



Procurement #: 44755>

CITY OF PROVIDENCE, RHODE ISLAND

Department: public property

RFP Title: Design Build (D/B) Services for Minor Renovations Projects (Phase IV), Elementary School Facility

Opening Date: 05/06/2024

Addendum #: 2

Issue Date: 04/30/2024

The purpose of this addendum is:

To respond to Questions from interested firms received through the RFI form.

Providence City Hall
25 Dorrance Street
Providence, RI 02903



**Addendum #02
TO**

**Design Build (DB) services for Minor Renovation Project (Phase 4),
Elementary School Facility**

Procurement #: #44755

This addendum pertains to the procurement number listed above. While it specifically references that number, the questions and answers included in the Request for Information section are relevant to all 8 Phase 4 projects. Please note that as of 9:00 AM on Tuesday, April 30th, the Request for Information submission form has been deactivated, as the submission deadline has now passed.

RFI Milestone dates:

Solicitation Released: April 8, 2024 @ 2:15 PM

Mandatory Pre-Bid Meeting – Information: April 12, 2024 @ 9:00 AM

Pre-Bid Meeting – Site Visits: NA

Questions due: Monday April 29th 2024. (Date was extended from the original date)

Bids Due: May 6, 2024 @ 2:15 PM

**The following information is in response to RFI's or general information regarding Phase 4
Providence Public School Projects**

Q: Will these projects adhere to a Project Labor Agreement?

A: A study on project labor agreements is currently underway. All design-build teams should proceed with the assumption that a project labor agreement will be implemented.

Q: With pending questions relative to cost and schedule awaiting the City's response, please confirm that the bid due date will move out to allow bidders to appropriately respond, and the revised due date.

A: Unfortunately, we do not expect the bid date to be changed.

Q: On past projects for the City, the following forms have been waived. Can you please confirm if these forms are required?

MBE/WBE Participation Plan - understanding that this is a design-build project, trades will make up a portion of MBE/WBE participation. This form only reflects participation by the design team. Pricing Form with hourly breakout for all staff - please confirm that this has been replaced by the bid forms provided in addendum 1 and is not required.

A: The City of Providence has established a 20% participation goal for MBE and WBE. If immediate compliance with this goal is not feasible due to trades contributing to participation at a later stage, please submit a narrative affirming your commitment to achieving this goal. This narrative should accompany your MBE/WBE Waiver Request form. For follow-up and further coordination once the trades are finalized, please contact the City of Providence MBE/WBE Outreach Director, Grace Diaz, at gdiaz@providenceri.gov, and notify Downes Construction.

A: Please ensure that all forms included in Addendum 1 (Staff Matrix, Fee Matrix, and Bid Form) are completed and submitted.

Q: Please confirm the revised RFI closure date.

A: The deadline to submit information requests has been extended to Monday, April 29th, at 3:00 PM.

Q: Please provide the Stage II RIDE documents for the MLK School.

A: The Stage II RIDE documents have not been approved yet and therefore cannot be shared at this time.

Q: Please provide additional detail relative to the project's budget, including total project cost, construction budget and FF&E budget.

A: The budget has not been approved yet, so we are unable to share it at this time. We can only provide the information that has been included in the PowerPoint presentation.

Q: The RFP indicates that two (2) copies of the bid (fee proposal) are to be submitted. Please confirm the number of copies of the Statement of Qualifications to be submitted and whether an electronic copy of the submission on a USB drive is also required.

A: Please submit 2 copies of the bid fee proposal, 2 copies of the Statement of Qualifications, and 2 copies of the electronic copy on a USB drive.

Q: We intend to submit a combined bid for multiple to avoid confusion. (as discussed and confirmed during the pre-bid meeting) covering all projects included in the combined bid, or is an individual Statement of Qualifications for each project required?

A: To prevent any confusion, I strongly recommend including the Statement of Qualifications with each bid you submit.

Q: Please confirm Procurement #44753 is for the Hope High School. Also confirm the project budget.

A: To clarify the request for proposal (RFP) for the Stage Four projects, I have compiled the following detailed narrative:

1. Procurement #44752: Allocated to Martin Luther King Junior High School

2. Procurement #44753: Associated with Roger Williams Pre-K through 8
3. Procurement #44754: Linked to Vartan Gregorian Pre-K through 5
4. Procurement #44755: Assigned to Carnevale Pre-K through 5
5. Procurement #44823: Pertains to a new building for Pre-K through 8 at Robert F. Kennedy.
Note: The cover sheet of the RFP incorrectly listed this as Procurement #44828.
6. Procurement #44828: Correctly associated with Nathanael Greene Pre-K through 8
7. Procurement #44829: Tied to Delsesto Pre-K through 8
8. Procurement #44831: Related to Hope High School. Notably, Hope High School was not featured in the PowerPoint slides reviewed during the pre-bid conference, but it is listed in the "Projects List" under the Providence Public Schools RIDE Stage II 2004 section.

Q: Please correct the previous question to reflect Hope High School not Gregorian.

A: The answer was provided to the previous question.

Q: With pending questions relative to cost and schedule awaiting the City's response, please confirm that the bid due date will move out to allow bidders to appropriately respond, and the revised due date.

A: Unfortunately, we do not expect the bid date to be changed.

Q: Please provide the Stage II RIDE Documents for Gregorian PreK thru 5.

A: The Stage II RIDE documents have not been approved yet and therefore cannot be shared at this time.

Q: The RFP indicates that two (2) copies of the bid (fee proposal) are to be submitted. Please confirm the number of copies of the Statement of Qualifications to be submitted and whether an electronic copy on a USB drive is also required.

A: Please submit 2 copies of the bid fee proposal, 2 copies of the Statement of Qualifications, and 2 copies of the electronic copy on a USB drive.

Q: In previous projects, builders risk insurance was carried as an alternate price and not part of the base bid proposal. Are you requiring this cost to be included as an alternate or within the General Requirements as part of the base bid. Please Advise.

A: The builders risk insurance can be carried as an alternate.

Q: Please advise if the performance and payment bond (surety) should be on the Proposal Fee value only for this portion of the project with the remaining bond amount to be secured based on the remaining construction budget value during the Construction Phase and as part of the construction cost OR should bidders carry the performance and payment bond costs for the 30M amount in the General Requirements proposal? Please Advise.

A: Bidders should carry the performance and payment bond costs for the 30M amount in the General Requirements proposal.

Q: Is there a list of ADA Improvements, Site Improvements and Fire Marshal considerations?

A: Please follow the provider link for further detail on the fire Marshall's deficiencies.

<https://downesconstruction.sharefile.com/d-sf93900d5878f43349064b43e5667f1e3>

Q: Has a walkthrough date and time been determined?

A: No

Q: Is there an electronic way to submit our companies independently audited financial statements due to the sensitivity of those documents?

A: Please submit all relevant information as outlined in the RFP and or addendums.

Q: In a previous project, builders risk insurance was carried as an alternate price and not part of the base bid proposal. Are you requiring this cost to be included as an alternate or within the General Requirements as part of the base bid.

A: The builders risk insurance can be carried as an alternate.

Q: The RFI "Progress" Link as provided in Addendum #1 does not work. I clicked the link and tried to copy and paste the entire link into the web browser. The following message occurs:

"Oops... we couldn't find what you were looking for" Please provide a working link.

A: the progress link for the Minor Renovations at an Elementary School Facility, Phase IV Design-Build RFI board (Reference #44755) was regenerated following a system reset over the weekend. Unfortunately, the original link shared in the Addendum is not functional. We have corrected this and sent the updated link via a mass email to all participants of the pre-bid conference. The new link was sent on April 28th, 2024, you may also find the correct link below.

<https://view.monday.com/6429722345-0b7c5e71a34301588a9d11d7f404f681?r=use1>

Q: Please advise if the performance and payment bond (surety) should be on the Proposal Fee value only for this portion of the project with the remaining bond amount to be secured based on the remaining construction budget value during the Construction Phase and as part of the construction cost OR should bidders carry the performance and payment bond costs for the 15M amount in the General Requirements proposal?

A: Bidders should carry the performance and payment bond costs for the 15M amount in the General Requirements proposal.

Q: Can you clarify the anticipated scope for site/civil engineering for this project?

A: We opted for the design-build construction method to enable the DB team to assist the city and the district in defining the project scopes for site and civil engineering.

Q: Can you provide further detail on the Fire Marshall's deficiencies referenced on the project slides in the pre-bid presentation?

A: Please follow the provider link for further detail on the fire Marshall's deficiencies.

<https://downesconstruction.sharefile.com/d-sf93900d5878f43349064b43e5667f1e3>

Q: There are several discrepancies related to the procurement numbers associated with specific projects. Please find the details below:

Roger Williams:

- Page 31 of the presentation from the pre-bid conference refers to Roger Williams as RFP #44831.
- However, the title of RFP #44831 references a High School Facility, which Roger Williams is not.
- Additionally, RFP #44753 mentions Roger Williams.

Kennedy:

- Page 25 of the presentation from the pre-bid conference mentions Kennedy as RFP #44823.
- RFP #44823 was not provided.
- In the ShareFile RFP Link, the document titled "44823" actually opens to RFP #44828.
- Furthermore, RFP #44828 mentions Kennedy.

Greene:

- Page 14 of the presentation from the pre-bid conference refers to Greene as RFP #44828.
- However, the title of RFP #44828 references a New Construction Project, which Greene is not.
- Furthermore, RFP #44828 mentions Kennedy.

Please reissue RFPs with the correct names, so we can respond to the correct corresponding RFPs.

A: To clarify the request for proposal (RFP) for the Stage Four projects, I have compiled the following detailed narrative:

1. Procurement #44752: Allocated to Martin Luther King Junior High School
2. Procurement #44753: Associated with Roger Williams Pre-K through 8
3. Procurement #44754: Linked to Vartan Gregorian Pre-K through 5
4. Procurement #44755: Assigned to Carnevale Pre-K through 5
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7. Procurement #44829: Tied to Delsesto Pre-K through 8.
8. Procurement #44831: Related to Hope High School. Notably, Hope High School was not featured in the PowerPoint slides reviewed during the pre-bid conference, but it is listed in the "Projects List" under the Providence Public Schools RIDE Stage II 2004 section

Q: Please provide the Stage II RIDE documents for the new RFK School.

A: [The Stage II RIDE documents have not been approved yet and therefore cannot be shared at this time.](#)

Q: Please confirm the project budgets. Addendum 1 indicates a budget of \$78,000,000 but the RIDE Stage II listing calls for \$80,000,000. Can the construction cost along with the soft costs be published for each project?

A: The budget has not been approved yet, so we are unable to share it at this time. We can only provide the information that has been included in the PowerPoint presentation.

Q: The RFP indicates a B305 – Architect’s Qualification Statement must be completed by the Lead Designer. Please advise if an A305 – Contractor’s Qualification Statement must also be completed by the contractor.

A: The A305 – Contractor’s Qualification Statement must also be completed by the contractor.

Q: The RFP indicates that two (2) copies of the bid (fee proposal) are to be submitted. Please confirm the number of copies of the Statement of Qualifications to be submitted and whether an electronic copy on a USB drive is also required.

A: Please submit 2 copies of the bid fee proposal, 2 copies of the Statement of Qualifications, and 2 copies of the electronic copy on a USB drive.

Q: Please confirm 1 RFP response is adequate with pricing forms for more than 1 project. In other words, we will be responding to RFP #44828 with pricing forms for more than just 44828.

A: The bid form document contains two forms for submitting bids. The first form is designated for individual bids and can be used repeatedly if you are bidding on multiple projects independently, where the pricing of one project does not impact the pricing of another. The second form is for combination bids, suitable when submitting proposals for multiple projects where the pricing of one project may influence another. For instance, you might offer a discounted rate if the same management team is overseeing several projects. To prevent any misunderstandings, please ensure that you include the pricing details in each bid you submit.

Q: Please provide the Stage II RIDE documents for the Roger Williams School.

A: The Stage II RIDE documents have not been approved yet and therefore cannot be shared at this time.

Q: At the pre-bid meeting, there was discussion that the proposal must include a figure for “soft cost”. No bidder has any idea what that percentage or cost is as we do not have any control over that and it might vary between projects where a new school might require a much larger cost versus a renovation project. In order for all bidders to be on the same level playing field, it is important that Downes or the City provide either a cost or percentage that we are to carry in our bid for this cost. Please Advise.

A: As discussed in the pre-bid meeting, we are unable to provide the construction cost at this time because the bond has not yet been approved. The City or Downes cannot suggest a percentage to use for pricing the project. The information presented on the slides is the only information we can provide at this time.

Q: At the pre-bid in Downes office, it was mentioned that only 1 proposal can be submitted with pricing for multiple projects. Please confirm that a separate response for each RFP is not required.

A: The bid form provided in Addendum #1 enables teams to submit either single or combination bids. The first form is designated for single bids, while the second form accommodates combination bids. Please refer to the descriptions above each form for more details.

Q: Please provide the Stage II RIDE documents for the Nathanael Greene School.

A: The Stage II RIDE documents have not been approved yet and therefore cannot be shared at this time.

Q: As these projects are currently not scheduled to begin construction until sometime in 2026, and construction funding is not yet in-place for them, will the requirement for a 5% bid bond be waived or please confirm that the 5% bid bond is for the preconstruction fees only. We understand that a surety letter will still be required, confirming our bonding capacity, and the issuance of a performance and payment bond prior to construction.

A: Currently, you are required to provide a 5% bid bond exclusively for preconstruction fees. Additionally, you must submit a surety letter confirming your bonding capacity, along with the issuance of a performance and payment bond prior to beginning construction. Adjustments to the bond amount will be made in accordance with each addendum to the contract.

Q: Please confirm the proposed completion dates for these projects. In the prebid presentation it lists a construction start date of 2/15/26, however no end date is provided.

A: We intentionally did not include the construction end date because the start date is projected to occur about two years from now. Given this timeframe, we believe there is ample opportunity to adjust the construction timeline. At this moment, specifying an end date seemed premature, especially considering that these dates may shift.

Q: The RFP indicates that two (2) copies of the bid (fee proposal) are to be submitted. Please confirm the number of copies of the Statement of Qualifications to be submitted and whether an electronic copy on a USB drive is also required.

A: Please submit 2 copies of the bid fee proposal, 2 copies of the Statement of Qualifications, and 2 copies of the electronic copy on a USB drive.

Q: Can you clarify the anticipated scope for site/civil engineering for this project?

A: We opted for the design-build construction method to enable the DB team to assist the city and the district in defining the project scopes for site and civil engineering.

End Of Addendum #1 To *Procurement #44755*