



CITY OF PROVIDENCE, RHODE ISLAND

Department: Public Property

**RFP Title: #53180 - Commissioning Agent Services for Phase 4 Providence Public Schools
Projects**

Opening Date: 29 Jun 2026

Addendum #: 2

Issuing Date: 11 Jun 2026

The purpose of this addendum is to respond to RFP questions received from various bidders.

TO ALL BIDDERS: The Carnevale project is currently ON HOLD per direction received from Providence. Please EXCLUDE pricing for this project from your bid.

Answers to RFP questions can be accessed through the link below or attached documents.

Link:

https://docs.google.com/spreadsheets/d/1DYSF_n3XL98dAd0BBuR24TYGosd_UjiIjprUS-g-ejo/edit?usp=sharing

#53180 - Cx Agent Services for Phase 4 Providence Public Schools Projects		PROJECT SPECIFIC RESPONSE						
#	Question	GENERAL RESPONSE	DeSesto MS	Hope HS	Vartan ES	Carnevale	MLK ES	Roger W MS - Y&W
			Studio Jaed - Maron	Studio Jaed - Maron	RGB - Bentley	RGB - Bentley	RGB - Ahlborg	SLAM - Gilbane
1	Can the NE-CHPS points matrix be shared outlining which points are being pursued for each school?	To be determined as scopes are finalized. The NE-CHPS scorecard for MLK JR. specifically is attached to this addendum.	Reference General Response	Reference General Response	Reference General Response	Reference General Response	Reference General Response	Reference General Response
2	The RFP has a sampling strategy matrix showing sampling % for some equipment. For equipment not listed in the matrix (VAV, ERV, Split A/C, VRF, etc.) should the sampling strategies allowed by NE-CHPS be followed to confirm compliance? Please confirm.	Confirmed, the sampling strategies outlined by NE-CHPS should be followed for equipment not listed in the sampling matrix. In addition to mechanical and ventilation systems, include commissioning the following: <ul style="list-style-type: none"> • Domestic hot water system • Lighting controls • Kitchen equipment, ansul system at hood • Plumbing fixtures • Fire Alarm • Switch gear, in-building transforms, elec. panels • Emergency lighting • Participate in the equipment training sessions* 	Reference General Response	Reference General Response	Reference General Response	Reference General Response	Reference General Response	Reference General Response
3	Per RFP section 2. M (1), the CxA shall witness the envelope performance testing. Since there are no specified requirements yet for what types and amounts of envelope testing will be provided, please advise on how many site visits the CxA shall provide to witness building envelope testing (by others) for each school.	CxA to witness 10 envelope testing (by contractor) for MLK only. There will not be envelope testing for DeSesto, Hope, Vartan, Carnevale, Roger Williams or Young & Woods.	Reference General Response	Reference General Response	Reference General Response	Reference General Response	Reference General Response	Reference General Response
4	Are any of the schools getting irrigation systems that the CxA should be aware of?	Reference Project Specific Response	This project will not have an irrigation system.	This project will not have an irrigation system.	This project will not have an irrigation system.	This project will not have an irrigation system.	Yes. Assume 40,000 square feet of irrigation.	This project will not have an irrigation system.
5	For renovated schools, the available documents (Feasibility Studies) represent an outline of recommendations for implementation, but nothing that confirms what systems and equipment will be updated, replaced, or what will remain untouched. For Cx pricing, is there an SD document or Basis of Design document for each school that outlines what is expected to be replaced/updated?	Reference Project Specific Response	At the very least, we are replacing the Chiller, unit Ventilators and fans. We might perform AHU Replacement and RTU replacement as an alternate.	We are adding a complete new heating and AC system throughout the school. We will be installing a completely new fire protection wet sprinkler system, a new fire alarm system, Electrical service upgrades (2000 amp service). New equipment will be utilized throughout except the areas that recently received upgrades (auditorium, Science labs).	No SD drawings yet. Final programming has not been established.	The Carnevale project is currently ON HOLD per direction received from Providence. Please EXCLUDE pricing for this project from your bid.	MLK Elementary School will be a new school building on the existing site. No existing building system will be made.	No SD drawings yet. Final programming has not been established.
6	For schools with previously updated lighting, but no mention of lighting controls, should we expect new lighting controls to be installed?	Reference Project Specific Response	Anticipate new lighting controls to be installed.	RISE recently performed a lighting upgrade at Hope HS. However, certain rooms did not receive that upgrade. The intent is to bring those limited rooms up to the City standards and add lighting controls.	Anticipate new lighting controls to be installed.	The Carnevale project is currently ON HOLD per direction received from Providence. Please EXCLUDE pricing for this project from your bid.	MLK Elementary School will be a new school building. The design will include new lighting controls.	It is anticipated the RW will have a full lighting replacement to meet current codes. The YW building will likely have selected lighting replacement commensurate with the scope of the alterations.
7	For the Dr. MLK Jr. school, there are many construction options listed. Has a construction option been selected? If so, is there an MEP system list or Basis of design to understand what new systems are being installed and will need to be tested?	Reference Project Specific Response	Not Applicable	Not Applicable	Not Applicable	Not Applicable	For the purposes of this solicitation, assume MLK Elementary School will have a dedicated outdoor air systems (DOAS) for ventilation only (100% outside air) with VRF fan coil units serving individual spaces throughout the building.	Not Applicable
8	For NE-CHPS point EE3.3, please confirm that the City of Providence will provide remote access to the BMS for remote monitoring and trend reviews for assessment and reporting for this point.	Yes, access to the BMS for remote monitoring and trend reviews will be provided, as available for each school project.	Reference General Response	Reference General Response	Reference General Response	Reference General Response	Reference General Response	Reference General Response
9	We are seeking clarification regarding the financial documentation requirements outlined on page 28, of the RFP. As a private company, our firm is unable to provide the specific financial data requested; however, we can provide a signed letter from our financial institution confirming that our company is in good financial standing. Would submission of such a letter in lieu of the requested financial information be considered acceptable for purposes of satisfying the RFP's requirements, or would the absence of the requested financial data render our submission non-responsive?	Yes, a signed letter from their financial institution confirming that their company is in good financial standing will be sufficient.	Reference General Response	Reference General Response	Reference General Response	Reference General Response	Reference General Response	Reference General Response
10	At this time, having only access to drafted Feasibility Studies, it can provide difficult to provide a fee for the Construction and Post Occupancy Phase services without specific details for equipment to be commissioned. Please provide square footages for each building as a reference.	Reference Project Specific Response	Roughly 90,000 SF for renovation project.	Roughly 120,000 SF for renovation project. The entire School is roughly 220,000 SF.	66,171 GSF	77,298 GSF	The new MLK Elementary School will be between 120,000 and 132,000 square feet.	Existing building areas are provided in the Feasibility Study document. Final area for each building is unknown at this time.
11	Please confirm that monitoring based commissioning services (in post occupancy) are not being requested at this time.	Confirmed that monitoring based commissioning (in post occupancy) are not being requested at this time for all school projects, EXCLUDING MLK JR. For MLK Elementary School, carry post occupancy monitoring that is specifically required by NE CHPS for high performing new school construction.	Reference General Response	Reference General Response	Reference General Response	Reference General Response	Reference General Response	Reference General Response
12	While estimated schedules have been provided, is it anticipated that projects will be phased and if so, which projects? Phasing can impact Cx work and associated fee, which makes this information helpful up front if available.	Reference Project Specific Response	This project will not be phased.	This project will have multiple phases in an occupied setting (except summer breaks). We anticipate between 6-10 phases	Vartan is expected to phase work. Phase 1 includes the Secure Entry project, scheduled to take place in Summer 2026. Phase 2 includes the Stage 2 programmatic improvements.	The Carnevale project is currently ON HOLD per direction received from Providence. Please EXCLUDE pricing for this project from your bid.	The new MLK Elementary School is tentatively scheduled for design work from 5/2026 through 2/2027 with construction scheduled for 6/2027 through 7/2029.	Phased turnover is not being contemplated at this time for RW or YW.
13	If phasing is expected but is unknown, can we assume that all warranties will begin at project substantial completion? If there are multiple phases and warranties start at different times, it will impact Cx Testing.	Reference Project Specific Response	This project is not phased.	Assume substantial completion and warranty start at different times.	Assume substantial completion and warranty start at different times.	The Carnevale project is currently ON HOLD per direction received from Providence. Please EXCLUDE pricing for this project from your bid.	Yes, assume all warranties will begin at project substantial completion.	Phased turnover is not being contemplated at this time for RW or YW.
14	Will design review meetings for scope item f on page 20 be virtual or in person?	All design review meetings will be virtual, except for MLK JR. & Roger Williams - YW Account for 2 in-person design review sessions for each of these (2) projects. (4 in-person meetings in total).	Reference General Response	Reference General Response	Reference General Response	Reference General Response	Reference General Response	Reference General Response
15	Scope item o on page 24 of the RFP states the CxA shall observe all environmental performance testing. Please clarify what environmental tests should be included to witness.	Reference Project Specific Response	There are no known hazards within the building, however, the site is a landfill cap and we are working through how to install a new playground on this site.	We are performing testing now for the presence of asbestos and lead. We anticipate both will be encountered on this project.	Abatement testing	The Carnevale project is currently ON HOLD per direction received from Providence. Please EXCLUDE pricing for this project from your bid.	Monitoring the removal of an abandoned underground storage tank will be required.	

SCHOOL: Dr. Martin Luther King, Jr. School		Score:	141
NE-CHPS V4 Score Card			
Criteria	Title	Prerequisite	Points
Integration and Innovation			
II 1.0	Integrated Design	P	4
II 1.1	Enhanced Integrated Design		2
II 2.1	District Level Commitment		1
II 3.1	School Master Plan		1
II 4.1	High Performance Transition Plan		1
II 5.0	Educational Display	P	1
II 5.1	Demonstration Area		1
II 6.1	Educational Integration		2
II 7.1	Design for Adaptation		3
II 8.0	Safer Schools By Design	P	3
II 9.1	Innovation		4
II 10.1	Biophilic & Responsive Design		2
		I&I Subtotal	18
			25
Operations & Metrics			
OM 1.0	Facility Staff and Occupant Training	P	4
OM 2.1	Post Occupancy Transition		2
OM 3.0	Performance Benchmarking	P	3
OM 4.0	Systems Maintenance Plan	P	1
OM 4.1	High Performance Operations		2
OM 5.0	Indoor Environmental Management Plan	P	2
OM 6.1	Green Cleaning	P	2
OM 7.0	Integrated Pest Management	P	1
OM 8.0	Anti-Idling Measures	P	1
OM 9.1	Green Power		2
OM 10.0	ENERGY STAR Equipment and Appliances	P	2
OM 11.1	Computerized Maintenance Management System	P	1
		O&M Subtotal	19
			23
Indoor Environmental Quality			
EQ 1.0	HVAC Design - ASHRAE 62.1	P	8
EQ 1.1	Enhanced Filtration		2
EQ 1.2	Dedicated Outdoor Air System		3
EQ 2.1	Pollutant and Chemical Source Control	P	2
EQ 3.0	Outdoor Moisture Management	P	1
EQ 4.1	Ducted Returns		2
EQ 5.1	Construction Indoor Air Quality Management		5
EQ 5.2	Construction Moisture Management		1
EQ 6.1	Post Construction Indoor Air Quality		1
EQ 7.0	Low Emitting Materials	P	2
EQ 7.1	Additional Low Emitting Materials		3
EQ 8.1	Low Radon		1
EQ 9.1	Thermal Comfort - ASHRAE 55		4
EQ 10.1	Individual Controllability		1
EQ 10.2	Controllability of Systems		1
EQ 11.0	Daylighting: Glare Protection	P	4
EQ 11.1	Daylight Availability		5
EQ 12.0	Views	P	1

EQ 12.1	Additional Views		2
EQ 13.1	Electric Lighting Performance		3
EQ 13.2	Superior Electric Lighting Performance		5
EQ 14.0	Acoustical Performance	P	7
EQ 15.1	Low-EMF Wiring		1
EQ 15.2	Low-EMF Best Practices		2
EQ 16.1	High Intensity Fluorescent Fixtures		1
	IEQ Subtotal	52	68
Energy			
EE 1.0	Energy Performance	P	6
EE 1.1	Superior Energy Performance		25
EE 2.1	Zero Net Energy Capable		3
EE 3.0	Commissioning	P	4
EE 3.1	Additional Commissioning Qualifications		1
EE 3.2	Building Envelope Commissioning		1
EE 3.3	Enhanced Commissioning		1
EE 4.0	Environmentally Preferable Refrigerants	P	1
EE 5.1	Energy Management System		2
EE 5.2	Advanced Energy Management System and Submetering		2
EE 6.1	Natural Ventilation and Energy Conservation Interlocks		2
EE 7.0	Local Energy Efficiency Incentive and Assistance	P	2
EE 8.1	Variable Air Volume Systems		1
EE 9.1	Renewable Energy Performance Monitoring		1
EE 10.1	Electric Vehicle Charging		1
	Energy Subtotal	18	53

Water			
WE 1.0	Minimum Reduction in Indoor Potable Water Use	P	5
WE 2.1	Reduce Potable Water Use for Sewage Conveyance		2
WE 3.0	Irrigation and Exterior Water Budget - Use Reduction	P	4
WE 4.1	Reduce Potable Water Use for Non-Recreational Landscaping		2
WE 5.1	Reduce Potable Water Use for Recreational Landscaping		1
WE 6.0	Irrigation Systems Commissioning	P	1
WE 7.1	Rainwater Collection and Storage		2
WE 8.1	Water Management System		2
	Water Subtotal	10	19
Sites			
SS 1.0	Site Selection	P	2
SS 2.1	Environmentally Sensitive Land		1
SS 3.1	Minimize Site Disturbance		1
SS 4.1	Construction Site Runoff Control and Sedimentation		1
SS 5.1	Post Construction Stormwater Management		1
SS 6.1	Central location		2
SS 7.1	Located Near Public Transportation		1
SS 8.1	Joint-Use of Facilities		1
SS 9.1	Human-Powered Transportation		1
SS 10.1	Reduce Heat Islands - Landscaping and Sites		1
SS 11.1	Reduce Heat Islands - Cool Roofs and Green Walls		1
SS 12.1	Avoid Light Pollution and Unnecessary Lighting		2
SS 13.1	School Gardens		1
SS 14.1	Use Locally Native Plants for Landscape		1
SS 15.0	Site and Building Best Practices	P	2
	Sites Subtotal	15	19
Materials and Waste Management			
MW 1.0	Storage and Collection of Recyclables	P	2
MW 2.0	Minimum Construction Site Waste Management	P	2
MW 2.1	Construction Site Waste Management		2
MW 3.1	Single Attribute - Recycled Content		2
MW 4.1	Single Attribute - Rapidly Renewable Materials		1
MW 5.1	Single Attribute - Certified Wood		1
MW 6.1	Single Attribute - Materials Reuse		1
MW 7.1	Multi-Attribute Materials Selection		2
MW 8.1	Building Reuse - Exterior		2
MW 9.1	Building Reuse - Interior		1
MW 10.1	Health Product Related Information Reporting		1
MW 11.1	Locally Produced Materials		1
	M&W Subtotal	9	18
	Total Points	141	226