



**Solicitation Information
January 20, 2022**

RFP #7648818 PH2

TITLE: Construction Manager at Risk (CMAR), Phase II –

Clarke Science Renovations at Rhode Island College

Submission Deadline: February 17, 2022, at 11:00 a.m. (Eastern Time)

NOTICE TO VENDORS: Prequalification pursuant to 200-RICR-30-00-4 does not apply/has been waived for this Solicitation.

PRE-BID/ PROPOSAL CONFERENCE: Required

MANDATORY: YES

If YES, any Vendor who intends to submit a bid proposal in response to this solicitation must have its designated representative attend the mandatory Pre-Bid/ Proposal Conference. The representative must register at the Pre-Bid/ Proposal Conference and disclose the identity of the vendor whom he/she represents. A vendor's failure to attend and register at the mandatory Pre-Bid/ Proposal Conference shall result in disqualification of the vendor's bid proposals as non-responsive to the solicitation.

DATE: January 27, 2022, at 1:30 p.m. (Eastern Time)

LOCATION: See Zoom Invitation Below

Site Visit: Optional Site Visit: On **January 31, 2022 @ 10:00 AM** an optional site visit of the current Clarke Science building is being offered to those participants that may be interested. It is not a mandatory requirement to attend.

Site Visit Requirements: It is mandatory that site visit for RFP 7648818PH2 be conducted in compliance with all State and local social distancing guidelines, including but not limited to all executive orders imposed by the State of RI and all guidelines outlined by the CDC. All participants taking part in the pre-bid must cover mouth and nose with a cloth face covering and keep space between you and others. Groups may be separated to accommodate social gathering requirements in place at that time.

Please be prepared and allow extra time for delays due to possibilities of multiple walkthroughs with limited number of people in small groups in order to comply with crowd gathering requirements in place at that time.

Questions concerning this solicitation must be received by the Division of Purchases at gary.mosca@purchasing.ri.gov no later than **February 3, 2022, at 5:00 p.m. (EST)**. Questions should be submitted in a *Microsoft Word attachment*. Please reference the RFP# on all correspondence. Questions received, if any, will be posted on the Division of Purchases' website as an addendum to this solicitation. It is the responsibility of all interested parties to download this information.

BID SURETY BOND REQUIRED: YES

PAYMENT AND PERFORMANCE BOND REQUIRED: YES, in the full amount of the Construction Manager's GMP amount. |

NAME OF BUYER: Gary Mosca

TITLE OF BUYER: Chief Buyer |

Note to Applicants:

1. Vendors must register in RIVIP at the Division of Purchases' website at <https://www.purchasing.ri.gov/RIVIP/VendorRegistration.aspx>.
2. Proposals received without a completed RIVIP Vendor Certification Cover Form attached may result in disqualification.

THIS PAGE IS NOT A RIVIP VENDOR CERTIFICATION COVER FORM

COVID-19 EMERGENCY PROTOCOL FOR BID OPENINGS

Vendors and the public are advised that due to Covid-19 emergency social distancing requirements bid openings at the Division of Purchases shall be conducted via live streaming on the ZOOM website/application. Vendors and the public shall not be permitted to enter the Division of Purchases to attend bid openings. Vendors and the public who attend bid openings via live streaming shall be required to identify themselves and a record of all such attendees shall be maintained by the Division of Purchases. Vendor bid proposals shall be opened and read aloud at the date and time listed herein. The results of bid solicitations requiring a public copy for public works projects shall be posted on the Division of Purchases website as soon as possible after the bid opening. For RFP solicitations only vendor names shall be read aloud at the opening.

Vendors and the public are further advised that visitor access to the Powers Building at One Capitol Hill, Providence, RI requires pre-screening at the entrance to the building. In accordance with the Governor's Executive Order(s) and Department of Health emergency regulations all visitors to the Powers Building must wear a cloth mask which covers the nose and mouth. Vendors delivering bid proposals to the Division of Purchases should allow sufficient time for the pre-screening process. The Division of Purchases assumes no responsibility for delays caused by the screening process or any other reason. Vendors are solely responsible for on time delivery of bid proposals. The Division of Purchases shall not accept late bids for any reason.

BID OPENING ZOOM INFORMATION

Division of Purchases is inviting you to a scheduled Zoom meeting for the bid opening.

Division of Purchases is inviting you to a scheduled Zoom meeting.

Topic: RFP 7648818PH2 CMAR Clarke Science, Rhode Island College

Time: Feb 17, 2022 11:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84296465464?pwd=ZTdFUlBRMDRvanF6QWVOTnZLNzZYZZ09>

Meeting ID: 842 9646 5464

Passcode: 307206

One tap mobile

+16465588656,,84296465464#,,,,*307206# US (New York)

+13017158592,,84296465464#,,,,*307206# US (Washington DC)

Dial by your location

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+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

833 548 0276 US Toll-free

833 548 0282 US Toll-free

877 853 5247 US Toll-free

888 788 0099 US Toll-free

Meeting ID: 842 9646 5464

Passcode: 307206

Find your local number: <https://us02web.zoom.us/j/keg9dKv3gL>

PRE-BID CONFERENCE ZOOM INVITATION:

Division of Purchases is inviting you to a scheduled Zoom meeting for the Pre-Bid Conference.

Division of Purchases is inviting you to a scheduled Zoom meeting.

Topic: RFP 7648818PH2

Time: Jan 27, 2022 01:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86245285858?pwd=eW5KRmZQOUYrWmtnY2FsR2xnMDF6dz09>

Meeting ID: 862 4528 5858

Passcode: 619388

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Passcode: 619388

Find your local number: <https://us02web.zoom.us/j/kdrhVazaYF>

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SECTION 1: INTRODUCTION

The Rhode Island Department of Administration/Division of Purchases, on behalf of the Rhode Island College (“RIC”), is soliciting proposals from pre-qualified firms to provide [Construction Management (at Risk) services], in accordance with the terms of this Request for Proposals (“RFP”) and the State’s General Conditions of Purchase, which may be obtained at the Division of Purchases’ website at www.ridop.ri.gov. This proposal solicitation is specific to firms who were prequalified in Phase I, which differs from the State’s general pre-qualification procedures

The initial contract period will begin approximately March 1, 2022 with construction scheduled for completion by December 2024. Time should be allotted for closeout procedures that may extend beyond construction

This is a Request for Proposals, not a Request for Quotes. Responses will be evaluated on the basis of the relative merits of the proposal, in addition to cost; there will be no public opening and reading of responses received by the Division of Purchases pursuant to this solicitation, other than to name those vendors who have submitted proposals.

Instructions and Notifications to Vendors

1. Potential vendors are advised to review all sections of this RFP carefully and to follow instructions completely, as failure to make a complete submission as described elsewhere herein may result in rejection of the proposal.
2. All costs associated with developing or submitting a proposal in response to this RFP or for providing oral or written clarification of its content, shall be borne by the vendor. The State assumes no responsibility for these costs even if the RFP is cancelled or continued.
3. Proposals are considered to be irrevocable for a period of not less than 180 days following the opening date, and may not be withdrawn, except with the express written permission of the State Purchasing Agent.
4. All pricing submitted will be considered to be firm and fixed unless otherwise indicated in the proposal.

5. The purchase of goods and/or services under an award made pursuant to this RFP will be contingent on the availability of appropriated funds.
6. Vendors are advised that all materials submitted to the Division of Purchases for consideration in response to this RFP may be considered to be public records as defined in R. I. Gen. Laws § 38-2-1, *et seq.* and may be released for inspection upon request once an award has been made.

Any information submitted in response to this RFP that a vendor believes are trade secrets or commercial or financial information which is of a privileged or confidential nature should be clearly marked as such. The vendor should provide a brief explanation as to why each portion of information that is marked should be withheld from public disclosure. Vendors are advised that the Division of Purchases may release records marked confidential by a vendor upon a public records request if the State determines the marked information does not fall within the category of trade secrets or commercial or financial information which is of a privileged or confidential nature.

7. Interested parties are instructed to peruse the Division of Purchases website on a regular basis, as additional information relating to this solicitation may be released in the form of an addendum to this RFP.
8. By submission of proposals in response to this RFP vendors agree to comply with R. I. General Laws § 28-5.1-10 which mandates that vendors/subcontractors doing business with the State of Rhode Island exercise the same commitment to equal opportunity as prevails under Federal contracts controlled by Federal Executive Orders 11246, 11625 and 11375.
9. Vendors are required to ensure that they, and any subcontractors awarded a subcontract under this RFP, undertake or continue programs to ensure that minority group members, women, and persons with disabilities are afforded equal employment opportunities without discrimination on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, age, national origin, or disability.

Vendors and subcontractors who do more than \$10,000 in government business in one year are prohibited from engaging in employment discrimination on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, age, national origin, or disability, and are required to submit an "Affirmative Action Policy Statement."

Vendors with 50 or more employees and \$50,000 or more in government contracts must prepare a written "Affirmative Action Plan" prior to issuance of a purchase order.

- a. For these purposes, equal opportunity shall apply in the areas of recruitment, employment, job assignment, promotion, upgrading, demotion, transfer, layoff, termination, and rates of pay or other forms of compensation.
- b. Vendors further agree, where applicable, to complete the “Contract Compliance Report” (<http://odeo.ri.gov/documents/odeo-eeo-contract-compliancereport.pdf>), as well as the “Certificate of Compliance” (<http://odeo.ri.gov/documents/odeo-eeo-certificate-of-compliance.pdf>), and submit both documents, along with their Affirmative Action Plan or an Affirmative Action Policy Statement, prior to issuance of a purchase order.

For further information, contact the Rhode Island Equal Employment Opportunity Office via e-mail at odeo.eoo@doa.ri.gov.

10. In accordance with R. I. Gen. Laws § 7-1.2-1401 no foreign corporation has the right to transact business in Rhode Island until it has procured a certificate of authority so to do from the Secretary of State. This is a requirement only of the successful vendor(s). For further information, contact the Secretary of State at (401-222-3040).
11. In accordance with R. I. Gen. Law §§ 37-14.1-1 it is the policy of the State to support the fullest possible participation of firms owned and controlled by minorities (MBEs) and women (WBEs) in the performance of State procurements and projects. Pursuant to RIGL § 37-14.1-6(a) there shall be a minimum ten percent (10%) MBE participation requirement on all procurements and construction projects covered by this chapter. The successful bidder shall be required to certify their agreement to comply with this statute. The successful bidder will further be required to submit periodic MBE participation reports for review and approval over the life of the contract. MBE participation credit will only be granted for the utilization of firms that are duly certified as MBEs or WBEs by the State of Rhode Island, Department of Administration, Office of Diversity, Equity and Opportunity. The current directory of firms certified as MBEs or WBEs may be accessed at <http://odeo.ri.gov/offices/mbeco/mbe-wbe.php>. For further information, visit the Office of Diversity, Equity & Opportunity’s website, at <http://odeo.ri.gov/> and see R.I. Gen. Laws Ch. 37-14.1 and 220-RICR-80-10-2. The Office of Diversity, Equity & Opportunity may be contacted at, (401) 574-8253 or via email Elvys.Ruiz@doa.ri.gov
12. In the RIVIP Vendor Certification Cover Form, Section 4, Question 11, bidders shall certify agreement to the State’s contract terms. However, in accordance with Section 220-RICR-30-00-13.3(C)(3) of the General Conditions, the Vendor may submit in their bid or proposal, “[q]ualified or conditional offers which impose limitations of the Vendor’s liability or modify the requirements of the solicitation, offers for alternate specifications, or offers which are made subject to different terms and conditions, including form

contracts, other than those specified by the State.” However, qualified or conditional offers “may be, at the sole discretion of the State Purchasing Agent:

- a. Rejected as being non-responsive; or,
- b. Set aside in favor of the requirements set forth in the solicitation (with the consent of the Vendor); or,
- c. Accepted, if the State Purchasing Agent determines in writing that such acceptance is in the best interest of the State.”

By submitting a conditional or qualified offer, the Vendor bears the risk of their bid or proposal being considered non-responsive. In the event the State receives a conditional or qualified offer, the State reserves the right to adjust evaluation points in an RFP procurement, conduct a best and final offer process offering the same terms to all vendors, and/or reject a qualified/conditional proposal as being non-responsive at any time during the review process. The Vendor should not assume that any further negotiation will occur upon selection.

13. **Insurance Requirements** – In accordance with this solicitation, or as outlined in Section 13.19 of the General Conditions of Purchase, found at <https://rules.sos.ri.gov/regulations/part/220-30-00-13> and General Conditions - Addendum A found at <https://www.ridop.ri.gov/documents/general-conditions-addendum-a.pdf>, the following insurance coverage shall be required of the awarded vendor(s):

General Requirements:

- 14a) Liability - combined single limit of \$1,000,000 per occurrence, \$1,000,000 general aggregate and \$1,000,000 products/completed operations aggregate.
- 14b) Workers compensation - \$100,000 each accident, \$100,000 disease or policy limit and \$100,000 each employee.
- 14c) Automobile liability - \$1,000,000 each occurrence combined single limit.
- 14d) Crime - \$500,000 per occurrence or 50% of contract amount, whichever is greater.

Professional Services:

- 14e) Professional liability (“errors and omissions”) - \$2,000,000 per occurrence, \$2,000,000 annual aggregate.
- 14f) Environmental/Pollution Liability when past, present or future hazard is possible - \$1,000,000 per occurrence and \$2,000,000 aggregate.

- 14g) Working with Children, Elderly or Disabled Persons – Physical Abuse and Molestation Liability Insurance - \$1 Million per occurrence.

Information Technology and/or Cyber/Privacy:

- 14h) Technology Errors and Omissions - Combined single limit per occurrence shall not be less than \$5,000,000. Annual aggregate limit shall not be less than \$5,000,000.

- 14i) Information Technology Cyber/Privacy – minimum limits of \$5,000,000 per occurrence and \$5,000,000 annual aggregate. If Contract Party provides:

- a) key back office services Contract Party shall have a minimum limit of \$10,000,000 per occurrence and \$10,000,000 annual aggregate;
- b) if Contract Party has access to Protected Health Information as defined in HIPAA and its implementing regulations, Personal Information as defined in in R.I. Gen. Laws § 11-49.3-1, et seq., or as otherwise defined in the Contract (together Confidential Information”), Contract Party shall have as a minimum the per occurrence, per annual aggregate, the total rounded product of projected number of persons data multiplied by \$25 per person breach response expense per occurrence; but no less than \$5,000,000 per occurrence, per annual aggregate; or,
- c) if the Contract Party provides or has access to mission critical services, network architecture and/or the totality of confidential data \$20,000,000 per occurrence and in the annual aggregate.

Other:

Specify insurance type and minimum coverage required, e.g. builder’s risk insurance, vessel operation (marine or aircraft):

- 14j) Other – Builder’s Risk Insurance for full amount of Contract price

14. Bid Surety Bond – Vendors responding to this RFP must furnish, with their bid proposals, either a bid bond from a surety licensed to conduct business in the State of Rhode Island or a certified check payable to the State of Rhode Island in the amount of five (5%) percent of the vendor’s cost proposal. *(Vendors for Rhode Island Department of Transportation highway and bridge projects must furnish, with their bid proposals, a bid bond from a surety licensed to conduct business in the State of Rhode Island. Certified checks are not permitted for these projects.)* An attorney-in-fact who executes a bond on behalf of the surety must provide a certified current copy of the power of attorney. A successful vendor who fails to submit the additional documentation required by the tentative letter of award and/or fails to commence and pursue the work in accordance

with the contract awarded pursuant to this solicitation may forfeit, at the discretion of the State Purchasing Agent, the full amount of the bid surety as liquidated damages. The State will retain the bid surety of all vendors until the earliest of: (i) the issuance of the Purchase Order; (ii) the 61st day following the proposal submission deadline; or (iii) the rejection of all proposals.

15. Payment and Performance Bond - The successful vendor must furnish a 100% payment and performance bond from a surety licensed to conduct business in the State of Rhode Island upon the tentative award of the contract pursuant to this solicitation.
16. AIA Contract A133-2017- For public works projects, the selected Vendor must submit a fully executed Rhode Island custom AIA contract. If awarded the contract, Vendor shall be required to obtain the specified AIA Documents from <https://documentsondemand.aia.org/?filter=Rhode>. Design Agents must obtain and utilize the Custom Rhode Island AIA Documents G701-2017, AIA G714-2017, AIA G802-2017, which can also be located at <https://documentsondemand.aia.org/?filter=Rhode>. Full instructions will be included in the Tentative Selection Letter.

SECTION 2: BACKGROUND

The Owner, on behalf of Rhode Island College, intends to renovate and construct an addition to the Clarke Science building on the Rhode Island College Campus. This building is home to the Physical Sciences. The Owner has determined, in accordance with the provisions of R.I. Gen. Laws § 37-2-27.1, that it will utilize the construction manager at risk method of construction contracting for this Project.

The Owner has retained the firm of Brewster Thornton Group Architects (the “Design Agent”) to provide architectural, engineering, and design services for the Project pursuant to Solicitation No. 7618802. The Design Agent’s team includes architecture, mechanical, electrical, plumbing, and structural engineering, civil engineering, and landscape architecture.

The Owner has retained the services of Colliers Project Leaders (the “Owner’s Program Manager”), to represent it as owner’s program manager throughout the design, construction, and close-out phases of this Project pursuant to Solicitation No. 7642822.

The Project team for this Project will consist of a representative from each of the Owner, Rhode Island College, the Design Agent, the Owner's Program Manager, and the construction manager at risk. Project design was initiated in October 2021. It is anticipated that the schematic design phase will be initiated in early 2022. A feasibility study for the project was completed in September 2020 by SLAM. This document is available as part of this solicitation (Appendix C). It is anticipated that construction will begin in 2022 and continue up to 24 months, with occupancy anticipated during late 2024.

SECTION 3: SCOPE OF WORK AND REQUIREMENTS

Rhode Island College plans to renovate and modernize Clarke Science. The building will be renovated to meet the needs of current and future programs. In 2020, RIC completed a feasibility study for Clarke Science. The building was constructed in 1962 and currently serves as the home for the Department of Physical Sciences, part of the Faculty of Arts and Science, which includes chemistry, physics, geology, astronomy, and oceanography.

It was recommended in the feasibility study that the most appropriate way to renovate this building was to construct a new addition and do an extensive renovation on the existing building to provide new and improved classrooms, offices, and research labs.

The project scope comprises renovations to the existing building and addition with a total project cost of \$38 million in 2021 dollars. Construction costs are estimated to be approximately \$30 million. The current Program, listed as Appendix B, includes the addition of approximately 14,000 NSF to the existing building with a proposed Imaging Suite of 4.450 NSF as an Add-Alternate.

This program may be adjusted as necessary to meet departmental needs and budgetary considerations after the project programming study is conducted.

The Clarke Sciences building will be an integral part of the campus quadrangle, and its site development, pedestrian circulation, and landscaping design will enhance the campus spaces on all sides of the building.

It is anticipated that the construction manager at risk (“CMAR”) will be an integral partner in the conclusion of the design process and throughout the construction and delivery of all of the components of the Project as outlined in the Description. The CMAR shall administer all construction activities and provide management direction to CMAR staff to ensure effective communication and coordination with the Owner. The CMAR shall develop, implement, and manage plans that define controls for all aspects of the Project. The CMAR shall manage the execution of the Project in order to achieve timely and cost-effective completion of all activities while maintaining high construction quality. These procedures will be coordinated with the completion of contracts and approvals negotiated simultaneously with the various members of the Project Team and the Project schedule and budget.

Project Labor Agreement (PLA) - The Department of Administration has approved the use of a project labor agreement with the Rhode Island Building and Construction Trades Council and its affiliated local unions that will govern certain terms and conditions of employment for workers of the successful bidder and any subcontractors performing construction work and services on this Project. The terms and conditions of the project labor agreement will supersede any other terms and conditions of any collective bargaining agreements or other agreements covering such workers. The successful bidder will be required to enter into and comply, and all subcontractors performing services on this Project will be required to comply, with the terms and conditions of the project labor agreement. The labor agreement is currently being developed and will be made available to vendors when complete.

CMAR activities will include, but not be limited to:

a) Preconstruction

- Attendance at recurring meetings and provision of meeting minutes and correspondence if CMAR is leading the meeting
- Recurring reporting to Project Team
- Provide logistics plans to ensure that the adjacent areas of the campus remain operational at all times.

- If not complete, support ongoing negotiation of the Project Labor Agreement
- Design Review Coordination
 - Evaluation of current Project documents (Current Program (Appendix B), Feasibility Study (Appendix C), Schematic Design) and ongoing design documents through completion of 100% Construction Documents
 - Provide opinion on constructability, value engineering, schedule and design objectives for the Project
 - Review and provide opinion on phasing and early release option
- Project Schedule
 - Generate, review, and revise a draft Project construction schedule
 - Maintain approved Project construction schedule
- Project Cost Estimate Review
 - Review and provide opinion on cost estimates prepared by the Design Agent and the Owner's Program Manager to date – the Design Agent and the Owner's Program Manager will be preparing two cost estimates for the Design Development plans which will be reconciled. It is anticipated that the CMAR will review these estimates and provide comment and input on revisions.
 - Additional cost estimating to support ongoing design and preconstruction
 - It is not anticipated that the CMAR will conduct a separate cost estimate for the Project

b) Procurement/Bidding

- In coordination with the Owner and the Division of Purchases, establish a protocol and plan to meet the requirements set forth in R. I. Gen. Laws § 37-2-27.4
- Establish required technology interface (website, ftp site or other) for purposes of providing transparency in bidding and procurement process to meet the requirements set forth in R. I. Gen. Laws § 37-2-27.4
- Prequalification

- Bidding
- Approval and selection of subcontractors with the Owner and the User Agency
- Scope and contract negotiation with subcontractors
- Execution of subcontracts

c) Construction

- Early release construction as approved by Owner
- Mobilization activities
- Oversight and management of day-to-day construction activities
- Coordination with on-site operations personnel regarding day-to-day construction activities as it relates ongoing operations and resident and staff safety and welfare
- Recurring meetings with the Owner, Design Agent, and CMAR to review progress of the Project, schedule, budget, and issues. CMAR shall provide meeting minutes and distribution
- Issuance of Requests for Information, submittals, and other correspondence in accordance with industry standard protocol to resolve questions and coordination issues in the field
- Issuance and coordination of monthly requisitions for payment for overall construction Project including all subcontractors. Requisitions for payment shall be made pursuant to AIA 702-1992 and AIA 703-1992, with supporting documentation required by the Owner
- Systems start-up and punch list with the Design Agent (commissioning agent)
- Final cleaning
- Recurring reporting for Owner, local, state, and federal requirements, including audits and legislative requirements which may include, but not be limited to:
 - Progress Reports
 - Forecast of construction cost
 - Requests for Information/Submittal Logs

- Potential Change Order/Change Order Logs
- Analysis of construction critical path(s) and secondary critical paths
- Update master Project construction schedule
- Analysis of time lost/gained
- Update master Project construction budgets
- Budget modifications
- Project final construction cost
- Summary of significant changes in the anticipated costs
- Action list - update of last action list
- Construction cash flow summary

d) Close-Out

- Obtaining appropriate federal, state, local, and Owner approvals
- Generation of punch list for all subcontractors
- Addressing and satisfying all items on Project punch list(s), including Owner and CMAR
- Removal of all temporary site facilities
- Provision of as-builts
- Provision of Owner manuals
- Provision of operations and maintenance documentation
- Provision of product warranties
- Provision and overview of spares and attic stock
- Processing of final requisitions including all required supporting documentation including warranty, lien releases, and other required documents

The project design will conform to the requirements of the State of Rhode Island International Green Construction Code and will meet the US Green Building Council standards for LEED Silver certification, as well as all other state life safety and building codes.

SECTION 4: PROPOSAL

A. Technical Proposal

Narrative and format: The proposal should address specifically each of the following elements:

1. Work Plan

Describe the bidder's understanding of the requirements of the Owner and User Agency pursuant to the solicitation, including the intended results.

Address each of the major components described under Scope of Services, as well as any technical issues that will or may arise in performing the requested services.

Include a specific plan detailing the manner in which the bidder will develop, provide, and monitor the requested services.

Review and provide substantive comments on the available design documents and make recommendations for improvements.

Identify proposed measures and staffing to assure jobsite safety.

2. Project Approach

In narrative form, the bidder shall provide a project approach, including:

- staffing
- early release work

- phasing (preconstruction, construction, close-out)
- integration of construction and day-to-day operational activities

Additionally, the bidder shall include methods of cost control and value engineering, BIM and other technology approaches to ensure Project success.

3. - Procurement Approach

In narrative form, the bidder shall provide a procurement approach in compliance with applicable Rhode Island law:

- **prequalification of subcontractors**
- **bidding of subcontracts (in accordance with the provisions of R. I. Gen. Laws § 37-2-27.4)**
- **preparation of abstracts**
- **presentation and decision-making with project partners**
- **addressing bid challenges**

B. Cost Proposal

Detailed Budget and Budget Narrative:

Provide a detailed cost proposal for fees to be charged for the services specified in this solicitation. Include a budget and an explanation of the basis and rationale of the proposed fee structure.

The cost proposal shall include an itemization of the following fees:

- *Preconstruction*: Fixed fee for preconstruction services, including without limitation, attendance at team meetings, review of drawings and team provided cost estimates, and providing opinions on cost, constructability, and schedule, with a detailed breakdown for the project executive, project manager, estimator, scheduler, and support staff, assuming a 10-month schedule
- *Construction services*: Fixed fee for construction services, with profit and overhead separately itemized, subject to finalization in the negotiation and execution of the GMP Amendment; and
- *General Conditions/General Requirements*: Estimated cost of the general conditions and general requirements, with a detailed breakdown based on a 24-month schedule, subject to finalization in the negotiation and execution of the GMP Amendment. The breakdown is listed as items “C” through “H” in Appendix D.

Provide a cost proposal for the required services which include the following: [

Bidders shall use the attached Cost Proposal Form (Appendix D, included with this solicitation) as an example of the detail required to support the preconstruction fee and modify it as necessary.

Bidders shall use the General Conditions/General Requirements Schedule (included with this solicitation) as an example of the detail required to support the calculation of the estimated cost and modify it as necessary.

The successful bidder will be expected to provide a Guaranteed Maximum Price for review and approval prior to the start of construction.]

SECTION 5: EVALUATION AND SELECTION

Proposals shall be reviewed by a technical evaluation committee (“TEC”) comprised of staff from State agencies. The TEC first shall consider technical proposals.

Technical proposals must receive a minimum of 48 points ((80.0%)) out of a maximum of (60) points to advance to the cost evaluation phase. Technical proposals scoring less than 48 points shall not have the accompanying cost proposals opened or evaluated; such proposals shall not receive further consideration.

Technical proposals scoring 48 points or higher shall have the cost proposals evaluated and assigned up to a maximum of 40 points bringing the total potential evaluation score to 100 points. An additional 10 points will be made available for interview performance and preparedness. Only firms who receive 48 points or higher on the technical score will be interviewed.

The Division of Purchases reserves the right to select the vendor(s) or firm(s) (“vendor”) that it deems to be most qualified to provide the goods and/or services as specified herein; and, conversely, reserves the right to cancel the solicitation in its entirety in its sole discretion.

Proposals shall be reviewed and scored based upon the following criteria:

Criteria	Possible Points
TECHNICAL PROPOSAL	
Work Plan	20 Points
Project Approach	20 Points
Procurement Approach	20 Points
Maximum Total Technical Points	60 Points
COST PROPOSAL	
Preconstruction Fee	5 Points
Construction Services Fee	20 Points
General Conditions/General Requirements Fee (Items C-H on Cost Proposal Form)	15 Points
Maximum Total Cost Points	40 Points
Total Possible Evaluation Points	100 Points
Interview	10 Points
TOTAL POSSIBLE POINTS	110 Points

*Cost Proposal Evaluation:

For each cost category, the vendor with the lowest cost proposal shall receive one hundred percent (100%) of the available points for cost. All other vendors shall be awarded cost points based upon the following formula:

$$(\text{lowest cost proposal} / \text{vendor's cost proposal}) \times \text{available points}$$

For example: If the vendor with the lowest cost proposal (Vendor A) bids \$65,000 and Vendor B bids \$100,000 for monthly costs and service fees and the total points available are thirty (30), Vendor B's cost points are calculated as follows:

$$\$65,000 / \$100,000 \times 30 = 19.5$$

General Evaluation:

Points shall be assigned based on the vendor's clear demonstration of the ability to provide the requested goods and/or services. Vendors may be required to submit additional written information or be asked to make an oral presentation before the TEC to clarify statements made in the proposal.

SECTION 6: QUESTIONS

Questions concerning this solicitation must be e-mailed to the Division of Purchases at gary.mosca@purchasing.ri.gov no later than the date and time indicated on page one of this solicitation. No other contact with State parties is permitted. Please reference **RFP # 7648818 PH2** on all correspondence. Questions should be submitted in writing in a Microsoft Word attachment in a narrative format with no tables. Answers to questions received, if any, shall be posted on the Division of Purchases' website as an addendum to this solicitation. It is the responsibility of all interested parties to monitor the Division of Purchases website for any procurement related postings such as addenda. If technical assistance is required, call the Help Desk at (401) 574-8100.

SECTION 7: PROPOSAL CONTENTS

A. Proposals shall include the following:

1. One completed and signed RIVIP Vendor Certification Cover Form (included in the original copy only) downloaded from the Division of Purchases website at www.ridop.ri.gov. *Do not include any copies in the Technical or Cost proposals.*
 - a. Technical Proposal - describing the qualifications and background of the applicant and experience with and for similar projects, and all information described earlier in this solicitation. One (1) Electronic copy on a CD-R, marked "Technical Proposal - Original".
 - b. One (1) printed paper copy, marked "Technical Proposal -Original" and signed.
 - c. Four (4) printed paper copies
2. Cost Proposal - A separate, signed and sealed cost proposal (Appendix D), proposed to complete all of the requirements of this project.
 - a. One (1) Electronic copy on a CD-R, marked "Cost Proposal -Original".
 - b. One (1) printed paper copy, marked "Cost Proposal -Original" and signed.
 - c. Four (4) printed paper copies

B. Formatting of proposal response contents should consist of the following:

1. Formatting of CD-Rs – Separate CD-Rs are required for the technical proposal and cost proposal. All CD-Rs submitted must be labeled with:
 - a. Vendor's name
 - b. RFP #
 - c. RFP Title
 - d. Proposal type (e.g., technical proposal or cost proposal)
 - e. If file sizes require more than one CD-R, multiple CD-Rs are acceptable. Each CD-R must include the above labeling and additional labeling of how many CD-Rs should be accounted for (e.g., 3 CD-Rs are submitted for a technical proposal and each CD-R should have additional label of '1 of 3' on first CD-R, '2 of 3' on second CD-R, '3 of 3' on third CD-R).

Vendors are responsible for testing their CD-Rs before submission as the Division of Purchase's inability to open or read a CD-R may be grounds for rejection of a Vendor's proposal. All files should be readable and readily accessible on the CD-Rs submitted with no instructions to download files from any external resource(s). If a file is partial,

corrupt or unreadable, the Division of Purchases may consider it “non-responsive”. USB Drives or any other electronic media shall not be accepted. Please note that CD-Rs submitted, shall not be returned.

2. Formatting of written documents and printed copies:

- a. For clarity, the technical proposal shall be typed. These documents shall be single-spaced with 1” margins on white 8.5”x 11” paper using a font of 12-point Calibri or 12-point Times New Roman.
- b. All pages on the technical proposal are to be sequentially numbered in the footer, starting with number 1 on the first page of the narrative (this does not include the cover page or table of contents) through to the end, including all forms and attachments. The Vendor’s name should appear on every page, including attachments. Each attachment should be referenced appropriately within the proposal section and the attachment title should reference the proposal section it is applicable to.
- c. If the solicitation includes a proposal template for vendor use, it shall be typed using the formatting provided in the template.
- d. Printed copies are to be only bound with removable binder clips.

SECTION 8: PROPOSAL SUBMISSION

Interested vendors must submit proposals to provide the goods and/or services covered by this RFP on or before the date and time listed on the cover page of this solicitation. Responses received after this date and time, as registered by the official time clock in the reception area of the Division of Purchases, shall not be accepted.

Proposals should be mailed or hand-delivered in a sealed envelope marked “**RFP# 7648818 PH2**” to:

RI Dept. of Administration
Division of Purchases, 2nd floor
One Capitol Hill
Providence, RI 02908-5855

NOTE: Proposals received after the above-referenced due date and time shall not be accepted. Proposals misdirected to other State locations or those not presented to the Division of Purchases by the scheduled due date and time shall be determined to be late and shall not be accepted. Proposals faxed, or emailed, to the Division of Purchases shall not be accepted. The official time clock is in the reception area of the Division of Purchases.

SECTION 9: CONCLUDING STATEMENTS

Notwithstanding the above, the Division of Purchases reserves the right to award on the basis of cost alone, to accept or reject any or all proposals, and to award in the State's best interest.

Proposals found to be technically or substantially non-responsive at any point in the evaluation process will be rejected and not considered further.

If a Vendor is selected for an award, no work is to commence until a purchase order is issued by the Division of Purchases.

The State's General Conditions of Purchase shall be the contractual terms and conditions between the parties upon issuance of a Purchase Order by the Division of Purchases. The State's General Conditions of Purchase can be found at <https://rules.sos.ri.gov/regulations/part/220-30-00-13> and addenda can be found at <https://ridop.ri.gov/rules-regulations/>.

Contractors listed below have been evaluated and determined to be pre-qualified to bid on the next phase of the above listed solicitation.

COMPANY NAME	ADDRESS
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Bacon Construction – 241 Narragansett Park Drive, East Providence, RI 02916

Bond Building Construction Inc. – One Cedar Street, Suite 100, Providence, RI 02903

Daniel O'Connell's Sons – 800 Kelly Way, Holyoke, MA 01040

Dimeo Construction Company – 75 Chapman St. Providence, RI 02905

Gilbane Building Company – 7 Jackson Walkway, Providence, RI 02903

Suffolk Construction Company – 65 Allerton Street, Boston, MA 02119