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# Request for Proposal (Construction Manager at Risk)

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Project Name	<u>East Providence High School</u>	Response Deadline	<u>June 15, 2018</u> 2:00 p.m. local time
Project Location	<u>2000 Pawtucket Avenue</u>	Project Number	<u>2018-001</u>
City / County	<u>East Providence, RI 02914</u>	Owner Representative	<u>Superintendent of Schools or designee</u>
Owner	<u>East Providence School Committee</u>	Contracting Authority	<u>East Providence School Committee</u>

## ADDENDA # 1

### RESPONSES TO SUBMITTED QUESTIONS:

1. Please confirm that the completed Cost Proposal Table should be provided in a separate sealed envelope and should include both a digital copy and 6 paper copies?

Cost Proposal does not need to be in a separate sealed envelope. It can be included as part of the overall response

2. Please confirm that the completed Cost Proposal Table is the only cost related documentation required to be submitted.

Required information is listed in Section 3.3 of the RFP.

3. Please confirm that the Pre-Construction Fixed Fee is not to include Design Assist services (3.1.3.1.e).

Pre-Construction Fee will include coordination of design assist activities (if required) however it excludes any actual cost for design assist contractors.

4. Please confirm that the Pre-Construction services will commence after November 6, 2018.

The Owner currently anticipates Pre-Construction activities will commence after the November 6, 2018; however this time frame may be accelerated upon engagement.

5. Please confirm the selection criteria referenced in 1.8.1 will be provided in an addendum.

See attached Selection Rating Form.

6. Are the only available design documents those that are posted in various forms on the East Providence High School Building Committee site?

Yes, everything is posted on the website

7. Can access to the building's "Revit model" be made available? This will be very helpful in terms of preparations for interview.

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A Revit model is not available.

8. Can you confirm the hard cost construction budget for purposes of proving estimate percentages for the project fee, general conditions and requirements? Should we be using \$156 million?

For the purpose of the response the hard cost is provided in Section 3.1 and estimated between \$145 – 156 million.

9. Can you elaborate on the role, if any, SMMA will have under the pre- Referendum stage?

It is undetermined what if any role the current A/E will play in the pre-referendum phase; however information produced to date will be made available to the project team. The current A/E contract will conclude in August 2018 and a new solicitation will be issued for A/E services going forward.

10. Can you elaborate on whether the High School Building Committee would prefer to use the existing website as a platform for public referendum communications, or does the building committee prefer an entirely new site?

No preference. Selected CMaR will have the ability to utilize the existing site or create a new one.

11. Can the CMAR rating form referenced on page 6 of RFP be provided?

See attached Selection Rating Form.

12. Can you advise how the Stage 2 RIDE construction cost was developed for the project? Was an outside cost estimator or CM engaged and provide name of parties.

Current cost estimate was prepared by A/E third party cost estimator - Ellana

13. The M/WBE Affidavit listed in section 1.2.1.2 is neither provided nor linked. Please provide.

Disregard this reference. The State of Rhode Island MBE/WBE requirements shall govern this contract.

14. The linked AIA Performance Bond Form is to a document from the State of Ohio. Please confirm this is the intended performance bond form.

Disregard. The project shall utilize the standard AIA Performance Bond document as negotiated.

15. The linked AIA Payment Bond Form is from the State of Ohio. Please confirm this is the intended payment bond form.

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Disregard. The project shall utilize the standard AIA Performance Bond document as negotiated.

16. Please provide the Construction Manager at Risk Selection Rating Form per RFP sections 1.2.1.10, 1.7, and Page 6.

See attached Selection Rating Form.

**ADDITIONAL INSTRUCTIONS TO BIDDERS:**

1. This solicitation and previous Request for Qualifications details the requirements of the Owner for this Project by describing the purpose, scope, description, minimum requirements and expectations, qualifications, and capability of the bidders, evaluation criteria, and other requirements.
2. The award of the contract pursuant to this solicitation will be made in the best interests of the Owner on the basis of the relative technical merits and other evaluation factors of the bid proposals. After evaluation, the Owner may invite bidders to explain or clarify bid proposals and may request a “best and final offer.” At the end of the evaluation process, the Owner may also engage in negotiations to secure more advantageous terms or reduce cost.
3. Only bidders who have been prequalified by the Owner during shall be eligible to submit bid proposals for this Project.
4. The terms and conditions of the subsequent contract will be further developed during, and following, the selection process.
5. The bidder is responsible for all costs and expenses to develop and submit a bid proposal in response to this solicitation or to provide clarification or additional information about its bid proposal.
6. Bid proposals that are not received by the Owner by the bid proposal submission deadline for whatever reason will be deemed late and will not be considered. The submission time will be determined by the time clock at the East Providence School District. Postmarks will not be considered proof of timely submission.
7. The Owner reserves the right, at any time, for any reason, in its sole discretion, to: (i) revoke, suspend, or terminate this solicitation; (ii) accept or reject any and all bid proposals, in whole or in part; (iii) waive any technical defects, irregularities, or omissions in any bid proposals; and/or (iv) terminate any contract awarded pursuant to this solicitation, with or without cause.

# Request for Proposals – Construction Manager at Risk Selection Rating Form –

Project Name East Providence High School Proposer Firm \_\_\_\_\_  
 Project Number 2018-001 City, State, Zip \_\_\_\_\_

Selection Criteria		Score
<b>1. Request for Qualifications Score (Maximum of 100 points)</b>		
a. Sum of RFQ Score		
<b>2. Cost Proposal (Maximum 25 points)</b>		
a. Sum of Pre-Referendum Fixed Fee + Pre-Construction Fixed Fee	<p>The vendor with the lowest cost proposal shall receive one hundred percent (100%) of the available points for cost: <b>(lowest cost proposal / lowest cost proposal) x available points</b></p> <p>All other vendors will be awarded points based on the following formula <b>(lowest cost proposal / vendor's cost proposal) x available points</b></p>	
<b>3. Other Considerations (Maximum 10 points)</b>		
a. Interview		
		<b>Total</b>