



Solicitation Information

August 14, 2015

Addendum #2

RFP #7549763

TITLE: Statewide Facilities Assessment & Prioritization Planning Services

SUBMISSION DEADLINE: August 26, 2015 AT 2:00 PM (ET)

ATTACHED ARE THE FOLLOWING DOCUMENTS:

- 1. ALL VENDOR QUESTIONS RECEIVED VIA E-MAIL AND AT THE PRE-PROPOSAL CONFERENCE HELD ON AUGUST 12, 2015, WITH STATE RESPONSES.**
- 2. SIGN IN SHEET FROM PRE-PROPOSAL CONFERENCE.**
- 3. SUMMARY OF PRE-PROPOSAL CONFERENCE.**
- 4. REVISED COST PROPOSAL FORMAT.**
- 5. THE FOLLOWING LINKS ARE PROVIDED FOR YOUR REFERENCE:**

School Construction Program web links:

www.ride.ri.gov/SchoolConstruction

www.ride.ri.gov/GreenRibbons

www.ride.ri.gov/HousingAid

www.ride.ri.gov/SchoolhouseAssessment

www.ride.ri.gov/SCR

**Gail Walsh
Chief Buyer**

QUESTIONS

Vendor A

1. The RFP states that our proposals shall be submitted with 1 original and 4 copies. Does the cost proposal then need the same 1 original and 4 copies?
Yes.
2. The RFP indicates that we are to provide the RIVIP and a separate technical proposal. Is it permitted to include the RIVIP form in the technical proposal or do you wish to have that as a separate document. Is so, do you require 1 original and 4 copies of that document as well?
Yes.
3. The scope of work requires website development. Does the State have a website developer they wish to use? Is the scope for the chosen website developer to maintain the site for a designated time period?
Vendors can select website developer, but website must be compatible with RIDE's website. Cost proposal includes a request for an annual maintenance fee for website and GIS maintenance.
4. The facilities with the highest priority must be assessed by December 2015. Approximately how many of the 300+ facilities fall into this timeframe? Is the awardee to determine this requiring all assessments to be done by December 2015? If so, can you clarify what deliverables/extent of assessment are needed by this time period?
Approximately half of the schools must be assessed by December 2015 (approximately 150 schools). Visit this website for further information: <http://infoworks.ride.ri.gov/state/ri> Identified schools will be provided upon award. Drafts of Tasks 1A, 1B, and 1C as outlined in the RFP represent the deliverable.
5. The RFP indicates we will need to coordinate with District Reps. Are these representatives part of the Review Committee identified? Is it the intent to hold individual meetings/workshops with each of these districts or will they be part of the overall workshops.
District representatives will be part of the Review Committee. However, vendors will be required to hold individual meetings with each LEA.
6. Is it the intention to have the Review Committee make final decisions?
The Review Committee, in consultation with the district representatives, will make recommendations to the Advisory Board and Council.
7. The RFP indicates our proposals should be no more than 40 pages excluding exhibits. Is this single sided or double sided? Please indicate what qualifies as an exhibit? Firm information, RIVIP, etc.
Proposals will be 40 numbered pages, preferable double sided (~20 sheets of paper).
8. Are the Statewide Facilities Assessments and the Annual Asset Protection Plans the only data previously gathered by the State?
At the moment there is a great deal of information available on the RIDE website with detailed district information (see Question #4). It is the intent that the selected vendor will become familiar and knowledgeable of this information. The School Building Authority will provide the selected vendor with facilities assessments conducted and submitted to RIDE by approximately 20 LEAs as part of the Necessity of School Construction process.

9. Is the June 2016 draft deadline dictated by the state legislature schedule?
No. The SBA will require preliminary draft prior to June 2016 to support efforts during the legislative session, which starts in January 2016.
10. What is the desired level of detail for the facility condition assessment – Uniformat Level 1, 2 or 3?
The desired level of detail for the facility condition assessment is approximately Uniformat Level 2 with enough detail to produce unit pricing for cost estimating that will reflect true cost of project based on a master plan.
11. Is RIDE anticipating that “inspection” of various building elements and systems be limited to visual inspections, or are more comprehensive methodologies – such as materials testing and borings anticipated?
Building system evaluations will be comprehensive assessments, as necessary to develop prioritization, scopes of work, and cost estimates. Inspections and evaluations of a destructive nature are not part of the scope of services.
12. Will enrollment projections be obtained through the individual districts as part of their contracts with NESDEC?
Enrollment projections must be procured by vendor and any associated costs must be included in the bid for Task 1b – Educational Program Assessment.
13. For the Task 2 database and the Task 4 prioritization tool – is there a preferred software/platform for these items? Do they need to be accessible online?
There is no preferred software or platform, and both tools must be accessible online and well integrated in to the website component for easy use by the public.
14. For the soft bound copies of the report mentioned in Task 5, it is understood that the quantity is to be determined, but is there a ballpark-estimate? Closer to 3 copies, 30 copies, or 300 copies?
Approximately 50 soft bound copies.
15. The RFP indicates there are “300+” facilities to be assessed. There are a defined number of facilities or a cap that can be identified?
School building facilities in traditional districts are listed in the 2013 Public Schoolhouse Assessment. A list of Charter Public Schools has been attached to this Addendum.
16. Is there a budget for this phase of the project?
This project was required by Article 9 of the FY16 Budget, which is available on the General Assembly’s website and State of Rhode Island’s Budget Office website. There is no established budget for this phase of the project, but the School Building Authority has access to funds to support this work.

Vendor C

- 1) If there are no sets of plans for any given school building, is it the expectation that the successful consultant will be required to create such a floor plan in order to fulfill the following scope: "An itemization of spaces needed to support the educational program, complete to the degree that a designer may use it as the basic document from which to create the design of a school facility;"
Yes.
- 2) Please state explicitly for purposes of pricing, the total number of school buildings to be assessed or inspected and the total gross square feet of all buildings.
See answers to Question 15 by Vendor A.
- 3) With regard to the comprehensive database that will be developed, has any work already been done that prescribes the specifics of what is to be collected in the prioritization plan? Is there a list that can be provided, if possible, of all the database fields that RIDE would like to have to be collected by the assessment inspections? Is there a data structure (relationship) between fields that our collection must conform with?
The contents, fields, and framework of the database will be developed collaboratively by the selected vendor with the SBA. As stated above, the desired level of detail for the facility condition assessment is approximately Uniformat Level 2.
- 4) Has a budget for this project been authorized (e.g. by a vote of the legislature) and funded, and is this a matter of public record that can be disclosed?
See answer to Question 16 by Vendor A.
- 5) The RFP indicates that "The Facility Analysis must be conducted by licensed professionals... ", and follows with a long lists of 16 disciplines. What specific licensing are you referring to and is it your intent that each of these 16 disciplines be involved in the inspection of every building?
The disciplines listed represent (most of) the expertise required to provide a comprehensive assessment of school facilities. Licensed professionals are required to ensure that the appropriate level of expertise is available to create an assessment that is a high quality, verifiable, and reliable document.
- 6) With regard to the website that the RFP indicates is to be created by the vendor, there is a lot of content prescribed to be in that website that goes beyond the data collection and analysis in the rest of the RFP. Can you expound on what the duties are specifically for the vendor vs RIDE staff with regard to content for the website? Also, are there documents or specifications regarding what the technical requirements (platform, CMS software, etc.) for RIDE's hosting environment?
While the School Building Authority will provide some content, the SBA's intent in procuring this service is that the vendor will work with RIDE to provide a fully functioning standalone website that is linked to RIDE's website with content (approved by the SBA) that is based on materials provided to the vendor by the SBA and the content of the vendor's assessments. The SBA will provide technical requirements for a hosting environment to the selected vendor.

- 7) The RFP indicates that "Approximately half of the schools must be completed by December, 2015." Also that "Highest Priority Facility Assessments must be completed by December 2015". Is it the case that RIDE has specific schools in mind that must be done by December? If so, what are they?
No specific schools have been identified, but the SBA will work with the selected vendor to develop a list of the highest priority schools for prioritized assessment with a goal of completing half of the school assessments by December 2015.
- 8) Are there restrictions regarding how we put together our fixed prices for each task regarding wage or overhead caps?
No.

Vendor D

1. Please provide a list of all the facilities to be included in the project and provide total square footage, location, school district, and how many buildings make up each facility (if possible).
See answer to Question 15 by Vendor A.
2. For "Inspection and analysis of potential hazardous materials (asbestos, lead, pcps)" at the bottom of page 7, do you expect the vendor to actually test for the hazardous material, or just identify the possible/probable presence of suspect material through documentation and visual inspection?
The vendor will identify possible/probable presence of hazardous material through documentation and visual inspection.
3. Refer to second from last paragraph (in bold) on page 16. Does the inclusion of Title 2 of the Code of Federal Regulations by reference mean that the vendor will be required to comply with FAR accounting principles outlined in FAR parts 30 and 31? Is this project federally funded?
Not applicable. This project is not federally funded.
4. Please expand upon the bulleted item "Inspection and analysis of acoustical" at the bottom of page 7. For example, are you seeking measured acoustical data for classrooms to meet some standards (such as ANSI/ASA standard of 35dbA), or are you seeking an overview of perceived acoustical issues that should be noted for further specialized investigation? Do you require documentation by an acoustics engineer?
This assessment seeks to provide an overview of perceived acoustical issues evaluated by an acoustical engineer.
5. Are vertical transportation systems included in the condition assessment?
Yes. All building systems should be included in the conditions assessment as necessary to provide a complete and comprehensive facilities assessments.
6. Do roofs and elevators have warranties or contracts for maintenance and, if so, will the vendor get to see these?
Because buildings are in the care and control of the LEAs, the vendor will be required to coordinate with the LEA to obtain any and all documentation necessary to provide a complete and comprehensive facilities assessment.

7. Please provide the links to the GIS-driven websites mentioned in Task 3 on page 10. The best example of the GIS map embedded in a website is:

MSBA - http://gis.massschoolbuildings.org/Projects_StateWideMap.aspx

8. Please provide details on the existing “RIDE’s website interface” noted in Task 3 on page 10. Is it your intent that we would just be providing a link that could be posted on the website?

While the School Building Authority will provide some content, the SBA’s intent in procuring this service is that the vendor will work with RIDE to provide a fully functioning standalone website that is linked to RIDE’s website with content (approved by the SBA) that is based on materials provided to the vendor by the SBA and the content of the vendor’s assessments. The SBA will provide technical requirements for a hosting environment to the selected vendor.

9. Please clarify and expand upon these two related statements in terms of actual quantities of facilities/buildings and scope of work to be completed and the date in December:

a. (Middle of page 12) “*Highest Priority Facility Assessments must be completed by December 2015”

See answer to Question 15 by Vendor A.

b. (Page 7, last sentence of paragraph titled Task 1: Conduct Facility Analysis) “Approximately half of the schools must be completed by December, 2015.”

See answer to Question 15 by Vendor A.

10. Several questions related to defining the role of the contractor in using Energy Star Portfolio Manager.

a. Has the Energy Star Portfolio Manager account(s) already been set up and populated with utility data?

The Rhode Island Office of Energy Resources (RIOER) has set up and populated the Energy Star Portfolio Manager accounts for many traditional school districts. The School Building Authority does not currently have access to the accounts, but has access to the scoring.

b. Will RIDE set up the accounts prior to start of work?

The vendor will collaborate with the SBA and the RIOER to access existing accounts and set up accounts for any LEAs that do not have Energy Star Portfolio Manager accounts.

c. Is the vendor expected to:

i. Provide data to populate accounts,
Yes – for any accounts that have not yet been set up.

ii. Populate the accounts with two years of data,
Yes – for any accounts that have not yet been set up.

iii. Set-up and populate accounts, or
Yes – for any accounts that have not yet been set up.

iv. Set-up and populate accounts with two years of data and continue to populate and maintain data for a certain amount of time into the future?

No, the vendor will not be required to maintain data beyond the assessment timeframe.

11. You have provided a very long list of specialized professionals (Task 1 (A): Facility Conditions). Do you expect these specialties to be part of the successful team?

Yes.

12. Please provide more definition on the anticipated milestone dates for the selection process.
The selection of a vendor for this RFP will be subject to several timelines, but is anticipated to occur in the Fall.
13. Page 5 – “The selected vendor will perform a feasibility study and create a Facility Master Plan for all of Rhode Island public schools (approximately 300), including traditional school districts, career and technical centers, and public charter schools.”
 - a. Can you provide more information on the level of detail expected? Are we planning for each school or each district?
The assessment must evaluate school facilities and provide condition and cost of improvement information at the school level.
14. Page 5 – Scope of work Section b. “Educational Program Adequacy”. Can you define this term for us?
Educational Program Adequacy is defined on page 8 under Task 1(B) Educational Program Assessment.
15. Page 6 – Scope of Work, Section c., item 4) - “...optimizing utilization...” Can you clarify the work required?
This is an educational facility assessment that considers enrollments, capacity, and educational program to assess facility and district utilization by grade level to identify opportunities for consolidation.
16. Page 7 – Requirements. Is the vendor expected to conduct “Educational Planning Charrettes” or “Educational Visioning Workshops for this study and, if so, how many and in what locations?
Yes. Amount and locations as required to achieve the project deliverable tasks.
17. Page 8 – Task 1 (B). Can you provide an example of the format prescribed by the SBA to address the following item: “An itemization of spaces needed to support the educational program, complete to the degree that a designer may use it as the basic document from which to create the design of a school facility;”
No. The SBA will work with the selected vendor to create an appropriate template for this purpose.
18. Page 9 – Task 2. Will the vendor have access to state GIS data will all the listed data sets?
The State has GIS data - available at <http://www.edc.uri.edu/rigis/>.
19. Page 12 – Schedule. Can you provide an estimate on the number of “Highest priority” schools to be assessed by December?
The goal is to complete at least half of the public school facilities in Rhode Island by December (+/- 150). School building facilities in traditional districts are listed in the 2013 Public Schoolhouse Assessment with square footage. A list of Charter Public Schools has been attached to this Addendum.

Vendor E

1. Task 1 Facility Analysis does not include a requirement to evaluate each school's Code and/or Accessibility (ADA) compliance; will this be required as part of the work scope?
Yes.
2. Task 1A: Facility Conditions requires inspection and analysis of potential hazardous materials. Can we assume that this information is already available from districts or is the expectation to have an Industrial Hygienist tour each facility?
See answer to Question 2 by Vendor D.
3. Task 1 Facility Analysis does not seem to specifically require cost estimating as part of the Facility Analysis process; will the analysis strictly be of condition or are estimated costs for repairs also required?
Estimated costs will be a key component of the analysis and assessment.

OTHER QUESTIONS:

1. One of the vendors asked if we could provide a site list of buildings/facilities with sf, addresses, etc. *The list of buildings is primarily that included in the 2013 Public Schoolhouse Assessment with the addition to the list of Public Charter Schools provided with this addendum.*
2. Will you be awarding to only one vendor, or will this be a multiple award?

It is anticipated that only one vendor will be awarded this contract; however, the State reserves the right to award to more than one vendor depending on need.

3. If architectural or engineering firms are the primary bidders, they have to be registered with the RI Division of Design Professionals.
Yes.

Department of Business Regulation
Division of Design Professionals
1511 Pontiac Avenue Building 68-2
Cranston, RI 02920

Phone: (401) 462-9530
Fax: (401) 462-9532
www.bdp.state.ri.us



State of Rhode Island
 Division of Purchases
 One Capitol Hill
 Providence, RI 02903

"NON-MANDATORY" PRE-BID CONFERENCE SIGN IN SHEET

BID NUMBER:	7549763
BID TITLE:	STATEWIDE FACILITIES ASSESSMENT & PRIORITIZATION PLANNING SERVICES
PRE-BID DATE AND TIME:	8/12/15 at 10:30 AM

Purchasing Representative:
 GAIL WALSH

Pre-bid START TIME:
 10:30 AM

Pre-bid END TIME:

COMPANY NAME	COMPANY REPRESENTATIVE	ADDRESS	CONTACT E-MAIL	CONTACT PHONE NUMBER	CONTACT FAX NUMBER	PROPOSAL SUBMITTED (For Purchasing Use Only)
Brewster Thornton Group	Christine Medeiros	150 Chestnut Street, P.O. Box 2388, COOLIDGE PLAZA, BEEKLEY, MI	christinem@brewsterthornton.com	401-861-1600	401-861-5588	
STANTEC ARCHITECTURE	KEELIA KENTON	2388 COOLIDGE PLAZA, BEEKLEY, MI	keelion.kenton@gmail.com	248.336.4914	248.336.4915	
BRAUNFORD + DUNLAP	EMILY GOLDSTEIN	225 FRANKLIN ST BOSTON, MA	EGOLDSTEIN@PROGRAMMANAGERS.COM	608-297-6734		
NEMD ARCHITECTS INC	Stephanie Fendos Mendic Krosnowski	1 Virginia Ave, Providence RI	mendik@nemd.com	401-435-3538		
Parsons	Art Schatz	100 High St. Boston, MA	arthur.schatz@parsons.com	617-449-1562		
PARC CORP	MICHAEL RONGIARIS	2 Blackstone Walk, WILKINSON, RI	mrangiane@PARCORP.COM	401-334-4100		
LLB Architects	Greg Smollet	161 Exchange St Pawtucket, RI	GSmollet@LLBArch.com	401-721-7715		
VFA, Inc.	Jeff Howard	99 Bedford St Boston, MA	jhoward@occurrent.com	617-791-4429		
West Parsons Brinckerhoff	Christopher Hazel	75 Arlington St. Boston, MA 02116	hazel@pbworld.com	617-960-4929		
GRASSROOTS ARCHITECTURE	GRACE SPICER	21 PRESTON DR BARRINGTON RI 02806	spicestake@msn.com	401-263-3887		
ATEARCHITECTS	ALBERT GALLA	3 CENTRAL ST PROVIDENCE RI 02906	ag6@kittenwitch.com	401-720-2400		
ANAMONIAN & ASSOCIATES INC	MICHELLE VIOLA	310 GEORGE WASHINGTON HWY SWIMFIELD CT	mviola@acm-ny.com	401-232-5010		
TORRADO ARCHITECTS	ROBERT STACK	35 GREENWICH ST PRON, RI	STACK, LA. TORRADO ARCHITECTS, INC	401-781-0633		
SACCOCCHI ASSOCIATES	Vic LaForte	1085 PARK AVE	Vic@CSA-ARCHITECTS.COM	401-942-7920		7548889



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Fuss & O'NEIL	SHAWN MARTIN	317 IRON HOUSE WAY SUITE 204 PROVIDENCE, RI	smartine@fando.com	401-861-3070 X 4514		
VJA ASSOCIATES	KEVIN PUTNEY	35 HIGHWAY ONE WEDDAPAN, MA 02194	PUTNEY@VJA.COM	781-AAA-8200		
Elbana, Inc	Craig Holmes	120 Providence Ave Woburn MA 01801	cholme@elbana.net	781-787-2862		
Kaestle Boos	Larry Trum	325 FORD RD ROXBORO, MA	LTRIM@KBA-ARCHITECTS.COM	(508) 203-8676	(508) 5491-9907	
DSS/Car-las	Dan Wall	154 Chapel St Lincoln RI	dwall@carlandria.com	(401) 500-2901		
ISES	Hayden Collins	3300 Providence Blvd SUITE 400, DILLINGHAM 8 Blackstone Valley Pl Lincoln RI	hcollins@isescorp.com	970-560-1035	770-560-1035	
Ree Corp	Ken DeConti	225 N. MICHIGAN AVE CHICAGO, IL 60601	Kdecont@reecorp.com	312-960-8025		
Cannon Design	Stuart Bradsky	323 WESTMINSTER ST, 5TH FLOOR PROVIDENCE, RI 02903	ATORIZZO@NARCCHI-TECHS.COM	401-272-2144		
NORTRING COLLABORATIVE ARCHITECTS	ANDEA TORIZZO	17 RAILROAD AVE WESTLEY FL.	MARCOT@TECTON-PC.COM	401-5967555		
TECTON ARCHITECTS	MARCO TOMMASINI	166 VALLEY ST PROV. RI 02909	THOMAS.FCBANC@JACOBS.COM	401-272-1969		
JACOBS	TOM CABANA	70 Widex Providence, RI	afomero@jgib.net	401-272-1730		
RGB	A. Romero	50 Holden Providence, RI	didequattro@jgib.net	401-272-1730		
REB	Dave DeQuattro					
D						
Shawn Tomp Jr	Dylan Myllis	312 Hopc St Providence, RI	dylan@sturning.com	401-273-1935		



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Jacobs	Chris Simmler	One Broadway, Cambridge MA	Christopher.Simmler@jacobs.com	774 297 1318	-	
LLB ARCHITECTS	NEAL BISLANI	161 EXCHANGE ST PAWBUCKETT, RI	NEILANI@LIBBARCH.COM	401 225 2600	-	
RSP PARSONS BRINCKERHOFF	MARGARET O'MEARA	75 ARLINGTON ST BOSTON	omearame@pbworld.com	617-314-3425	-	
Yuss & O'Neill	Cathy DeFrances	146 Bedford A Manchester	cdefrances@fandoc.com	800-646-2469	-	
Jensen Hughes	Tim LaRose	117 Metrocenter Blvd Suite 1002 Warwick Rhode Island	tlarose@jensenhughes.com	-	-	
HMFH Architects	Lori Coules	130 Bishop Adventure Cambridge, MA 02139	lcoules@hmfh.com	617 844 2141	-	
Colliers Inter.	Jeff Gutsfeld	135 New Road Middletown, CT 06443	Jeff.Gutsfeld@colliers.com	860-395-0055	-	
Bryant Associates	Todd Brayton	670 George Wash. Hwy Lincain, RI	tbrayton@bryantassoci.com	401 874 1067	-	
EMG	Mary Bradney	MullenConce Suite 1100 Owings Mills, MD 21117	mbradney@emgcorp.com	410.785.0200	-	
SMA MA	MICHAEL VAN DANIEL	WESTMINSTER ST PROVIDENCE RI	MICHAEL@SMAA.COM	401.480.6069	-	



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1 Keough C.M	Mark Maroni	312 Wickman Dr Providence, RI	mmaroni@keoughconstruct.com	(401) 710 1200		
2 FINE SYSTEMS, INC	Russ Maciel	17 VIRGINIA AVE. #201	rmaciel@eyesystems.com		(701) 821-5523	
3 SMX	Cal Tronetti	400 Westferry St	ctrn@smx.com	617-520-9133		
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RFP #7549763 – Statewide Facilities Assessment & Prioritization Planning Services

RI Department of Education – School Building Authority

Pre-Proposal Conference: August 12, 2015 at 10:30 AM.

School Building Authority (SBA) Representatives in attendance:

Joseph da Silva, Ph.D., School Construction Coordinator, Architectural Design Reviewer

Manuel Cordero, AIA, Assistant School Construction Coordinator

Mario Carreno, School Construction Finance Specialist

Division of Purchases Representative:

Gail Walsh, Chief Buyer

Joseph da Silva presented an overview of the project.

There are approximately 300 school buildings that are owned by the local municipalities and are under the care and control of local school districts. These buildings are not state owned, the selected vendor will be representing the SBA when evaluating these locally owned school facilities.

In 2007, the RI Board of Regents (Council on Elementary and Secondary Education) adopted School Construction Regulations and created the School Construction Program (SCP). In 2011, the SCP started conducting an assessment of all public school facilities in Rhode Island and in 2013 published the Public Schoolhouse Assessment. Assessment was based on reported school data - the State did not have boots on the ground to assess those conditions.

A number of questions received to date, regarding this RFP are answered in the school assessment, which is available online. The assessment was the first attempt to evaluate conditions statewide and to draw attention to necessity of construction in our public schools.

On August 11th, the Governor launched the SBA Capital fund – a significant paradigm shift in our state – a \$20M seed. If this assessment is successful, there could be a major bond issue approved by the voters to address the necessity of repairs in our schools. This program is a priority of Governor Raimondo.

For this assessment, we are seeking Educational Facility Planners, /facilitators who can lead, organize and coordinate group workshops, and who aware of the audience they are serving. This will require expertise in education, school architecture, and public engagement. The selected Vendor would be experienced in and understand political landscapes. The more collaborative the process, the more successful it will be. Therefore, it is imperative that the selected vendor have a proven track record in facilitating collaborative projects, in order for this project to be successful.

The assessment is made up of multiple parts. However, one of the important work products is accommodating the political landscape, in a way that will allow the State to fund the necessary improvements long term.

We expect that the facility assessments will be done by registered professionals, not interns or CAD operators. We need data that is legitimate and credible. The first step is to identify need. The 2013 Public Schoolhouse Assessment established need at \$1.8B. We did that through a self-reporting matrix that used district reported data and cost levels defined by multiple sources including knowledgeable professionals.

We now need independent professionals to bring their expertise and to lend that credibility to the estimated need. We expect that, because the buildings have systems that are governed by building codes which have specialized disciplines, the successful vendor will bring all of these specialized disciplines to assess a building with accuracy in a short period of time. We require local school districts to provide master plans (5-, 10-, 20-year plans). We hope to develop a master plan in order to be proactive to assist our local education agencies. We are looking for a rapid mobilization of professionals that will go out to our public school buildings. We are looking for a vendor that is experienced in collaborating with multiple stakeholders to develop strategies that will address the identified needs in a prioritized way. We want a bigger vision and expertise.

Increased funding demands increased accountability to the public. We have to expand RIDE's existing website to better inform the public on the SBA program, comparably to other building authorities (i.e., MSBA and Ohio SBA) even within our limited budget.

Educational demographics is part of the scope of work. We need to understand the characteristics of the students to be served in order to develop a master plan. Two words to describe our path forward: Equity and Adequacy.

We want to evaluate all of our public schools buildings. There are three types of public schools in the state:

- Traditional Public Schools – which are well represented
- Public Charter Schools – many of these facilities are not owned by municipalities and are leased.
- State-Owned State-Operated Facilities – which are not a part of this program (RI School for the Deaf, Davies Career & Technical Center, Met School (3 campuses)) – These entities are not included, are funded through State Capital Budget because they are owned and operated by the state.

Public Charter Schools and Traditional Public Schools (LEAs) are included in this RFP (approximately 300 buildings).

The Request for Proposal is broken up into tasks. All tasks in the RFP are critical to satisfy the statutory requirements of the recent legislative changes; however, depending on the cost proposals that are received, it will be determined if all or just some of the tasks will be awarded. Please provide cost saving / value engineering proposal ideas as part of your proposal.

Progress reports, draft reports, and high level reports that summarize the findings will be critical to communicate to various constituencies during the legislative session and in preparation to move forward a possible bond issue. The General Assembly will be in session at the beginning of 2016. There will be many meetings with many people, and some of the questions will be:

What is the need?, What is the prioritization to address that need?, What does the ten-year plan look like and what will that cost?, and, What would we like to see as a funding mechanism to address that need?

Facilitating Workshops

This will be a critical element. It is one thing to go into a building and assess it, but it is another thing to engage communities in collaborative discussions about the prioritization of school facility improvements. The vendor will need to engage the public in this discussion, whether it be Council of Elementary and Secondary Education, General Assembly, local stakeholders - the idea is that there is a level of engagement in the community that solidifies our goal of identifying and prioritizing school facility improvements toward the ultimate goal of full funding.

300 buildings in less than a year is a monumental task, which may require collaboration by several firms, but it is the intent to award to one vendor.

We received some questions on the level of documentation of the physical assessment. We want professionals that can provide a comprehensive assessment of the building that can translate into a credible cost estimate that will last the test of time. Yes, we need professional cost estimator, because cost projection will be one of the most important aspects of the assessment. If we develop a prioritization plan in which the first ten projects end up being 20% more than what was projected, then we have an issue with accountability. The cost estimates must address escalation, inflation, scheduling, and prioritization over multiple years. We need professionals who understand that if you are renovating HVAC you need to carry other appurtenance cost, such as asbestos abatement if there is a report on the building stating that there is known asbestos. **Estimates must be credible and accurate not only this year, but in the future when we are executing the bonds.**

We are also seeking assistance with regulations and standards. One big component of this is adequacy standards. What are adequacy standards? Rhode Island hasn't published adequacy standards to date. We will need to work collaboratively with various stakeholders to develop adequacy standards. We hope the selected vendor brings expertise from other projects of this magnitude and even other States. We will also need regulations to build on the existing regulations and better solidify the moving forward.

We will need professionals who will help us draft these regulations, standards and guidance - we need policy expertise.

Manuel Cordero added that this is a watershed moment for school facilities in Rhode Island. It is both an acknowledgement of what has happened and a projection forward laying the foundation for improvements to school facilities and for the future of what we think Rhode Island school facilities can and will be. This requires the measurement and evaluation that is embedded in this assessment as well as the accessibility of that information to the broader public and a level of accountability to us and to the public.

Mario Carreno added that one of the key issues is that these buildings are not state-owned, which will require a level of coordination with district representatives. The selected vendor will get a list of contacts in each district to schedule walk-throughs. We must be mindful that school will be in session when the contract is issued so you may or may not be able to go through while class is in session, it may be after hours, that will be up to the district, and we must keep them informed of your findings. Facility directors are concerned that the state will come in and tell them that things must be done and there is limited funding for these improvements. These are our kids, but they are not our buildings. We must work with districts throughout the process in terms of scheduling, report findings, draft findings, to ensure that this is something they will embrace as well. The state is paying, but they also pay for projects as well.

Mr. DaSilva stated that the State traditionally pays in housing aid for about 50% of all school construction projects.

A good deal of coordination of these projects will be the responsibility of the vendor. You are responsible to get the data you need. We have assembled many educational facility planning reports, all of different levels because they were prepared by multiple vendors in multiple years to serve multiple purposes. This amounts to approximately 21 of our 36 school districts. We do not have much in the way of charter school facility data since many are leased. We will make those available to the selected vendor.

Mr. DaSilva opened the meeting to questions.

Appendix A
Cost Proposal Format

Task 1a: _____
Task 1b: _____
Task 1c: _____

Total Price for Task 1 _____

Total Price for Task 2 _____

Total Price for Task 3 _____

Total Price for Task 4 _____

Total Price for Task 5 _____

Grand Total for all tasks listed above* _____

***Each Task** should include an allowance equal to **2%** of the sum of the task prices listed above to assist RIDE upon requests, in the event of any delays to the schedule or additional scope of work not listed herein.

Provide an Annual Website/GIS Maintenance/Service Fee _____