



Procurement #: 43974>

CITY OF PROVIDENCE, RHODE ISLAND

Department:

RFP Title: Design Build (D/B) Services for three (3) school construction projects

Opening Date: 03/25/2024

Addendum #: 3

Issue Date: 03/06/2024

The purpose of this addendum is:

Revised Milestone Dates

Updated Bid Form, Staff Matrix, and fee Matrix

Clarification on Schematic and Design Flexibility

Providence City Hall
25 Dorrance Street
Providence, RI 02903



**Addendum #03
TO**

**RFP Title: DESIGN BUILD (D/B) SERVICES FOR THREE (3)
SCHOOL CONSTRUCTION PROJECTS; NEW OR HYBRID (NEW
OR PARTIAL RENOVATION) MOUNT PLEASANT HIGH SCHOOL,
AND TWO (2) NEW PREK-8 SCHOOLS IN PROVIDENCE, RI**

Procurement #: 43974

Please be advised of the following updates to the RFP:

1. Revised Milestone Dates:

- Questions Due: March 14th, 2024
- Bids Due: March 25th, 2024 @ 2:15 PM

2. Updated Bid Form, Staff Matrix, and fee Matrix

We have updated the bid form, staff matrix and fee matrix for this RFP. Access the updated form via the following links:

<https://downesconstruction.sharefile.com/d-s27ee50b04341619080ab6a3adf1712>
<https://downesconstruction.sharefile.com/d-sf60e0f2ed6ca46cfa87ce9a08f31bca8>
<https://downesconstruction.sharefile.com/d-s2ef110be2de643caa22e279d3d81de87>

3. Clarification on Schematic and Design Flexibility:

The schematic provided in the RFP should be considered a framework for the deliverables we seek. It is not a rigid requirement for the final design. Our decision to utilize a design-build approach is intended to allow the selected team considerable flexibility in collaborating on the design and construction phases. This approach is meant to ensure the project aligns with the allocated budget while meeting our requirements.

We encourage bidders to propose conceptual designs if implementing the provided schematic proves challenging within the budget constraints. Our goal is to foster innovation and efficiency, ensuring the best possible outcome for this project.

Exhibit link: Progressive Design-Build Agreement.docx
<https://downesconstruction.sharefile.com/d-s571f69a330c0409dad4b44db71d53208>

Exhibit link: Progressive Design-Build - General Conditions.docx
<https://downesconstruction.sharefile.com/d-se926595bc26747c39219ec68e9368552>

RFI Questions and Answers:

Q: On the Pricing Forms, Section 1, Item C asks for a "NTE Construction Costs" value. Please advise if this value is required.

A: The pricing form has been updated, and the "not to exceed" clause has been Removed.

Q: The Pricing Form includes a Schedule of Values table with a "NTE" total. Please advise if this Schedule of Values is required.

A: The pricing form has been updated, and the "not to exceed" clause has been Removed.

Q: If the above-referenced Schedule of Values table is required, is the "NTE" (Not to Exceed) total required, or can that language be removed.

A: The Not-to-Exceed (NTE) construction cost value and associated language have been omitted.

Q: Will working Bridging Documents (CAD Files) be available for use to design the schools?

A: The selected design build team will be granted access to all available files.

Q: Please confirm play fields are available for laydown area during construction.

A: We cannot assure the availability of all ball fields across the three projects for laydown areas. However, we will work closely with the awarded design-build team to ensure that laydown areas are accessible for all projects.

Q: For continuity of the RFP process, please confirm that the CM / Design Team are to adhere to the current preconstruction and construction schedules furnished?

A: While there is some flexibility in the preconstruction phase, we must commit to the final construction completion date. It is important to note that punch list items, commissioning, and other minor tasks may extend beyond the initial schedule deadline.

Q: Please provide dates that each school will be vacated.

A: All schools will be vacated on July 1st 2024.

Q: Does the owner foresee any revisions to the criteria design, or is this implementation of the criteria to be set into biddable documents?

A: The owner currently does not anticipate any modifications to the design criteria. However, minor adjustments may be necessary as we progress through the process. Should any changes arise, we will address them accordingly in the future.

Q: Are we to assume the program/educational specification provided in the Stage II is accurate?

A: Please proceed under the assumption that the program or educational specifications provided in Stage II are accurate. Should there be any updates or modifications in the future, we will adapt accordingly.

Q: Understanding the bid deadline was extended, can you please confirm that the DB team will be authorized to proceed with the project by April 1, 2024?

A: Given the nature of this process, it's not possible to guarantee that the DB team will receive authorization to commence the project precisely on April 1, 2024. All teams will be informed of the official authorization date as soon as it is determined.

Q: Per Addendum #2 requirement to provide "Budget" pricing for the construction of the schools, is the intent to provide "Budget" pricing based on the schematic documents provided in the RFP?

A: The schematic included in the Request for Proposal acts as a framework outlining our desired deliverables. However, it should not be interpreted as a strict requirement for the final product. Our decision to opt for the design-build construction method is to afford the selected team the flexibility to collaborate on the design and construction of the schools that aligns with the allocated budget. We encourage bidding teams to propose a conceptual design should they find the provided schematic challenging to implement within the stipulated budget.

Q: The deadline for RFI's on the Bid Net Portal indicates 3/11/24. Based on the new RFI deadline and the requirement for estimates on the construction of the schools, will the bid date be extended?

A: The deadline for submitting bids has been extended to 2:15 PM on March 25th, 2024.

End Of Addendum #3 To *Procurement* #: 43974