



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

ADDENDUM # 2

2/11/2022

Solicitation #7648818PH2

Title: Construction Manager at Risk (CMAR), Phase II – Clark Science Renovations at Rhode Island College.

Submission Deadline: Note Change:

FROM: February 17, 2022 @ 11:00 AM (ET)

TO: February 23, 2022 @ 11:00 AM

Per the issuance of ADDENDUM #2 the following are noted:

Submitted questions & responses
Revised proposal/cost form (appendix D)
Drawings
Pre-Bid participants

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

Gary P. Mosca
Chief Buyer



**RFP #7648818 PH2, Clarke Science Renovations at Rhode Island College
Submitted Questions and Responses:**

1. Can you please confirm if a Bid Bond is required, reference Item 14 on page 11 of the RFP. If so can you please confirm what the basis of the value should be?

Response: Item 14 on page 11 indicates the Bid Surety Bond to be 5% of the CM's bid proposal.

2. Per the site walk, can you please provide the updated concept drawings with the new location of the addition on the North side of the building in lieu of the West side?

Response: The Conceptual Design was public posted as Addendum #1. See item #13 below.

3. Can you please provide drawings of the existing Clarke Science Building?

Response: Available existing drawings will be posted as an addendum. These drawings are from the original construction of Clarke Science and do not include renovations that have been made over the years.

4. Is there a preferred route to and from the Clarke Science Building within the RIC campus for construction related traffic?

Response: Preferred construction delivery route is to turn onto Cole Road from College Road and left onto Library Road; See attached campus map. Confirmation of the route will need to be confirmed with Campus Police and all appropriate safety measures taken.

5. Are there any campus utilities that will be impacted as part of this project? Can you also elaborate on seasonal availability to connect or modify any utilities that may require a shut down?

Response: The current design is showing an addition directly above the campus' steam valve system. The current survey should be reviewed to determine any other possible conflicts. Any shutdowns should take place while classes are not in session. Steam shutdowns must also be coordinated with both cooling and heating seasons. Other utilities potentially impacted include campus water and campus electrical. Shutdowns need to be coordinated with the College.

6. Is there any information or surveys available of subsurface conditions in the footprint of the new addition?

Response: See attached files for the latest soils information received from the geotechnical engineer.

7. Can you please provide the sound/vibration sensitivity limits or parameters for ongoing or planned research that may take place during the construction timeline?

Response: The Biochem Lab's stopped flow instrument is very sensitive to vibration. This instrument will be used for the duration of the renovation. The Instrument room's equipment is also sensitive to vibration and constant low-level vibration is also a concern for other instruments.

Depending on the phasing of the project and associated location of temporary facilities, this may need to be addressed by the Construction Manager.

8. Can you please confirm that cost proposals shall be based on 10 months of preconstruction and 24 months of construction?

Response: We estimate 12– 14 months of preconstruction services and 24 months of construction. For pre-construction, provide a monthly cost (see revised bid form).

9. Are existing campus plans available for use to develop logistics plans?

Response: A campus map can be found at the following link:

<https://www.ric.edu/admissions-financial-aid/visit-our-campus/campus-map>

10. Is there any updated information on preferred North Addition scheme?

Response: The Conceptual Design was public posted as Addendum #1. See item #13 below.

11. Are we able to use our own font, point size, and margins for the proposal formatting?

Response: Yes

12. Could you please clarify what you mean by "preparation of abstracts"? – page 19 of 20 under Procurement Approach.

Response: Procurement approach shall contain a short summary of the firm's procurement process, covering all key steps or processes.

13. During pre-proposal, there was mention of conceptual design document availability, will conceptual design documentation be made available to proposers, or should proposers base their response solely on the feasibility study design approach?

Response: Conceptual Design was publicly posted as Addendum #1 to the State Purchasing website www.ridop.ri.gov

14. Bid Form Appendix D - Item F. Construction Managers Contingency. Historically, gauging of project contingency factor is usually a function of documentation level, as this effort is ongoing, could you consider removing item F. from Bid Form and allow the team to collectively decide appropriate Construction Phase Contingency in parallel with design documentation?

Response: The Construction Manager's Contingency should be based upon 100% complete Construction Documents, of which the Construction Manager will have provided

review and commentary during the design process. In addition to the Construction Manager's Contingency, cost estimates provided at each phase should contain a Design and Pricing Contingency relative the level of document completeness. The GMP should not contain a Design and Pricing Contingency.

15. In Section 7.2.a Formatting, the RFP notes a requirement of 'a font of 12-point Calibri or 12-point Times New Roman'. Is it acceptable to use our standard branded proposal template, which employs a similar/equivalent sans serif font to Calibri, and was developed to ensure legibility for the reader?

Response: Yes

16. Is there a predetermined area available for contractor parking on campus?

Response: A parking area will be designated for contractor parking. The location has not been determined at this time. For the purposes of the proposal, assume that Parking Lot A will be used for this purpose.

17. In Section 4.A.3, the RFP asks for a Procurement Approach narrative on the 'preparation of abstracts'. Please clarify the content and audience for the abstracts.

Response: Procurement approach shall contain a short summary of the firm's procurement process, covering all key steps or processes.

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18. Please provide existing building and campus CAD files for use in developing our Construction Management Plan. If available please provide existing utilities (underground Steam, electrical/tel-data, Storm) and Mechanical/Electrical/Plumbing/Fire Protection drawings.

Response: These documents are being made available by addendum. The files are not up-to-date and are being provided for general reference and high-level planning.

19. Please confirm the Greenhouse is to remain active for the duration of the Work. If so, please confirm that the existing services that feed the greenhouse originate in the existing Clark Science Building or if this facility is supported from other sources.

Response: Yes, the greenhouse is to remain active. Yes, the services that feed the greenhouse originate in Clarke Science.

End.

APPENDIX D – Revised Addendum #2



Construction Manager Proposal Form

Firm:

Address:

Telephone:

Fax:

Contact Person:

Date:

A. Fixed Fee for Pre-Construction Services (12-14 months)

_____ Dollars

\$(_____)

Or

Monthly Cost

_____ Dollars

\$(_____)

APPENDIX D – Revised Addendum #2

B. CM Fee for Construction (Based on a \$30,000,000.00 construction budget, inclusive of all CM costs, including those listed below).

_____ Dollars

\$(_____)

Or

Percentage of "Cost of the Work" _____ Percent _____%)

C. Construction Manager's Costs for General Conditions (Provide a separate detailed list of all general conditions and their associated costs)

_____ Dollars

\$(_____)

D. Construction Manager's Performance & Payment Bond

_____ Dollars

\$(_____)

E. Insurance Cost

_____ Dollars

\$(_____)

F. Construction Manager Contingency

_____ Dollars

\$(_____)

Or

Percentage of "Cost of the Work" _____ Percent _____%)

APPENDIX D – Revised Addendum #2

G. General Requirements (Provide a separate detailed list of all general requirements and their associated costs)

_____ Dollars
\$(_____)

H. Total Construction Management Fees (Sum of Items A-G above)

_____ Dollars
\$(_____)



RFP 7648818PH2 -

Construction Manager at Risk (CMAR), Phase II Clarke Science Renovations at Rhode Island College

Pre-Bid: 1/27/2022

Attendees

Gary Mosca – RI State

Elvys Ruiz –RI State

Jeff Gotts – Collier

Joe Barry – Guest

A Dematteo – Guest

Anthony Aquino – Guest

Art Caron – Guest

Brett DiPertrillo – Guest

Christina Riordan – Guest

Christine Jablonski – Guest

C. Matthes – Guest

David Cook – RIC

Frank Reynolds – Guest

Jacob Forsaith – Guest

Kevin Fitta – RIC

K. Mello – RIC

Lenna Kent – Guest

Neil Regis – Guest

Patricia Filippone – Guest

Peter L’Hommedieu – Guest

Jessica Cimorelli- RIC

Steve DePaola – Guest

Tom Walsh – Guest