



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

October 5, 2018

ADDENDUM # 1

Bid #7597620

**Title: MPA 430 - Owner's Program Manager Supplement CR 80 –
School Construction Projects**

Bid Closing Date & Time: Wednesday, December 12, 2018 10:00 AM
Notice to Vendors:

1. Answers and clarification to questions: see below
2. Budget detail sheet
3. Sign in sheets
4. Handouts from Ride

Answers to questions:

- Page 13 of RFP: “Budget forms” not attached (“Provide hourly rates for all Owner’s Project Management Services on the attached Budget Forms.) – Bidder walk through indicated that firms are to develop their own form for submission, please confirm. Forms are included in this addendum. Please provide one form per year, otherwise the hourly rates will remain unchanged for the duration of the MPA.
- Page 15 of RFP: “Two (2) completed original and copy versions, signed and sealed Appendix A.” – does this mean (2) original signed, and (2) copies? Yes.
- Page 16 of RFP: “The technical proposal is limited to twenty (20) pages...” – does this mean 20 sheets double-sided? Yes.
- Please provide the Budget Forms referenced on page 13 of the RFP. See response to question 1.
- Are you expecting the OPM team to provide all services required for Stage 1, or will the LEA’s contract directly for these services (i.e. facility condition assessment, demographic study, educational specifications, etc.)? LEAs will contact the OPMs directly with the scope of services they are seeking.

- What is your target number of OPM's to be hired for this initial RFP? This RFP is to create a Master Price Agreement for OPMs. Because of the new statutory requirements for OPM, we anticipate including as many qualified vendors on the list as possible. LEAs would then solicit proposals from vendors on the MPA for their specific projects.

- Was there a previous RFI/RFP solicitation seeking OPM services, and if so, what was the result of that initiative? Were there firms chosen or was the solicitation not advanced, and if so, what was the reason for that? There was a separate Request for Information issued in May, which based on responses and enacted statutes led to the creation of this Master Price Agreement RFP.

- What firms are currently prequalified to perform these OPM services? If none, will all firms have to submit through this RFP or will you transfer qualifications from other State prequalification programs? This process will determine who is qualified to perform OPM services specifically for School Construction projects and is separate than MPA 430.

Clarification:

Pursuant to RIGL 37-2-7, the OPM cannot also serve as the design firm, the construction firm, and/or the subcontractors on the same project.

Kathy Missell
Chief Buyer

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

BUDGET DETAIL SHEET *
 FISCAL YEAR _____

EMPLOYEE SALARY AND BENEFIT DETAIL (TOTAL COMPENSATION)**

NAME	POSITION TITLE	NUMBER OF HOURS	HOURLY RATE (including benefits)	SALARY and BENEFIT TOTAL \$
TOTAL REQUEST				

PURCHASED SERVICES DETAIL

NAME	POSITION TITLE	HOURS	HOURLY RATE \$	TOTAL \$
TOTAL REQUEST				\$

OTHER EXPENDITURES DETAIL

EXPENSE CATEGORY	DESCRIPTION	TOTAL
Supplies and Materials		
Travel ***		
Printing		
Office Expense		
Other: <i>(describe)</i>		
Indirect Cost		

Total \$

* Please include a detail budget sheet for each state fiscal year (July 1st – June 30th)

** Please round hourly rates to the nearest whole dollar and ensure there are no rounding differences with the extended totals.

*** Reimbursement for travel within the continental United States is limited to the per diem rates established by the General Services Administration (GSA). Per diem rates are posted at www.gsa.gov/perdiem.

Reading the Blueprint

What's New in School Construction

Maintenance Thresholds **NEW**



Beginning in FY 19, LEAs are required to invest annually in ongoing maintenance. LEAs must meet one of three requirements that are phased in over a five-year period:

- a. A minimum of 3% of the operating budget (1% for FY 2019, 1.5% for FY 2020, 2% for FY 2021, 2.5% for FY 2022).
- b. A minimum of 3% of the replacement value (1% for FY 2019, 1.5% for FY 2020, 2% for FY 2021, 2.5% for FY 2022).
- c. A minimum of \$3, subject to inflation, per square foot of building space.

LEAs that do not meet this requirement will have housing aid directed to a restricted fund dedicated solely to meeting maintenance requirements.

Eligibility of Reimbursement **NEW**



Projects must meet new requirements to be eligible for state aid. In addition, certain scopes are now eligible for reimbursement.

1. For projects over \$10 million, the LEA's prime contractor must be prequalified by the School Building Authority.
2. For projects over \$1.5 million, project budgets must include an Owner's Program Manager (OPM) and Commissioning Agent. These costs shall be considered eligible for state aid at the LEA's share ratio, similar to current reimbursement for design services.
3. All projects must comply and ensure that prevailing wage laws are being followed, and ensure that minority businesses reach a minimum of 10% of the value of the bid.
4. Environmental site remediation, as defined by the School Building Authority, shall be a reimbursable expense up to \$1 million per project.
5. If, within 30 years of construction, a new school is sold to a private entity, the state shall receive a portion of the sale proceeds.

Housing Aid Reimbursement Calculation **CHANGE**



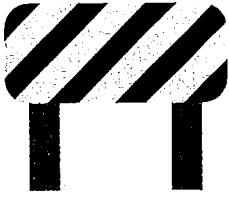
Beginning in FY 19, the school housing aid ratio applicable to each community will be determined at the time of approval by the Council on Elementary and Secondary Education. Council approvals will not include tentative bonuses, as LEAS will need to provide bonus verification at the time of project completion.

Progress Reports **NEW**



LEAs will be required to provide quarterly progress reports for all ongoing school construction projects. The School Building Authority will develop a reporting portal and template.

Technical Assistance Available



For FY19 and FY20, technical assistance and guidance on the Necessity of School Construction application process is available to every LEA.

Technical Assistance will be used to support LEAs in preparing, strengthening, and submitting a high-quality Necessity of School Construction applications.

Funds will be used for three main focus areas:

1. Technical Assistance for FY 2019 Applicants (to strengthen specific areas of current applications)
2. Technical Assistance for LEAs for Future Applicants (to enhance or conduct educational master planning)
3. The creation of a suite of resources/tools and quality standards (to assist every LEA)

Awards are 100% state funded and provided on a pay-as-you-go basis upon receipt of an approved invoice.

Examples of Eligible Expenses:

1. Educational Facility Master Planning
2. Site Selection and Remediation Process Assistance
3. Detailed Enrollment Projections



In order to continue to assist LEAs, the School Building Authority will be creating new Master Price Agreements for Educational Facility Master Planning and Owner's Program Manager.

The SBA will contact LEAs in the FY 2019 Necessity of School Construction approval cycle. An official announcement, application and payment process to LEAs seeking approval after FY 2019 will be made in November.

Questions? Contact us to learn more!

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Manuel Cordero
Assistant School
Construction Coordinator
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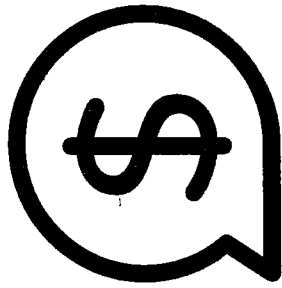
Mario Carreno
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401-222-8030

Getting Shovel Ready

Funding for School
Construction



Have you received necessity project approval? This is required for all projects to access state funding



Housing Aid

Reimbursement Model

School construction projects are eligible to receive housing aid reimbursement. The share ratio or housing aid reimbursement rate is determined annually and is based on the community's wealth. Payment occurs when the project is complete.



SBA Capital Fund

Pay-As-You-Go Model

The SBA Capital Fund provides upfront **competitive** funding for projects as a way to address high-priority needs that can be addressed within 18 months. Funding is distributed as work is being done, with the LEAs submitting invoices to RIDE. Applications are due

September 21.



Construction Bond

Pay-As-You-Go Model

The bond was approved by voters in November 2018. Like the Capital Fund, this funding is distributed as work is being done. However, unlike the Capital Fund, this pool of money is offered proportionally to LEAs across the state, not necessarily on a competitive basis.



RIDE

Recovery
Investment
Development
Enterprise

Getting Shovel Ready

Funding for School
Construction



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RIDE
Revolving Infrastructure Development
Endowment



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

BID NUMBER	7597620
BID TITLE	MPA 430 - Owner's Program Manager Supplement CR 80 - School Construction Projects
PRE-BID DATE AND TIME	11.16.2018 11:30 AM

Purchasing Representative: Katherine Missell
PRE-BID START TIME:
PRE-BID END TIME:

COMPANY NAME	COMPANY REPRESENTATIVE	ADDRESS	CONTACTE-MAIL	CONTACT PHONE NUMBER	CONTACT FAX NUMBER	PROPOSAL SUBMITTED (For Purchasing Use ONLY)
CITY POINT PARTNERS WIFE	RUDY BARAJAS	11 ELKINS ST. #470 BOSTON, MA 02127	rbarajas @ citypointpartners.com	508-329-0324		
CITY POINT PARTNERS	Leo Tarnny	10 Perrance St Suite 700, Providence	L.Tarnny @ citypointpartners.com	781 789 7 842		
Bluesnires Const	Gabriel Varga	514 River Rd Lincoln RI 02865	blueskres.com @gmail.com	402-588 401.603.5289		
SKANSKA	DALE CAMMISON	101 SOUTH BUM BOSTON, MA 02210	DALE@SKANSKA.COM	617-201-0970		
RIDEI SBA	Christine Lopes Metcalfe	RIDE	Christine_lopes@metcalfe.com			
RIDEI/SBA	Christine Lopes Metcalfe					



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Jacobs	Chris Simmler	Boston 120 ST. JAMES, MA	Christopher Simmler CJS@jcs.com	774-297-1718		
PEREGRINE GROUP	Jennifer Viviani	Rumford, RI 20 Newman Ave, Suite 1005	STRANNER@PEREGRINEGRP.COM	401-270-0600		
STV DPM	Robert Gervasini	Northfield 280 Trumbull Ave	Robert.Gervasini@stvidc.com	401-578-9411		
CSG	Karen DePersia	4 Mile Rd. W. Htfd, Ct Providence, RI	Karend@csgrupp-llc.com	860 878-0337		
Colliers	Jeff Gutsfeld	72 Pine st. Providence, RI	Jeff.Gutsfeld@colliers.com	401 234-1055 x187		
Downes Group	Joseph DeSanti	200 Stanley Street New Britain, CT 06050	Jdesanti@downes.com	203-600-9293 860-229-3755		
DAVINE GROUP	DAVE PATRICK	200 STANLEY ST. NEW BRITAIN CT	DPATRACK@DAVINESCO.COM	860-276-4446		
Firegold Alexander	Aaron Udy	77 N. WASHINGTON ST. BOSTON, MA 02114	audy@faainc.com	617-227-9272 x214		
Civil Trail	Thomson Ladd	11 Elk Lane ST Boston, MA 02127	rladd@civiltrail.com	603-950-3528		
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