



**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 16, 2015**

ADDENDUM # 2

RFP# 7549623

**TITLE: Owner's Representative Services for New Engineering Building
The University of Rhode Island, Kingston Campus**

Submission Deadline: Monday June 22, 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.

**Owner's Representative Services for the New Engineering Building
The University of Rhode Island, Kingston Campus**

Response to Questions

1. Is E-Verify a Requirement of this agreement?
Response: No, it is not

1. The Department of Administration (DOA) recently instituted new revised Modified AIA Document Set for use on construction projects. Once the project specification development process is underway will there be the opportunity to review and make suggestion to modify these documents to further protect the interest of the Owner (URI, DOA) and remove or otherwise refine any areas that are onerous to the bidders possibly eliminating competition and/or otherwise inflating proposal costs.
Response: For the purpose of responding to this Solicitation, the bidders should assume that no changes will be made to the current standard Documents

2. Is a PLA being considered for the project and if yes how close is the decision to adopt it? Will the OPM team be part of the final development of the PLA if implemented?
Response: For the purpose of responding to this Solicitation, the bidders should not assume that a Project Labor Agreement will be in place at this time. The OPM will be part of the project team and will provide advice to the University on all matters

3. Are there currently any PLA projects underway at the campus now?
Response: The University's Center for Chemical and Forensic Sciences is currently be constructed utilizing a Project Labor Agreement

4. At first glance, escalation on the construction and overall costs does not appear to be carried out into the future far enough based on preliminary schedules. As such, are there funding adjustments being made to increase the budget for additional escalation or will the base budget currently established, now have to absorb those costs?
Response: The budget published in the Solicitation is the fixed funding available to the project

5. Once the work is underway are project contingencies disclosed to the Contractors or maintained as Owner Privileged Information or a hybrid of both?
Response: This decision has not yet been made

6. Can you kindly outline the construction change order process based on current operations so we can have a better understanding of project schedule and cost impact when field changes are required?

Response: Current state law states that all Change Orders can only be authorized by the Department of Administration Division of Purchases.

7. Does the University currently have a Real-Time Project Database (i.e. SharePoint) that will be used for the project management portal? If yes will this be used by the OPM or is the OPM required to implement a custom solution?
Response: The University does not currently use a specific project data base. The scope of services required of the Owners Project Manager is defined in Attachment B of the Solicitation. Once an Owners Project Manager is selected for this project, determination will be made as to whether use of such a system would be useful on this project
8. In the program Staff Requirements it is noted that project managers having experience with “technically complex *science* building projects” is preferred. Can you tell us how much weight is being placed on the “Science” portion of this requirement for grading?
Response: Section 7 Evaluation and Selection of the Solicitation describes the evaluation process. Within that section the Criteria relating to the project manager’s experience will be evaluated the sections of Respondents Qualification and staffing, Previous Project Experience and capabilities and References for a combined point total of 60 points. It should be noted that the University of Rhode Island reserves the exclusive right to select the individual(s) or firm (vendor) that it deems to be in its best interest to accomplish the project as specified herein.
9. We understand that the university is providing the high speed internet service. In order to assure protection of the universities information on the OPM Technology System can you clarify that the university will also provide the firewall for that service?
Response: The selected OPM will have access tith the University’s high speed network including all of the protection currently in place. The entire University system is protected by a firewall
10. Is the Attachment entitled “Attachment C, URI Standard Form of Agreement for Owner’s Representative”, in its final form, or is this a draft? If there are areas of possible requested modifications, what format do you want those presented?
Response: The Attachment C, URI Standard Form of Agreement for Owner’s Representative is a final document. Once the OPM has been selected, the University reserves the sole right to negotiate minor changes in the Agreement, as may be suggest by the OPM, that the University believes are in its best interest
11. Under dispute resolution it is noted that the means of resolution is using the Construction Industry Arbitration Rules of the American Arbitration Association, and not the RI Public Works Arbitration Act. Is this correct?
Response: §3.4.3.1 of the Agreement will be modified to state that arbitration shall be conducted in accordance with the Rhode Island Public Works Arbitration Act

12. It appears that the OPM will be assisting in preparing the contracts for designers and others on this project. Will the OPM be required to use their AIA Document License for those documents or will that be performed on University or DOA licensed software?

Response: the University will furnish the appropriate AIA Document License

13. What is the LEED Objective on this Project?

Response: LEED Silver

14. Professional Liability Insurance is not noted as a requirement, if it is kindly provide the required values so that we can assure we have the proper coverage values in place.

Response: The Agreement will be modified to include: “§ 3.6.8.5 The Consultant shall provide professional liability insurance, including errors and omissions insurance , through a practice policy written on a claim made basis for a period commencing with the commencement of performance of the Consultants services , whether or not such services were performed before the execution of this Agreement, and terminating no earlier than five (5) years after the Substantial Completion of the Project Said professional liability insurance shall be in the limits not less than \$1,000,000.00 each claim, \$1,000,000 in aggregate

15. We understand the State has MBE requirements and want to confirm that the 10% participation is a goal not a prerequisite, and that it could be met with both MBE and WBE firms.

Response: Regulation designate MBE requirement as a goal. It was emphasized at the Pre-Proposal meeting that all firms were encouraged to contact the state’s Minority Business Enterprise office in advance of response to this Solicitation to ensure conformance to this statute.

16. We understand the State has MBE requirements and want to confirm that the 10% participation is a goal not a prerequisite, and that it could be met with both MBE and WBE firms.

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17. We interpret the Staff Requirement for an MEP coordinator to mean that as the Owner's Project Management firm we would provide a coordinator who would work with registered engineers under us on an on-call basis. While we have senior staff licensed and

experienced in these trades, we would like confirmation that the professional engineering license is an absolute prerequisite.

Response: the individual fulfilling this role need not be a Rhode Island Professional Engineer