyses outlined in the RFP. The residence halls must be self-supporting. Market analysis shall take into consideration options students have for housing (both on and off campus), rental costs, student needs and wants, and any other data required for a complete analysis. The financial pro-forma shall take into consideration all first costs, operating costs, debt service, inflation, projected annual room rates, and all other required financial information to determine whether the project is feasible from a financial standpoint. The proposal should provide a clear and specific narrative on how the market analysis and financial pro-forma will be developed.

Does the College see this as an assignment led by an architect or a specialty consultant?

A. Architect.

Please confirm that the feasibility study is for a single residence hall and will not include analysis of any existing campus housing.

A. Confirmed. Feasibility study is for a new residence hall. No evaluation of existing facilities is required. The consultant will be required to understand how those existing facilities accommodate students, specific populations

within the halls (i.e. all female, upper classmen, etc.), and bed counts to assist with development of program for the proposed new residence hall.