



**State of Rhode Island
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**Solicitation Information
January 8, 2016**

ADDENDUM # 2

**SOLICITATION TITLE: Construction Management at Risk (CMAR), Phase II
URI College of Engineering – New Building and Swing Space Renovations**

SOLICITATION NUMBER: 7550037 PH2

BID PROPOSAL SUBMISSION DEADLINE: January 15, 2016 at 10:30 a.m. (EST)

Notice to Vendors:

Attached includes:

- **Questions received with responses, no further questions will be answered**
- **A201-2007**
- **COE Master Plan by Ballinger**
- **COE Project Schedule (11/19/2015)**
- **Cost Proposal Form**

**Tom Bovis
Interdepartmental Project Manager**

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

Inquiries:

SOLICITATION TITLE: Construction Management at Risk (CMAR), Phase II – URI College of Engineering – New Building and Swing Space Renovations
SOLICITATION NUMBER: 7550037 PH2

1. On the first page of Section II. “Description of the Project” it says, “the schematic design phase is underway.” On the first page of the Section V. “Technical Proposal” the RFP asks for, “Review and provide substantive comments on the Design Development Plans and make recommendations for improvements.” Please provide the schematic design and/or design development plans for review (or any preliminary design information).

A1: The A/E team has recently entered into the Schematic Design phase. Design drawings are not available for the CMAR proposal request. Diagrams indicating scope and scale of new construction can be found in the Master Plan developed by Ballinger Architects. The schedule anticipates that the Construction Manager will be engaged for pre-construction services in time to provide review and recommendations of the Schematic Design as it is developed before phase completion.

2. Has a geotechnical and soil precharacterization report been prepared for the project? If so, please provide a copy.

A2: Geotechnical and soils investigation is proceeding to an RFP for services and will not be available for the CMAR proposal request.

3. Has a hazardous material report been prepared for the buildings scheduled for demolition or renovation? If so, please provide a copy.

A3: The University is in the process of defining a request for proposals for hazardous material testing and mitigation plan. A report will not be available for the CMAR proposal request.

4. On the first page of Section II. “Description of the Project” it says, “It is anticipated that construction will begin in January 2017 and continue up to 29 months, with occupancy anticipated during early summer 2019.” In Section IV. “Timetable and Deadlines” it says that the tentative award of the contract is March 2016. In Section VI. “Cost Proposal” it says to assume a 6 month schedule for preconstruction. Based on the above, is the following schedule assumption correct? And, if so, should we assume preconstruction costs from April 2016 to December 2016 (i.e. 9 months)? Or should the October 2016 to December 2016 timeframe be included in the general conditions costs?

- a. Award March 2016
- b. Preconstruction April 2016 – September 2016
- c. Procurement and Bidding – October 2016 – December 2016 ????
- d. Construction Start – January 2017

A4: Refer to the attached COE Project Schedule (11/19/2015).

5. Reference Section II, “Description of the Project” and Section VI. “Cost Proposal”. Section II references a 29 month construction schedule. Section VI references a 30 month construction schedule. Please clarify.

A5: Construction duration to substantial completion is projected at 29 months.

6. Reference Section II, "Description of the Project". Per the RFP, the swing space renovation work will take place concurrently with the design of the New Engineering Building. When approximately does the Owner foresee this work commencing? If the work is to start prior to the January 2017 start of construction, then should the general conditions for this work be included as part of the Preconstruction Fee? If so, please provide a date by which the swing space work can commence.

A6: Refer to the attached COE Project Schedule (11/19/2015).

7. Reference Section II, "Description of the Project". Please confirm the 195,000 gsf is inclusive of the following areas:

1. New Engineering Building (112,400 nsf)
2. Renovations to Kirk Hall (6,600 nsf)
3. Swing Space (63,000 nsf)

A7: The 195,000 gross square feet area references the New Engineering Building, providing 112,000 net square feet of new construction.

8. Reference Section II, "Description of the Project". Is any design information available that describes the 63,000 nsf of swing space renovations? If so, please provide.

A8: The extent of renovation will be defined in the pre-construction phase.

9. Has a design schedule been prepared by the design team? If so, please provide a copy.

A9: Refer to the attached COE Project Schedule (11/19/2015).

10. Reference Section I, "Instruction to Bidders". The AIA A133-2009 is provided with the RFP but the AIA A201-2007 General Conditions of the Contract for Construction was not. Please provide the proposed AIA A201-2007 for review.

A10: See Attached A201-2007

11. Reference Section VI, "Cost Proposal". Please clarify the categories of fee and overhead items to be categorized.

A11: See Section VI for cost proposal requirements.

12. We note that Section 2.1.5 of the AIA A133 appears to be in conflict with Section III of the RFP. Please confirm we should base our preconstruction fee on Section III of the RFP.

A12: Under section III Scope of Services, (a) Preconstruction, - project cost estimate review - the CMAR will conduct separate cost estimates of the project to prepare the Guaranteed Maximum Price and provide reconciliation services of other cost estimates.

13. General Conditions Missing

A13: See Attached A201-2007

14. Third paragraph references AIA A201 – 2007 General Conditions of the Contract for Construction, as modified by the owner. General Conditions are not included in the RFP. Please provide.

A14: See Attached A201-2007

15. Bid Checklist with Applicable Forms Page 3 – Third paragraph references a Bid Check List (with applicable forms). Bid Check list and applicable forms are not included in the RFP. Please provide.

A15: Not required for the CMAR proposal at this time.

16. Document Schedule. Please advise as the present status of the design documents. RFP states the documents are in both the schematic and Design Development phases. What are the projected completion dates for the following design milestones?

- Completion of Schematic Design
- Completion of Design Development Documents
- 60 % Construction Documents
- 90% Construction Documents
- 100% Construction Documents

A16: Refer to the attached COE Project Schedule (11/19/2015).

17. General Contractor Apprenticeship Certification Form. RFP – Page 9 – Apprenticeship – Para states the bidder must complete, sign and submit, the General Contractor Apprenticeship Certification form, included in the solicitation, with the bid proposal. General Contractor Apprenticeship Certification Form is not included in the RFP. Please provide.

A17: Refer to Department of Labor and Training website as noted in the Instruction to Bidders subparagraph – Apprenticeship in the RFP

18. Master Plan Study of the College of Engineering on the Kingston Campus. RFP – Page 15 – Description of the Project – 4'th Paragraph states Ballinger is also the design agent that completed a master plan study of the College of Engineering on the Kingston campus. This document is available as part of this solicitation. The Master Plan Study is not included in the RFP. Please provide.

A18: See attached COE Master Plan by Ballinger.

19. Design Development Documents. RFP – Page 21 of 24 – Section - V. Technical Proposal – Part A. Work Plan, 4'th paragraph states to “Review and provide substantive comments on the Design Development Plans and make recommendations for improvements.” Design Development Plans are not included with the RFP. Please advise.

A19: The A/E team has recently entered into the Schematic Design phase. Design drawings are not available for the CMAR proposal request. Diagrams indicating scope and scale of new construction can be found in the Master Plan developed by Ballinger Architects. The schedule anticipates that the Construction Manager will be engaged for pre-construction services in time to provide review and recommendations of the Schematic Design as it is developed before phase completion.

20. Please advise when the construction documents are expected to be completed for the swing space work.

A20: A4: Refer to the attached COE Project Schedule (11/19/2015).

21. Please provide the link or a PDF for the Master Plan referenced under Section II – Description of the Project? We do not see it on the Purchasing website.

A21: See attached COE Master Plan by Ballinger.

22. Please advise if there any major utility relocations expected as part of the enabling phase for the New Engineering Building?

A22: Yes. There are major utilities required to be relocated in preparation for new construction.

23. Please advise if there are any site drawings available or any drawings that show the proposed footprint of the New Engineering Building.

A23: The Master Plan

24. Part V – Technical Proposal. Under Section A – Work Plan one of the questions asks the CM to “review and make substantive comments on the Design Development Plans and make recommendations for improvements”. Our understanding is that the Schematic Design phase has just commenced. Please advise.

A24: The A/E team has recently entered into the Schematic Design phase. Design drawings are not available for the CMAR proposal request. Diagrams indicating scope and scale of new construction can be found in the Master Plan developed by Ballinger Architects. The schedule anticipates that the Construction Manager will be engaged for pre-construction services in time to provide review and recommendations of the Schematic Design as it is developed before phase completion.

25. Confirm all moves into Swing Spaces to be completed by September 2016

A25: Refer to the attached COE Project Schedule (11/19/2015).

26. Can we get the “preconstruction fee schedule” and the General conditions/General Requirements Schedule in excel?

A26: No.

27. The RFP states that AIA A201-2007 General Conditions of the Contract for Constructions as modified by the owner is included within the RFP. This document is not include in the RFP. Please confirm and or provide it in electronic format.

A27: See Attached A201-2007

28. The RFP states that a “Cost Proposal Form is included within this RFP. This document is not include in the RFP. Please confirm and or provide it.

A28: See Attached Cost Proposal Form.

29. Technical Proposal Work Plan references Design Development Plans that are to be commented upon. Please provide.

A29: The A/E team has recently entered into the Schematic Design phase. Design drawings are not available for the CMAR proposal request. Diagrams indicating scope and scale of new construction can be found in the Master Plan developed by Ballinger Architects. The schedule anticipates that the Construction Manager will be engaged for pre-construction services in time to provide review and recommendations of the Schematic Design as it is developed before phase completion.

30. Will existing labs be fully decommissioned (chemical, etc.) prior to the CM performing any work within those spaces?

A30: No.

31. Please provide existing Underground Utility plans for areas within and adjacent to the new construction.

A31: A completed site survey will be available in the pre-construction phase.

32. The Project Description indicates the construction duration to be 29 months, however, the Cost Proposal is to be predicated upon 30 months. Which is correct?

A32: Construction duration to substantial completion is projected at 29 months.

33. Confirm Kirk and Kirk CAT will be fully occupied during construction of new building.

A33: Yes.

34. Where, on campus is the designated Contractor Parking and Staging Area?

A34: Parking and staging areas will be determined in the pre-construction process.

35. **Reference RFP Section I Submission of Bid Proposal:** Do the following documents, which either may or must be included in the Technical Proposal, count toward the 10 page maximum for this section:

- a. RIVIP Bidder Certification form?
- b. Bidder transmittal letter?
- c. Table of contents?
- d. IRS Form W-9?

A35: Items a, b, c, + d are not included in the ten page limit.

36. **Reference RFP Section I Submission of Bid Proposal:** is the “Divestiture of Investments in Iran” certification required to be submitted with the bid?

A36: Yes. Per RFP.

37. **Reference RFP Section II Scope of Work, item 3:** When will the design and preconstruction effort for Bliss Hall take place on the project calendar?

A37: Programming and Schematic Design for Bliss Hall occurs in the early preconstruction phase.

38. **Reference RFP Section IV Cost Proposal:** three (3) cost components are requested, but only two (2) cost proposal forms are included in the RFP document (for “Preconstruction” and “GC’s/GRs”). Where should the “Construction Services” cost component be entered or identified with our bid?

A38: See Attached Cost Proposal Form.

39. **Apprenticeship** – Where can we locate the General Contractor Apprenticeship Certification Form? (We have searched the RFP, the RI website and done a general Google search to no avail.)

A39: Refer to Department of Labor and Training website as noted in the Instruction to Bidders subparagraph – Apprenticeship in the RFP

