



**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  
November 19, 2015**

**ADDENDUM # 1**

**RFP # 7550021**

**TITLE: Owner's Program Manager (OPM) for New Engineering Building,  
University of Rhode Island**

**Submission Deadline: Tuesday November 24, 2015 at 11:00 am (Local Time)**

**Notice to Vendors:**

**Attached includes:**

- **Sign in sheet from mandatory pre bid conference held on 11/10/2015**
- **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.*



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

Mandatory Pre-bid Conference: Any vendor who intends to submit a bid proposal in response to this solicitation must have its representative attend this mandatory prebid conference, sign, and complete all required information on this Sign-In Sheet. Failure to comply with this requirement will result in the rejection of any bid proposal.

**BID NUMBER:** 7550021  
**BID TITLE:** OPM New Engineering Building  
**PRE-BID DATE AND TIME:** 11/10/2015 at 10:30 AM

**Purchasing Representative:** Tom Bovis  
**Mandatory Pre-bid START TIME:** 10:30 AM  
**Mandatory Pre-bid END TIME:**

COMPANY NAME	COMPANY REPRESENTATIVE	SIGNATURES	ADDRESS	CONTACT EMAIL	CONTACT PHONE NUMBER AND FAX NUMBER	PROPOSAL SUBMITTED (For Purchasing Use Only)
1 STRATEGIC BIDD SOLUTIONSKILLERS	JEFF GOTTA	<i>[Signature]</i>	10 DOZZANCE ST SPRINGFIELD RI	jeffrey.gotta@colliers.com	860-575-3731	
2 Hill International	Dr. Nangika	<i>[Signature]</i>	330 Congress Boston, MA	JosephNangika@hillintl.com	617-519-9547	
3 HILL INTERNATIONAL	DAN TUBERTY	<i>[Signature]</i>	330 CONGRESS ST BOSTON MA 50 GARDEN WASHINGTON ROAD	Daniel.Tuberty@hillintl.com	617-755-0024	
4 ASSOCIATES, INC.	MICHELLE VIOA	<i>[Signature]</i>	50 GARDEN WASHINGTON ROAD SMITHFIELD RI	mviola@och-ent.com	401-282-5010	
5 SIMPLEX GUNNELL	DANA BRADOCK	<i>[Signature]</i>	690 NARRAGANSETT Rte 1A SHEPHERD BLDG WILMINGTON DE	DANABRADOCK@SIMPLEXGUNNELL.COM	401-225-4809	
6 URS/OCP	PAUL DEFRENE	<i>[Signature]</i>		PAULDEFRENE@URS.COM	401-874-2725	
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	COMPANY NAME	COMPANY REPRESENTATIVE	SIGNATURE	ADDRESS	CONTACT E-MAIL	CONTACT PHONE NUMBER AND FAX NUMBER	PROPOSAL SUBMITTED (For Purchasing Use Only)
1	CDR/macurac	James Carroll II		225 CINDYAN RD ST PROV RI 02903	CDR.MACURAC@DPM.RI.GOV	401-258-2519	
2	BOND	JAMES BOBKE		1 CEDAR ST. PROVIDENCE RI 13 HALF WILE RD BRUNSWICK RI	JB@BONDRI.COM M.ZAUBERSKY@GMAIL.COM	401-601-0573 401-252-1100	
3	Port Const. Associates	Michael Santarosa		21 Cottage Hill Rd WARRICK RI 02886	msantarosa@portconst.com	401-524-1577 401-681-4949	
4	ABM Group	Anthony Venturolo		312 Wakelee Ave E. Prov. RI	mfisher@keoughconstruction.com	401-765-9430	
5	Keough Const. Mgt.	Mark Fisher		312 WATERMAN AVE E. PROV. RI	jbaccari@keoughconstruction.com	401-474-9795	
6	Keough Construction Mgmt.	Jerry P. Baccari		20 NEWMAN AVE PROVIDENCE RI	Sizziperr@keoughconstruction.com	401-413-0063	
7	Perregine Group	Seth Irzi		50 HOLDEN ST. PROVIDENCE, RI	nicholson@gbirect	401-272-1730	
8	REG B, ARCH.	Matthew Nielsen					
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**Inquiries and Responses: RFP # 7550021**

**TITLE: Owner's Program Manager (OPM) for New Engineering Building,  
University of Rhode Island**

1. Is the Request for Proposal #7550021 considered to be under the State Purchasing Master Project Agreement 430?

*Response: No*

2. Section – C. *References* on page 20 of 27 includes questions i. thru vi. Are these questions to be answered by the respondent or the reference? Please clarify.

*Response: These are the questions that we will ask your references.*

3. Under the section *Program Staff Requirements* page 13 of 27; there is a requirement for a Cost Estimator with at least 10 years of professional experience.  
The last sentence on Page 13 of 27 states; “The above staff requirements may be provided by the OPM’s direct employees or as sub-consultants.”  
Section 3.5q *Additional Terms and Conditions* on Page 25 of 27 states “The professional cost estimator required for construction cost estimates shall NOT be an employee of the selected respondent and shall NOT be a regular employee of a construction firm.” Please clarify which statement is correct?

*Response: Cost estimator may be a direct employee of respondent, providing that cost estimating is their sole assignment in the respondents firm, but not a regular employee of a construction firm.*

4. Please clarify cost estimator work scope under this RFP. Do cost estimator services include verification only of Design Team and CM construction cost estimates and/or are we responsible for independent comprehensive construction cost estimates?

*Response: Respondent will be responsible for an independent comprehensive construction cost estimate at each stage of design. Respondent will also be responsible to work with Design Team and CM team to reconcile all cost estimates into one acceptable final estimate.*

5. Page 17 of 27: Item #40 – indicates the OPM shall be responsible for determining and enforcing optimal means and methods of construction and constructability. Under normal constructions practice the Contractor/Construction Manager is responsible for means and methods of construction. Please clarify intended responsibilities.

*Response: strike "and enforcing" from line. OPM shall review and act as an advisor to the owner on these matters.*

6. Page 12 of 27: *Program Staff Requirements* indicate full time Senior Project Manager and full time on-site Junior Project Manager. Page 21 of 27: *Part Two – Professional Fee Proposal*, Subsection vii indicates the Respondents should expect to provide services, on average, 40 hours per week from project start through project completion and closeout. The RFP indicates the Design Phase Program Management over a 2 year period. However, the *Section 4 Fee Proposal Form* indicates 78 estimated weeks for the Design Phase Project Manager and the Junior Project Manager. The 78 weeks indicated of the *Form* is 1.5 years. Please clarify this discrepancy.

*Response: Fee will be based on 78 weeks of paid time for both the senior and junior project managers for the design effort.*

7. Page 23 of 27: Section 3.5b – The RFP indicates the use of any subcontractors or other vendors must receive prior approval by the State. Does this requirement pertain to consultants included under the Proposal?

*Response: Any subconsultants that are included in your proposals will be vetted as part of the proposal rating process.*

8. Page 16 of 27: Item #30 – states, “The OPM shall manage all project meeting and keep detailed meeting minutes during both the design phase and construction phase.” Typically the recording of meeting minutes is the

responsibility of the Contractor/Construction Manager. Please clarify responsibility.

*Response: OPM will be required to keep meeting minutes that will be used to compare to those provided by Design Agent and Construction Manager to verify our acceptance of their submitted minutes.*

9. Page 17 of 27: Section 2.3, 1) and page 24 of 27 Section 3.5, f) reference to section **2.1 c**; however section 2.1 c is not included in this RFP. Please clarify.

*Response: It is the intent to have two separate, yet coordinated, design teams working on this project. The first will focus on the conversion of space on campus to accommodate the swing space needs of the college; the second design team will work on the new building. Two construction packages will be created. One for the swing space and one for the new building. The omitted section would have referred to these two packages.*

10. Is the \$93M mentioned in the RFP the total project cost or construction cost?

*Response: Construction cost*

11. Are the RIVIP & W-9 forms to be included in both Part One – Technical and Part Two - Fee?

*Response: No, only in the Technical Proposal*

12. Are the RIVIP & W-9 forms to be included in an Appendix or in the front of the proposal?

*Response: In front of the proposal*

13. Has a swing space location been determined for the current engineering programs scheduled to move into the new building?

*Response: Yes*

14. Is there any research currently underway or scheduled that could complicate the proposed relocations and construction sequences?

*Response: Yes, and these research projects will need to be considered when a final plan, sequence and schedule is determined to accommodate the swing needs.*

November 18, 2015