



**State of Rhode Island
Department of Administration / Division of Purchases
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**Solicitation Information
April 24, 2015**

ADDENDUM # 2

RFP# 7549460

**TITLE: Architecture & Engineering Services, New Engineering Building
The University of Rhode Island, Kingston**

Submission Deadline: Thursday April 30, 2015 at 11:00 am (Local Time)

Notice To Vendors:

-Attached are the questions received with responses. No further questions will be answered

**Tom Bovis
Interdepartmental Project Manager**

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

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The RFP does not appear to include a formal Value Engineering Study or Studies as a part of the scope of work; nor does it reference that a Value Engineering Study or Studies will be done by others on this project. For a project of this magnitude and importance, and particularly for the University Engineering Building, it would seem very desirable to use the formal Value Engineering process (information available at www.value-eng.org) as a cost-effectiveness management tool on the design.

In the update B101 that was included in addendum #1, sections 3.2.3, 3.3.3 and 4.1.10 state that the Value Engineering (Value Analysis) are included as a basic service

Will formal Value Engineering be conducted on this project, and, if so, will it be included in the services provided under this solicitation, or will the Value Engineering Services be procured separately?

This is a basic service as outlined in the modified B101, sections 3.2.3, 3.3.3 and 4.1.10.

Can you clarify the University's intent regarding the use of Existing Furniture and the extent of Existing Furniture Inventory required?

It is the intent of the University to provide new furniture for the new building. We intend on reuse of existing furniture for the swing space. The extent of the survey of the existing furniture is to document any and all existing furniture in both existing College of Engineering (COE) spaces as well as remaining items in swing space locations as may be required to successfully relocate the COE to the swing space.

What is the Architect's responsibility for the Extra Services related to the "Contract Allowance Expenses"? What if these services cost more than the allowances?

The most recent B101, under section 4 shows the extent of the services to be performed under Contract Allowance Expenses. If such services exceed the allocated allowances, we reserve the right to revise the scope or increase the allowance, as is in the best interest of the state.

Noting the Construction Cost is budgeted at \$93M in 2014 dollars, what does the University expect the Actual Construction Cost to be with escalation to the mid-point of construction?

The University currently uses a 5% annual escalation factor in all of our capital project budgets.

For Tab 3: please clarify if you would like us to include SF330 Form Part 1E as well as resumes in our own format, or if we should choose the best option.

SF330 is required, resumes (of your format) are encouraged

For Tab 4: Previous Project Experience and Design Talent, the first sentence of that section states, “Using a format of your choice, illustrate and describe recent design experience....” Then later it states, “Using SF330 Part 1 F & G, indicate the participation of the proposed team members on these projects” If we choose to use our own format to illustrate project experience, would you also like us to include SF330 Part F for each of these projects? Further to that, is SF330 Part G also required or should we indicate design team involvement on our chosen project experience format?

SF330 Parts F&G are required. Additional materials in your chosen format are encouraged.

You mentioned assisting with MBE firms. I'd like to ask for that, so we understand what qualifies as an MBE. Does that include WBE/SBE?

Firms must be Certified by the state of Rhode Island and WBE does qualify. Reference is made to the Solicitation Information, Instructions and Notifications to Offerers item 12. regarding the RI Minority Business Enterprise Office contact information.

Is there a capital budget documented for all phases of the project? The Ballinger study states the budget differently then what is asked for in the RFP. Can you share the budget broken out by the four main parts as stated in the RFP?

We will need this to properly prepare our bid.

See below.

The study identifies four Clean Rooms totaling 3,600 NSF as part of the program summary. Will these require design to clean room certification, and if so to what level of certification?

Level of Clean Room To Be Determined as part of final programming effort.

The overall budget for the project is listed as \$93M. Please break down this cost as follows:

- New Engineering Building (112,400 NSF) \$87M
- Demolition (5 buildings) \$1M
- Swing Space (63,000 NSF) \$1.1M
- Kirk Hall Renovation (6,600 NSF) \$1.8M
- General Site work (landscaping, hardscape, etc) \$2.1M

All \$ in FY14 and subject to change as programming is completed

The master plan indicates that the Kirk Hall renovation occurs in parallel with the New Engineering Building construction. Is it intended that the occupants of Kirk Hall will be temporarily housed in one of the three existing buildings or other space?

Please assume that this need is met in the 63,000 NSF of Swing space requirements

Please confirm if programming work associated with Bliss Hall has to occur in parallel with the programming work associated with the New Engineering Building and the Enabling Work.

Yes, confirmed

Please confirm if schematic design work associated with Bliss Hall has to occur in parallel with the schematic design work associated with the New Engineering Building and the Enabling Work.

Yes, confirmed

Is enabling work required to be LEED Silver?

Work associated with the preparation of Swing Space, not to be LEED certified.

Please clarify the intended use of the clean room - e.g. large scale fabrication vs. nano scale semiconductor work?

TBD during final programming

Is it the responsibility of the design team to select laboratory equipment for the clean room?

All fixed equipment is designed and specified as a basic service. Movable clean room equipment specifications are not a basic service.

What should be included relative to the capacity of campus utilities (e.g. steam, power and chilled water) to supply the new engineering building?

Plant steam and power exist. No plant chilled water on campus.

Please confirm that we are not to outline a survey and geotechnical consultant for the New Engineering Building, as this will be a discipline selected aside the University once an architecture firm is selected.

Correct, in the B101, as a basic service the awarded firm will prepare and distribute RFPs for these services. Then, along with the University will select a final firm.

Section 5 of the RFP, item two, requires a \$120,000 allowance within the fee proposal. Can you please explain the intended purpose of this allowance? Is this to cover the items listed in AIA B101 Section 11.8.1? Should the team attempt to estimate these expenses – or just rely on the stipulated allowance

Yes, this \$120k is expected to be used on items in section 11.8.1. Just rely on the stipulated allowance. If such services exceed the allocated allowances, we will reserve the right to revise the scope or increase the allowance, as is in the best interest of the state.

Please confirm that, per AIA B101 Section 11.8.1.1 – all travel expenses related to architects/consultants participation in site meetings and site visits shall be included within the base proposed fee.

B101 section 8.1.1 states which travel expenses fall under the allowance. It also states the exception of “except travel to and from the Architect or the Architect’s Consultants’ offices to meet with the Owner in Kinston, RI, or to visit the construction site.” Travel outlined as an exception to the reimbursable allowances shall be part of the base proposed fee.

Section 3 of the RFP, within “Design Process Expectations/Specialty Firms”, notes a requirement for an “Academic Engineering Teaching and Research Lab Design Specialist”. However, this specialty consultant does not appear on the list of “Engineers and Consultants” within Attachment D: Design Services Matrix. Please clarify.

Any requirement that is outlined in the RFP, Attachments to the RFP (B101 & Design Service Matrix) or any addendum shall be included in the proposal even if they do not appear in all locations.

The Master Plan includes several references to “Clean Rooms”, including an approximate total area of 4,000 NSF including gowning. However the RFP notes only “Core Lab” areas without any specificity. Should we assume that a Clean Room will be included in this project? Should we include a specialist Clean Room design firm? Does the College of Engineering have internal expertise to help guide the selection/layout of Clean Room tools, hoods, and processes? Should the Clean Room design scope include complete tool layout and tool connections?

Clean rooms will be part of this project. The awarded firm needs to have the capacity to design such spaces. The awarded firm will work with the faculty from the COE in this design. All aspects of the clean room design, except for movable equipment specifications, shall be a basic service.

The Master Plan includes several reference to an “Imaging Core”, including an approximate total area of 4,000 NSF including prep. Will this imaging core contain any high-end equipment such as an FEI Titan or similar TEM/SEM/AFM? Should the design team include relevant specialized consultants such as vibration and EMI/RF shielding experts that would be required to design such a facility?

Yes, these types of equipment will be included in this project. The design team should have the capabilities to provided spaces that accommodate the use of this equipment.

Section 3 of the RFP, within “Design Parameters/ Interior Design”, notes “design incorporation of Owner supplied, Owner-installed equipment”. Can you clarify whether this scope is intended to include only floor-mounted equipment and equipment requiring specialized utility connections? Or is it also intended to also cover all benchtop-mounted and similar equipment of smaller scale?

The design agent needs to provide the space and utilities necessary to support all of the owner identified (during design stage of project), supplied and installed equipment.

Submitted in the body of an email on April 20: Please confirm that we are not to outline a survey and geotechnical consultant for the New Engineering Building, as this will be a discipline selected aside the University once an architecture firm is selected.

Correct, in the B101, as a basic service the awarded firm will prepare and distribute RFPs for these services. Then, along with the University will select a final firm.

“National Grid Technical Analysts” is included under Basic Services for this project in Attachment D. Please clarify the scope of work associated with this service.

Design agent will need to work with National Grid representative to determine potential energy rebate opportunities and incorporate them into the project.

On the tour of the campus, the PM walked us over to Fogarty, Morrill, and Pastore Halls as potential sites for the swing space portion of the project. Has the swing space in those buildings been designated and are there building plans for them we can get?

We will occupy the buildings in this order: Pastore, Morrill, and then Fogarty as needed. Plans will be shared with the awarded firm.

What are the construction cost estimates for each project?

- New Engineering Building (112,400 NSF) \$87M
- Demolition (5 buildings) \$1M
- Swing Space (63,000 NSF) \$1.1M
- Kirk Hall Renovation (6,600 NSF) \$1.8M
- General Site work (landscaping, hardscape, etc) \$2.1M

All \$ in FY14 and subject to change as programming is completed

When will the CM for this project be brought on board?

We are currently evaluating and discussing if a CM will be brought on board.

Should parking and/or site ID signage be a part of our scope?

Yes

- What are the expectations as far as meetings and/or presentations to the Client?

Include all the meetings and presentations that are required to make sure that the client is fully involved in all aspects of the design and as required to achieve approval from the client for all steps in the design process.

- Should we include signage and graphics for the swing space or for the renovation period in our scope?

Include way finding signage as required to allow for all students and staff to find all COE faculty and facilities as required.

- Can we assume that the process will move forward on the same track and timeline for the signage across all of buildings?

No, swing space signage will need to occur prior to signage in new building.

On page 11 under Contract Allowance Expenses you list a number of additional disciplines (existing conditions and investigation, survey, geotech, etc.) – Would you like the names and qualifications of the consultants or will these consultants be selected in conjunction with URI after the award of the project.

Please refer to new B101 section 4.

It was mentioned in the pre-proposal conference that utility work will be required as far away as 300 feet from the project site. Will a survey limit be required to extend 300 feet?

Survey is procured as a contract allowance. Final scope to be determined with award firm.

Please confirm that the scope of Bliss Hall is through Schematic Design only.

Confirmed

Page 7 of 14; Section Design Parameters; Paragraph "Technology": What type of electronic presentation technology will the university use? Digital overhead projectors on a projection screen, video wall technology, other, please clarify?

Any and all A/V technologies could be implemented. A/V consultant should be fully aware of industry standards and trends and be able to help inform the project of current best practice.

What level of vibration isolation analysis will the lab spaces require? Typically, it is strictly for noise and vibration due to mechanical systems, and foot-fall related vibration. Is there any ultra-sensitive equipment that is anticipated?

Yes, TEM, SEM etc will be utilized. Vibration isolation should be considered as is typical for a new high tech engineering building project.

Page 9 of 14 of the RFP; Section Design Process Expectations; Paragraph Audio visual, telephone and data engineer (Information Technology (RCDD)). Is it expected for the A&E consultant to include the services of a telephone and data engineer in the Basic Services work scope or will the client be responsible for these services as indicated in the Design Services Matrix Attachment "D"? If these services are required, than is the work limited to structured cabling from rack to station end? Or does it also include specification and design of active data switch electronics and phone system?

A RCDD is required as a basic service. The RCDD will work with the University telecommunications department to design and specify entire telecommunications systems from the nearest exterior connection point to existing University telecommunications infrastructure.

Can the existing condition drawings be completed on BIM software or are they required to be on CAD files?

Both

Design Services Matrix Attachment "D" identifies a "National Grid Technical Analysts". Please describe the services expected to be provided by this consultant?

Design agent will need to work with National Grid representative to determine potential energy rebate opportunities and incorporate them into the project.

The Design Services Matrix Attachment "D" lists "Existing Facilities Survey as required for demolition drawings" as a Basic Service. The Contract allowance expenses on page 11 of 14 identifies existing conditions investigation allowance of \$25,000. Are these the same? Please clarify.

The existing facilities survey for demolition purposes is a basic service. The \$25K allowance is for investigative demolition as may be required to fully survey the existing conditions of a building that may be buried or otherwise not readily visible.

Page 11 of 14 identifies a site survey allowance of \$20,000. Is it the intent to include in this allowance the underground utility survey that will be required to include the utilities within the 300 feet of the proposed new buildings as referenced on Page 7 of 14; Section "Design parameters"; Paragraph Utilities:"? Or will the utility survey be by the Owner?

Please include the allowance in your bid. Scope of survey to be determined with awarded firm post award.

Section 3 Scope of Work identifies that the Project consists of four main parts including the "Programming, design, and construction documentation of space identified by the University to be used as swing space (approx. 63,000 nsf)". At the Project site Prebid, the University identified Pastore Hall Morrill Hall and Fogarty Hall as candidates for the swing space. Please clarify which buildings will be candidates for the swing space. Additionally, please include the square footage of each building, number of stories, and extent of renovation work?

We will occupy the buildings in this order. Pastore, Morrill, and then Fogarty as needed. Plans will be shared with the awarded firm. The extent of the work will be limited to modest renovations as necessary to keep the COE up and running during construction. Full programming of this need is a basic service.

Will the swing space buildings be renovated to meet current building, fire and ADA code requirements?

All three building were recently renovated to be fully compliant with the RI Fire Safety Code. All new work will need to be ADA compliant and comply with RI Rehab Code.

Will there be any site work and or site utility improvements at the swing space building(s)?

Not currently anticipated.

Please clarify the limits of the project site infrastructure that is to be included for evaluation and potential replacement with this project. A boundary 300 feet beyond the building site was discussed at the pre-bid. We assume this excludes utilities servicing the New Pharmacy Building. Does this also exclude Tyler Hall, the Fine Arts Building, East Hall, the University Club, Balentine Hall, and the Mallon Center?

Please do not assume that anything is excluded from the 300' perimeter.

Does the project include replacement of any utilities in Lippitt Road or Upper College Road?

All utilities within 300' of the site are included.

Will site utility infrastructure upgrades or replacement be required for the buildings proposed to be utilized for swing space?

Not currently anticipated.

Are any campus accessibility upgrades anticipated for the swing space? Does the Fogarty Building have an accessible entrance?

All new work will be ADA compliant. Fogarty's south entrance is accessible.

Will the Division of Purchasing extend the due date of the Proposal submission if responses to questions are not made available on a timely manner?

We will post all addenda within timelines required by purchasing rules and guidelines.

It is noted that FF&E is to be provided under Architectural basic services. Is the cost of the furniture included in the \$93,000,000 preliminary construction budget or not?

Cost of furniture is not included in construction estimate.

What is the total equipment budget (Owner Supplied and Contractor Supplied)? Is it included in the \$93,000,000 preliminary construction budget or not?

Program related equipment is not included in the construction estimate.

Does the separate team requirement for the swing space apply to project architect and programmer/lab specialist only or to the whole team of consultants, i.e. MEP, AV, etc.?

All design agents and consultants that are necessary for the successful completion of the swing space preparation are required for this work.

Is the construction cost for demolition of the 5 buildings included in the \$93,000,000 preliminary construction budget?

Yes

It is noted that FF&E is to be provided under Architectural basic services. Is the cost of the furniture included in the \$93,000,000 preliminary construction budget or not?

Cost of furniture is not included in the \$93M construction estimate. Design and specification of furniture is a basic service.

What is the total equipment budget (Owner Supplied and Contractor Supplied)? Is it included in the \$93,000,000 preliminary construction budget or not?

Program related equipment is not included in the construction estimate.

Does the separate team requirement for the swing space apply to project architect and programmer/lab specialist only or to the whole team of consultants, i.e. MEP, AV, etc.?

All design agents and consultants that are necessary for the successful completion of the swing space preparation are required for this work.

Is the construction cost for demolition of the 5 buildings included in the \$93,000,000 preliminary construction budget?

Yes

Are floor plans available for Bliss, Kirk, Pastori, Morrell, or will the successful team have to create them?

Schematic plans are available for all buildings. Awarded firm will need to verify the plans compliance with current existing conditions.

Dean Wright mentioned 20% growth during the briefing. Please confirm the number of years this growth is expected to span.

10 years

Regarding the Certificate of Authorization and individual registrations from the Board of Design Professionals, we are in the process of obtaining these documents but the Board's next review is not until May. Will our RFP submission be considered complete if we note that the firm has submitted the necessary paperwork and expects to receive the final Certificate of Authorization sometime in May?

A valid Certificate of Authorization is required to submit a proposal.

This question is in regards to information provided in Section 4: Technical Proposal. For the letter of transmittal, is RIBOE/URI requesting one copy of the letter of transmittal or requesting that the letter of transmittal be bound within the one (1) original and six (6) copies?

It can be in original and all copies.

Within Section 3: Scope of Work, on page 7 it states that "The awarded firm will need to identify a separate team to work with the University in confirming requirements, identifying spaces, and developing construction documentation to renovate these space." Does this pertain to the Architectural team or for all Architectural and Engineering services (i.e. MEP, structural, cost, etc.)?

A separate team of all design agents and consultants that are necessary for the successful completion of the swing space preparation are required for this work.

Would RIBOE/URI accept Minority- or Woman-owned businesses that are certified by the National Minority Supplier Diversity Council towards the 10% DBE goal for this project?

Firms must be certified by the state of Rhode Island and WBE does qualify. Reference is made to the Solicitation Information, Instructions and Notifications to Offerers item 12. regarding the RI Minority Business Enterprise Office contact information.

Has the University of Rhode Island, College of Engineering created a recent strategic plan, academic plan or other self-study (e.g. ABET accreditation report) that you could share?

Yes, such documents will be shared with the awarded firm.

What type of electronic presentation technology will the university use? Digital overhead projectors on a projection screen, video wall technology, other, please clarify?

Any and all A/V technologies could be implemented. A/V consultant should be fully aware of industry standards and trends and be able to help inform the project of current best practice.

Within the Section Design Process Expectations; Paragraph Audio visual, telephone and data engineer (Information Technology (RCDD) on page 9, is it expected for the A&E consultant to include the services of a telephone and data engineer in the Basic Services work scope or will the client be responsible for these services as indicated in the Design Services Matrix Attachment "D"? If these services are required, then is the work limited to structured cabling from rack to station end? Or does it also include specification and design of active data switch electronics and phone system?

A RCDD is required as a basic service. The RCDD will work with the University telecommunications department to design and specify entire telecommunications systems from the nearest exterior connection point to existing University telecommunications infrastructure.

What is the acceptable file format for the existing condition drawings to be completed in—BIM software or CAD?

Both

Design Services Matrix Attachment "D" identifies a "National Grid Technical Analysts". Please describe the services expected to be provided by this consultant?

Design agent will need to work with National Grid representative to determine potential energy rebate opportunities and incorporate them into the project.

The Design Services Matrix Attachment "D" lists "Existing Facilities Survey as required for demolition drawings" as a Basic Service. The Contract allowance expenses on page 11 of 14 identifies existing conditions investigation allowance of \$25,000. Are these the same? Please clarify.

The existing facilities survey for demolition purposes is a basic service. The \$25K allowance is for investigative demolition as may be required to fully survey the existing conditions of a building that may be buried or otherwise not readily visible.

Page 11 of 14 identifies a site survey allowance of \$20,000. Is it the intent to include in this allowance the underground utility survey that will be required to include the utilities within the 300 feet of the proposed new buildings as referenced on Page 7 of 14; Section "Design parameters"; Paragraph Utilities: "? Or will the utility survey be by the Owner?

Please include the allowance in your bid. Scope of survey to be determined with awarded firm post award.

Who are the individuals comprising the selection committee?

To Be Determined

Has the College of Engineering identified peer institutions?

Yes. These will be shared with the awarded firm.

Please confirm the locations and the approximate square footage of the swing space?
We will occupy the buildings in this order. Pastore, Morrill, and then Fogarty as needed.
The University is confident that enough space is available in these three buildings to accommodate the swing needs.

Please clarify the limits of the project site infrastructure that is to be included for evaluation and potential replacement with this project. A boundary 300 feet beyond the building site was discussed at the pre-bid. We assume this excludes utilities servicing the New Pharmacy Building. Does this also exclude Tyler Hall, the Fine Arts Building, East Hall, the University Club, Balentine Hall, and the Mallon Center?

Please do not assume that anything is excluded from the 300' perimeter.

Does the project include replacement of any utilities in Lippitt Road or Upper College Road?

All utilities within 300' of the site are included

Will site utility infrastructure upgrades or replacement be required for the buildings proposed to be utilized for swing space?

Not currently anticipated.

What is the program and scope of services for swing space? Are any campus accessibility upgrades anticipated for the swing space? Does the Fogarty Building have an accessible entrance?

Programming for swing space is a basic service of this proposal. All design agents that are required to yield a successfully swing space are required for this work. All new work will be ADA compliant. Fogarty's south entrance is accessible.

Under the Architectural / Engineering Services sub-heading on page 10, the RFP states "A copy of the current Rhode Island Certificate of Authorization for the firm...must be included in each copy of the Technical Proposal response to this solicitation." Does apply only to the submitting firm?

Yes. This only applies to the Prime contractor who is submitting the proposal.

Are there any drawings of existing buildings which are to be incorporated in this project – either the swing space buildings or the buildings to be demolished?

Schematic plans are available for all buildings. Awarded firm will need to verify the plans compliance with current existing conditions.

Are there any existing surveys/ site drawings?

Limited. What we have will be provided to the awarded firm.

Is the final deliverable for this project required to be BIM?

Yes

How many presentation models/images are required? Do we need 4 for presentations *each* for "presentation models and perspectives" and "fund raising materials" or 4 total?

Four total.

Please confirm that SF330 parts A thru D, F and G are required but resumes can be in any format. Or is another format acceptable for all of sections?

Yes. SF330 is required, but resumes can be in the format of your choice.

On Page 11 of the RFP an allowance of \$120,000.00 is identified for reimbursable expenses. In attachment D, LEED filing fees are identified as a reimbursable expense. Is it the University's intent that the LEED filing fees be included in the \$120,000 allowance?

Yes

The construction budget was given as \$93 million. What was the budgeted split between The New Engineering Building, Kirk Hall Renovations, swing space work, and demolition of five buildings?

- New Engineering Building (112,400 NSF) \$87M
- Demolition (5 buildings) \$1M
- Swing Space (63,000 NSF) \$1.1M
- Kirk Hall Renovation (6,600 NSF) \$1.8M
- General Site work (landscaping, hardscape, etc) \$2.1M

All \$ in FY14 and subject to change as programming is completed

Please clarify the basic services that are expected of the design team for Information Technology (RCDD). Attachment D shows this as both a basic service and being provided by owner.

A RCDD is required as a basic service. The RCDD will work with the University telecommunications department to design and specify entire telecommunications systems from the nearest exterior connection point to existing University telecommunications infrastructure.

Please clarify reference to the design of 63,000nsf of swing space on page 6. Should we plan on the renovation of associated corridor space and bathrooms or will the scope be limited to defined spaces?

Renovations will be limited to program specific spaces.

End of Responses
23 April 2015