



**State of Rhode Island  
Department of Administration / Division of Purchases  
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**Solicitation Information  
June 9, 2015**

**ADDENDUM # 2**

**RFQ# 7549587**

**TITLE: A&E Services White Horn Brook Apartments, UNIVERSITY OF  
RHODE ISLAND, KINGSTON**

**Submission Deadline: Monday June 15, 2015 (not 2105)at 11:00 am (Local Time)**

**Notice To Vendors:**

- **Attached includes:**
  - **Questions received with responses**
  - **Site Plan**

**Tom Bovis  
Interdepartmental Project Manager**

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

**TITLE: Architecture and Engineering Services for White Horn Brook Apartments  
The University of Rhode Island, Kingston Campus**

1. We were wondering if there would be an emphasis on the use of in-state firms, both Architects and Consultants, for this project? If so, would you be officially recognizing this emphasis in your grading system in writing via an Addendum?

We do not have any requirements as to the use of in-state firms, nor is any special weight given to firms within RI. However, you are expected to have a team that will be available and responsive to best serve the University and ultimately the State of Rhode Island

2. RFP Page 8:  
Under Specialist Expertise it is noted Audio visual, telephone and data engineer. {see "allowances" below}, however no specific allowance for AV/Tel/Data is noted on RFP page 10. Should this consultant scope be considered an allowance or be included as part of the base fee?

Telephone and data engineering services shall be included in your base bid. Please omit the "{see "allowances" below}" in the original RFP. Also, Data Engineer must be an RCDD.

Audio Visual design shall be an additional service.

3. RFP Page 10:  
Allowance for Specialized Design Agent is noted – what is the intent of this allowance? Other allowances request a separate RFP to be issued, is this also the case for this scope?

The intent of this allowance is to cover costs associated with specialized design agents that may be required as a result of the updated program that the awarded design agent is responsible to deliver.

4. Regarding RFP Attachment D:
  - Is an independent code consultant a basic service to be included in the fee proposal or is it an additional service? Both boxes contain an X. It is understood that internal code review would be the responsibility of the Architect.

See below for excerpt from B101 document

**4.1.30** Code Consultant for Permitting: Building code review is included as a Basic Service. As an Additional Service, the Architect will engage a code consultant to review plans and assist the Owner with obtaining any variances recommended by the Architect and agreed by the Owner.

5. Attachment B notes hazardous material coordination as an Architect provided service, while Attachment D notes Environmental/HazMat scopes as either not required, provided by Owner, or provided by others. Which takes precedence

Identification of hazardous materials and provision of the associated removals plans shall be by owner. As a basic service, the architect shall incorporate all plans and specifications relating to hazardous material removal into the contract documents.

6. For the purposes of developing a fee-proposal, and scope of services what is the extent of the faculty/student parking relocation and or how many parking spaces should the Design Team estimate will be relocated?

For purposes of the fee proposal, please base your fee proposal on the addition of 125 new parking spaces and the relocation of 200 parking spaces.

7. What assumptions about a future site should the Design Team make regarding our fee proposal?

The design agent's scope includes verifying that the identified site is the best for this project after review of other possible sites on campus. We will look to the awarded firm to review the existing campus conditions and offer site options for review by URI. For fee purposes, please assume that 2 alternative sites will be considered within the fabric of the existing campus.

8. Is there additional materials or documents previously completed as part of the study that can be made available?

The site plan, bed count, and budget are the substantive results of the previous study and have been shared. A more clear version of the site plan is included in this addendum.

9. Are there other sites on campus being-considered for the Project?

The design agent's scope includes verifying that the identified site is the best for this project after review of other possible sites on campus. We will look to the awarded firm to review the existing campus conditions and offer site options for review by URI. For fee purposes, please assume that 2 alternative sites will be considered within the fabric of the existing campus.

10. The conceptual site plan shows a pedestrian bridge crossing the brook. Will the pedestrian bridge be included in the Project scope?

Yes (two pedestrian bridge shown on site plans). Please note that the site plan shows the White Horn Brook going under West Alumni Ave. Please include fee associated with this via the introduction of new culverts at this location. A more clear version of the site plan is included in this addendum.

11. What existing buildings are being-considered to be demolished?

All existing structures within the scope of work limit shown on the site plan are subject to demolition and / or relocation.

12. Has the University completed other on-site renewable energy components and if so what are they?

We have not completed or studied any on-site renewable projects that will impact this project.

13. We would like to clarify our understanding of the instructions for the Technical Proposal on Page 9 of the RFP, Tab 3. It is our understanding that you are **not** requesting Part 1.G and 1.H. Is that correct?

Please replace Tab 4 on page 9 of the RFP with"

Tab 4: Previous Project Experience and Design Talent: Using a format of your choice, illustrate and describe recent design experience for at least five, but no more than ten projects that demonstrate the team members' experience and design talent on similar projects. Using SF330 Part 1F&G, indicate the participation of the proposed team members on these projects. *Note: If the project reflects work by an individual on the design team while employed by another firm, list the name of the previous firm and Principal-in-Charge of the project.*

14. Page 8 asks for the proposing firm to include an audio visual, telephone and data engineer on the team. The RFP says "see 'allowances' below" next to that bullet. However, when I look at the cost proposal allowances on Page 10 I do not see an allowance for "audio visual, telephone and data engineer." Please clarify.

Telephone and data engineering services shall be included in your base bid. Please omit the "{see "allowances" below}" in the original RFP. Also, Data Engineer must be an RCDD.

Audio Visual design shall be an additional service.

15. The cost proposal allowance list on Page 10 shows \$15,000 for a "specialized design agent." What is a "specialized design agent?"

The intent of this allowance is to cover costs associated with specialized design agents that may be required as a result of the updated program that the awarded design agent is responsible to deliver.

16. Will the architect be responsible for selecting all furniture for the project, or just furniture for the common spaces? (And if the architect is responsible for selecting furniture for the rooms, will the architect be working with a University-specified vendor?)

The awarded firm will be responsible to select all furniture and coordinate its placement in the project. URI will provide the awarded firm with our campus standards for bedroom furniture.

17. The RFP asks for the A/E team to provide at least three (3) alternate massing schemes and multiple build system solutions. Would these be provided during the Programming Phase, or early in Schematic Design? How long we would carry three (or more) options? Any additional information you can provide would be helpful.

This would be after programming, as part of schematic. As soon as alternate massing and build systems are established and budgetary implications for each are determined, one will be selected and further developed. The other two will not be revisited.

18. The RFP asks us to include, in the Phase I proposed fee, the time required for key design team members to travel with the Building Committee to visit one comparative facility at another university campus within a one day roundtrip driving distance from the URI campus. Is all other travel a reimbursable expense, and will this "other" travel come out of the \$30,000 reimbursable expense allowance that is listed in the RFP? Or do we also need to include "other" travel in our lump sum fee?

Please see B101, section 11.8.1.1 stating:

- .1 Transportation and authorized out-of-town travel and subsistence, 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. All travel related reimbursables are subject to the limitations set by the Rhode Island Division of Administration for State Employees.

By way of this response URI is clarifying that this required comparative facility site visit is part of your basic service fee.

19. We would like to clarify our understanding of the instructions for the Technical Proposal on Page 9 of the RFP, Tab 3. It is our understanding that you are **not** requesting Part 1.G and 1.H. Is that correct?

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20. For the purposes of developing a fee, how many parking spaces should the Design Team estimate will be relocated?

For purposes of the fee proposal, please base your fee proposal on the addition of 125 new parking spaces and the relocation of 200 parking spaces.

21. What assumptions about a future site should the Design Team make regarding our fee proposal?

The design agent's scope includes verifying that the identified site is the best for this project after review of other possible sites on campus. We will look to the awarded firm to review the existing campus conditions and offer site options for review by URI. For fee purposes, please assume that 2 alternative sites will be considered within the fabric of the existing campus.