



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  
October 3, 2019

**ADDENDUM # 1**

**RFP# 7599772**

**TITLE: Architecture and Engineering Services for the Phase 1  
Improvements at the University of Rhode Island,  
Narragansett Bay Campus**

**Submission Deadline: Thursday, October 10, 2019 at 10 AM (Local Time))**

**Notice:**

- Attached includes
  - Questions received with responses
  - Power point Presentation from pre bid conference
  - Sign in sheet from non-mandatory pre bid conference on 9/23/2019

**Interdepartmental Project Manager**

*Interested parties should monitor this website, on a regular basis, for any additional information.*

**RFP# 7599772**

**TITLE: Architecture and Engineering Services for the Phase 1  
Improvements at the University of Rhode Island,  
Narragansett Bay Campus**

1. Is it your intention to award all of the various project elements to a single AE firm?

**Answer:** Yes, it is the intention to award one contract to one prime vendor for the delivery of services as outlined in the RFP

2. Given the changes in nomenclature and multiple costs identified in the MP (ECC 2016, EPC 2016, EPC 2019, etc.) can you provide a breakdown of the \$27M construction cost between the seven line items on the Fee Form? Even if priorities and final budgets for each element may change, it would at least provide a (apples-to-apples) baseline for all fee proposals.

**Answer:** Below represents the probable breakout of construction dollars. As the projects are developed funding may be moved between projects to accomplish the then current University goals and priorities. The overall total construction \$ shall not exceed the values set forth in the RFP.

**Phase 1 Construction Cost in 2019 \$**

\$ 3.9MM Relocation of Pier Road, Site/Utility/Hazardous Material Storage Building

\$ 5.0MM Marine Operations Building

\$15.7MM Ocean Innovation Center (Ocean Technology and Robotics)

\$ 2.4MM Renovation of Innerspace at OSEC

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\$27.0MM Total of Phase 1 Construction

**Phase 2 Construction Cost in 2019 \$**

\$26.8MM Ocean Engineering Building (Teaching & Research/Wave & Acoustic Tanks)

\$36.6MM GSO Research East/NBC Research East (replacement for Horn Laboratory)

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\$63.4MM Total of Phase 2 Construction

3. Do you have pre-set percentages for each phase of the design, including the Pre-Design phase?

**Answer:** No, we look to each vendor to submit this information on the form provided.

4. Are we to include Food Service consultant (mentioned in OE and OSEC)?

**Answer:** We do not anticipate that new food service will be part of the current project. Each vendor is welcome to propose specialty consultants as maybe

seen as beneficial to the project. However, only those listed starting on page 10 of the RFP, under the fourth bullet of the Design Process Expectations are required.

5. Is LEED Silver certification required for the small / site elements such as: Relocation of Pier Rd, Site Utility/Haz Mat Storage Bldg., and Reno of Innerspace in OSEC?

**Answer:** No. LEED Silver is only required for the newly constructed buildings

6. Can you confirm when the sign in sheet from this morning's briefing will be uploaded and posted on the Department of Purchases website?

**Answer:** It is posted concurrent with the responses to these questions.

7. The area noted for each building is sometimes stated as GSF (# 3 and 8) and sometimes as NSF (#4 and 7). Please confirm that this was intentional; if so, we will make some assumptions about the appropriate gross square foot area of the buildings stated in terms of NSF.

**Answer:** Yes, this was intentional. In some cases the size/budget was more driven by program requirements that need to meet the nsf levels. In other cases it was a budgetary limit that dictated the overall gsf of a building. In the latter, the efficiency of the design will determine the usable program space.

8. Are there any sustainability goals for the project beyond LEED Silver, such net zero, geothermal, or the solar array indicated in the concept report?

**Answer:** It is the goal of the University to design each building to be as energy efficient as possible, so that, at a future time, with installation of projects such as the ground mount PV systems shown in the master plan we can work toward/achieve a net zero campus. Building systems driven by geothermal may be considered as part of the overall sustainability of the project if the budget allows.

9. Is a central utility plant being considered or should it be assumed that new buildings will be stand-alone?

**Answer:** In all decisions like these, we expect that the vendor will pursue multiple options during design, present the ROI and Life Cycle Analyses to the owner with recommendations and implement the outcome of the owner's decision.

10. Will there be an interview, and if so, has a date(s) been established?

**Answer:** Upon review of the proposals, should the University require clarification from any vendor, interviews will be set up. Schedule will depend on the timing of the overall process.

## 11. Historic Preservation

- a. Will any new disturbance on the campus require a State Historic Preservation Officer sign-off and/or potential Indian community sign-off?

**Answer:** Given the age of the Horn Laboratory building, should Phase 2 be funded, we will require sign off from The Rhode Island Historical Preservation & Heritage Commission for the demotion of the structure. We do not anticipate that this will be a hindering factor to the project.

- b. Are any buildings that are part of the current scope eligible for Rhode Island Historic Preservation & Heritage Commission review?

**Answer:** Given the age of the Horn Laboratory building, should Phase 2 be funded, we will require sign off from The Rhode Island Historical Preservation & Heritage Commission for the demotion of the structure. We do not anticipate that this will be a hindering factor to the project.

- c. Are we correct in assuming that Narragansett zoning regulations will not apply to the campus?

**Answer:** Given that we are locating the buildings on State Property, we will not be subject to local zoning. That said, we always plan and design our buildings to be mindful of local zoning and to be a good neighbor to the local communities that we are part of.

- d. Are there any abutter concerns that we should be aware of?

**Answer:** Not that we are aware of at this time.

## 12. Re-location of Pier Road

- a. Does this work include the parking lot as shown on Page 1-3 of the Master Plan?

**Answer:** This work does include the new parking lot shown to the east of the "Ocean Resources/Tank" building on 1-3 of the Master Plan. See attached presentation from the PreBid Conference that highlights the parking areas and roadways that are part of Phase 1 of this project.

- b. Should this project include a pre-design phase as called for in the RFP, including: "*Site Plan showing utilities, and landscape, land and/or accessibility improvements with existing and proposed grading?*"

**Answer:** Yes, all requirements as put forth in the RFP are required.

- c. Please clarify the requirements for the security station and the bus shelter.

**Answer:** The bus shelter shall be designed to be accessible and provide cover from the elements for those waiting for the bus to arrive. The Security Station shall be a small, independent, heated and cooled structure that provides a place for security staff to monitor those that enter or exit the campus.

### 13. Campus Utilities

- a. In general, we understand that the utility work includes providing all necessary utilities to the new buildings, including "*campus water, sewer, gas, electrical, telephone/data, and steam.*" Does the work also include upgrading all utilities across campus? For instance, does the work include upgrading the entire stormwater system across campus? Or is the site utility scope limited to the areas of the specific projects?

**Answer:** While we will look to the selected vendor to provide an overall comprehensive understanding of these utility systems, inclusive of stormwater, we will only implement the improvements that are necessary to deliver the hardscape and buildings that are part of these phases of work.

- b. Regarding IT, we note that the existing Horn Lab contains the primary and secondary communication hubs for the campus; shall we assume that the work associated with the Horn Lab replacement building should include all necessary scope to replace these hubs?

**Answer:** Yes

- c. Does the scope include testing for and design of a new fire pump to serve campus sprinklers?

**Answer:** Scope includes the provision of code required fire protection systems for the buildings within these phases of work. Should that require, or be more efficient through, the provision of a new campus wide fire pump system, then it will be part of this scope.

- d. Does the scope include site-wide fire alarm system?

**Answer:** Scope includes the provision of code required fire alarm systems for the buildings within these phases of work. Should that require, or be more efficient through the provision of a new campus wide fire alarm system, then it will be part of this scope

- e. If the scope includes campus-wide stormwater improvements, should we include scope of design services for the surface improvements described in the Master Plan (e.g., on Pages 6-22 and 23)?

**Answer:** While we will look to the selected vendor to provide an overall comprehensive understanding of the campus stormwater systems, we will only

implement the improvements that are necessary to deliver the hardscape and buildings that are part of these phases of work.

- f. Is the scope of landscape improvements limited to “*all work associated with the new projects?*” Please confirm that the scope does not extend to all parts of the campus.

**Answer:** The extent of the site work does not extend to all parts of campus, just the areas that are directly impacted by these phases of work.

- g. Should the site utilities project include a pre-design phase?

**Answer:** Yes. This is included as a requirement on page 9 and on the Fee Form

- h. Should we assume that the site utilities scope will include development of a phasing plan to phase the introduction of new utilities while maintaining existing utilities until a switch-over can be made?

**Answer:** Yes. As the project is realized, the remaining areas of campus will need to remain fully functional.

- i. Please clarify if it is the University’s intent to own and operate the primary underground electric infrastructure proposed in Pier Road or if this will be public utility infrastructure.

**Answer:** The Electrical infrastructure on campus is NGrid. The University intends that the electrical, natural gas, and water systems will all be public utility infrastructure in the future.

- j. Please clarify the extent of the campus stormwater improvements anticipated to be included with the Phase 1 Improvements for the URI NBC Campus. Are these limited to the Pier Road relocation, and the site improvements immediate to the proposed Marine Operations Building, the Ocean Innovation Center, and Ocean Engineering (DD only) and GSO Research (DD only)?

**Answer:** Yes. While we will look to the selected vendor to provide an overall comprehensive understanding of the campus stormwater systems, we will only implement the improvements that are necessary to deliver the hardscape and buildings that are part of these phases of work.

- k. Please clarify the quantity and location requirements of new parking required to support the proposed building program anticipated as part of Phase 1. Should the design development of the GSO Research building include the design of any new parking to account for all existing parking lost within the building site?

**Answer:** The extent of adjacent parking that is associated with the new structures in these phases is limited, as may be necessary to meet, ADA,

Material Handling and Service Vehicle requirements. Other parking shall be, per the Master Plan, pushed to the perimeter of campus and sized to meet the campus need.

- l. Please clarify if Ocean Engineering Building and the GSO Research Building should be included in the permitting applications to the CRMC and the RIDEM.

**Answer:** Yes.

- m. Please clarify if the site design should include accommodations for new driveway connections to the OSEC parking area from the relocated Pier Road.

**Answer:** The extent of access ways that are associated with the structures in these phases are limited, as may be necessary to meet, ADA, Material Handling and Service Vehicle requirements. If the Master Plan does not show access to a building to support the above, the project will still be require to deliver these aspects to ensure we can provide access and service the buildings in the future.

14. Marine Operations – none

15. Ocean Innovation Center

- a. Does this work include design of the tank(s)? Or will the tank(s) be OSOI (Owner Supplied, Owner Installed) or OSCI? (Owner Supplied, Contractor Installed)?

**Answer:** The design of the tanks will be part of the base scope. At this point we envision that the tanks will be CFCI (Contractor Furnished, Contractor Installed)

16. Hazardous Materials Yard

- a. Will this work include any structures to house hazardous materials?

**Answer:** Yes

17. Renovation of Innerspace at OSEC

- a. We assume that this work involves an expansion of the existing Innerspace area, and that the scope of this renovation is approximately 4,500 sf, as called for in the Master Plan (P. 5-10). Please confirm.

**Answer:** Although the current space is approximately 4,500 per page 5-10 of the Master Plan, page 6-13 shows a renovation of 5,500 sf which is a more accurate representation of the size of this renovation project.

- b. Is there any renovation anticipated to the existing Innerspace area?

**Answer:** Yes, included in the 5,500 sf number above.

- c. Please confirm the AV scope for this renovation -- will it include design of all AV systems to be provided in the renovated area? If so, should we anticipate that the AV systems in the new autonomous vehicle mission control space will be similar to the existing mission control room? Is there any AV scope anticipated for the existing areas?

**Answer:** Yes, Technology upgrades will be part of the Inner Space Center renovation. In fact, it will account for the majority of the project costs. It will be in line with the current technology. It will be in both new and existing space.

18. Ocean Engineering Building

- a. Does this project include the design and specification of the various tanks included in the work scope, or will these tanks be OSOI or OSCI?

**Answer:** The design of the tanks will be part of the base scope. At this point we envision that the tanks will be CSCI (Contractor Supplied, Contractor Installed)

19. Are teams allowed to visit the campus in preparation of the proposal

**Answer:** Yes. You are welcome to visit campus and tour any public areas. Please do not enter Laboratories, Classroom, Offices, or other spaces that are private in nature.

20. Will there be an interview of will the final selection be made after the two-step process described in the RFP?

**Answer:** Upon review of the proposals, should the University require clarification from any vendor, interviews will be set up.

21. Are the copies of RI registrations included in the page count for the technical proposal?

*Referring to section 1.12.b of RFP (page 5)*

**Answer:** If part of the main technical response, than yes. If attached in an appendix, then no. Please refer to section 7, item d for details.

22. Do the font/font size requirements for the technical proposal also apply to the SF330 forms? The original forms have a different font/font size than is listed in the RFP requirements.

*Referring to section 7 of RFP (page 17)*

**Answer:** The SF 330 forms are exempted from the font/font size requirements

23. What is the expected level of involvement of Faculty/PI's over the Summer Timeline?

**Answer:** URI will work to have the appropriate representatives in meetings to be able to make timely decisions. Once the PO is awarded, we will work with the



selected vendor to establish the final design schedule, incorporating these potential scheduling constraints into the timeline.

24. With respect to the stipulation to include a visit to a comparable facility:
- a. Is it intended that the entire visit will occur within one day, including all travel time? Or that travel to the comparable facility (as well as travel back) would require one day in each direction (with the visit occurring on a day in between)?

**Answer:** It is intended that the entire visit will be within one day. This includes travel from URI to the site and return travel to URI.

25. The RFP requires a \$60,000 contract allowance for reimbursable expenses.

- a. Can we assume this *excludes* expenses related to CD-CA for Ocean Engineering & GSO Research East?

**Answer:** No. This includes all reimbursables for both phases. This may be adjusted as required during the duration of the contract should both parties agree that an adjustment to this is warranted.

- b. Is this for design-team related reimbursable expenses only?

**Answer:** Yes. Allowable items for reimbursement are set forth in the B101 contract, section 11.8.1, which shall not be amended.

- c. Is this intended to cover expenses related to the visit to a comparable facility?

**Answer:** No. As stipulated on page 13 of the RFP, the fixed fee proposal shall include the costs of this one site visit. Any additional site visits, above and beyond this required one, would be eligible for reimbursement from this fund.

- d. If the design team estimates a larger (or smaller) amount being required – should this figure be adjusted?

**Answer:** No.

26. To what degree is laboratory equipment planning required as part of the proposal?

**Answer:** Laboratory equipment planning shall be included to ensure that all required laboratory equipment that will be installed shall have the necessary infrastructure to fully support its safe operation.

- a. Will the design team be expected to catalog *existing equipment* with key parameters, and track this equipment within the design process?

**Answer:** Yes. All existing equipment will need to be cataloged and accounted for so that that proper infrastructure is in place in the new laboratories to fully support its safe operation.

- b. Will there be any laboratory equipment planning required for *new equipment* that will be procured as part of the move to new facilities?

**Answer:** Laboratory equipment planning for new equipment shall be included to ensure that all required new laboratory equipment that will be installed shall have the necessary infrastructure to fully support its safe operation. Equipment may include OFOI, OFCI, and CFCI.

27. Please clarify that – per the schedule in Attachment C – all projects being designed in

Phase 1 will follow the same schedule in terms of design phases.

**Answer:** At the current time, we intend that all projects that are part of the scope are designed/constructed in a concurrent schedule duration.

- a. Can we also assume that we can schedule comprehensive workshops where we discuss programmatic and design progression for all Phase 1 projects in successive meetings over the course of 1-3 days (i.e. not separate trips/workshops for each project)?

**Answer:** Yes.

28. The fee matrix is requesting fees for CD, Bidding, and CA services for Ocean Engineering & GSO Research East. What timeframe (i.e. year, month) should we assume these activities would commence?

**Answer:** CD/Bid Summer 2021 - Spring 2022. Construction Spring/Summer 2022 -Summer 2024

29. Is section H of the SF330 form a requirements?

**Answer:** No.

30. In the PreBid meeting it was discussed that the technical proposals should be bound rather than binder clipped as outlined in the RFP. Is there a preferred binding method?

**Answer:** Yes. Spiral bond with clear cover and hard backing.

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Source  
Parrish I  
Parrish  
BIN Cass  
New - Manning 7589772

9/23/15  
10:00 AM  
Tom Ball

Firm

1/Space

EMER

Phone

Shawmut

JEFF CAMMUSO

jcammuso@shawmut.com

617.894.2906

Tsui Kobus Design

Ernst Welter

waltere@tsuikobus.design

800.1004.8605

Tsui Kobus Design

David Abramo

abramo@tsuikobus.design

617.875.1047

Breastline Thornton Group

Barbara Thornton

barbarat@breastlin Thornton.com

401.861.1600

~~Worcester~~

TEGTON ARCHITECTS

MARGO TOMMASINI

mtommas@tegtontc.com

401-5967555

PARC CORPORATION

DAVID EASTERBROOKS

deasterbrooks@parccorp.com

401-334-4100

Page Corp.

Ken DeCost

kdecost@pagecorp.com

401-334-4100

TRKP STUDIO

WALT ICEBERG

walt@trkps.com

860-447-1970

PAKE CORPORATION

DAVID POTTER

dpotter@parccorp.com

401 334-4100

Beta Group, Inc.

Frank Marinaccio

FMarinaccio@BETA-inc.com

401-580-5802

SACCOCCHIO & ASSOC.

Steve Guibeleano

Steve@SA-ARChitects.com

401-942-7970

Cosentini Associates

Steve Muthello

smuth@cosentini.com

978-758-7203

ARE SERVICED PIKAT I Immanuel 8/25/15  
 ORI Non - managers 10:00 AM  
 FOR BUREAU

From

Name

EMail

Phone

EULENZWEIG  
 EOLengweig

DELL CATHY ANNE  
 Catherine Hunt

cabalane@ellenzweig.com  
 hunt@c ellenzweig.com

617-411-5575  
 617.575.7640

VHB

Jon STASACH

STASACH@VHB.COM

401-457-2079  
 617-901-0575

EULENZWEIG

MICHAEL KAUBER  
 John Luca

KAUBER@EULENZWEIG.COM  
 jluc@traverse.la.com

401-383-1950

TRAVELSE LA

BR+H

Bryan Rydingsward

brydingsward@brplusa.com

617-875-6153

The Hopkins Group

John E. Higgins

jhiggins@TSGMA.com

508-254-4718

WILSON HIG

Gill Wilson

wilson@HIGS.com

617-899-2556 Gill

DM Wilson HGA

Cristiane Peschard

cpeschard@hga.com

617-366-1835

VHB

Scott Lindgren

Slindgren@VHB.com

401-457-7812

SMMA

Nicholas Koubkous

NKoubkous@SMMA.com

401-338-2284 (cell)

URI

DAVE PALAZZETTI

DPALAZZETTI@URI.EDU

401-874-6584