RFP #2400 Owners Project Manager

ADDENDUM # 1.

The following changes, additions and deletions to the specifications shall be considered part of the Contract Documents RFP #2400 Owners Project Manager. This addendum consists of four (4) pages total. All bidders or proposers are required to acknowledge that they have received and reviewed this Addendum on the bid form they submit in response to the Request for Proposals.

Modifications to the specifications:

The following modification shall me made:

Written responses to questions posed by potential bidders/proposers: (answers and clarifications in bold italics)

1. Q: The RFP states, under section III. Experience, that each person and/or firm must submit a certificate of noncollusion and a certification of tax compliance. However, these forms were not provided with the RFP. Could you please provide us with a copy of these documents?

   A: The noncollusion certificate is attached to this addendum; the certification of tax compliance shall be submitted by the vendor upon approval of the RFP by the School Committee.

2. Q: Please provide any of the RIDE correspondence regarding the rejection of the Stage II from the February 2019 submittal. This information will be critical to determine the amount of work required in Phase I.

   A: Copies of the relevant materials are attached to this addendum and are incorporated herein.

3. Q: Please provide any detail on the scope of the six projects listed in the “Project Description” including description, schedule and budget.

   A: Detailed scope is in the application process to be approved by RIDE via the Stage II application. The following is the anticipated budget amounts for the buildings:

   High School: Major Renovation, $50 million
   Broad Rock Middle School: Two additions $15 million
   Four elementary schools: Renovations collectively for all four schools $15 million
   TOTAL BUDGET APPROXIMATELY $80 MILLION
4. Q: Section 1.1 Phase 1 – Pre-Design; please provide the duration for this phase

   A: The duration of this phase will be determined upon the submission and approval of the Stage II application to RIDE and the voter bond approval.

Q: If available, please provide major milestones for this phase (Phase 1)

   A: The key milestones will be (1) review of the previously submitted application, (2) collaboration in editing and reviewing the resubmission documents, (3) submission of the revised Stage II application in mid-September 2019, and (4) coordination and development of information and public outreach activities related to the project, the requirements of bond financing and RIDE regulations related to reimbursement.

Q: Item b indicates working with RGB on the revision to the Stage II application and items c – f indicate an A/E solicitation and selection process – please confirm the sequencing of these steps as part of Phase I

   A: A/E solicitation will take place once the Stage II application and the bonds are approved.

Q: Section 1.1.4 indicates that services will be through the completion of Design Development (DD) and Construction Documents (CD) and Section 1.1.6 indicates that Phase I will be through successful for preliminary design services. These two statements are inconsistent with each other as the DD and CD activities are typically later in the process and are shown in your Phase II outline. Please confirm that the Phase I activities are only through the preliminary design and that the detailed design activities (such as DD and CD) are in Phase II

   A: The role of OPM during Phase I is to become completely familiar with the project via the development/finalization of the Stage II application. If in this process site evaluations are necessary the OPM will assist with the evaluations of such site. Once the Stage II application is approved by RIDE and the voters approve the bond, the OPM will be responsible for the selection of the A/E and will adhere to the RIDE regulations through the Design Development and Construction activities.

5. Q: Section 2.2 Phase II – Design & Construction; please provide the duration for this phase by the projects listed in Project Description

   A: Once the Stage II application is approved the anticipated duration of the project will be five years from the approval date as will be outlined in the approved Stage II application.
6. Q: Section 3.5; please provide required forms listed in 1-3 or clarify language to be included

   A: The certificate of noncollusion is attached to this addendum and should be submitted with your bid form/proposal. The Project Manager Qualification statement and certificate of tax compliance will be submitted by the approved vendor at a future date.

7. Q: Generation of an accurate fee for Phase 2 is difficult without a detailed understanding of scope and duration of each of the projects which won’t be fully understood until sometime during Phase I. Is a range or percentage acceptable presentation of that information?

   A: Fee proposals based solely on a percentage of the total project cost will be considered responsive to Request for Proposals. Fee proposals that provide specific information about the basis for calculation of the fee or contingencies that might reduce the total fee will be evaluated and considered.

8. Q: On page 2 of the RFP under “I. PROJECT DESCRIPTION” states the following: All schools must remain in full operation and be accessible by vehicles and pedestrians at all times during construction. Access includes but is not necessarily limited to:
   o 1. Twenty-four (24) hours a day, seven (7) days a week access
   o 2. Access to facilities by students, staff and the general public.
   o 3. Access by first responders to existing facilities and the construction area.
   o 4. Access to / from existing athletic fields.

   Will there be any time during the project, on off hours such as 10pm-4am, that the site can be fully closed?

   A: It is possible that scheduling could be developed to allow partial or temporary closure of the buildings. However, at this time, complete closure of buildings is not contemplated. Upon the advice of the OPM and upon approval by the School Committee, this project requirement may be reconsidered.

9. Q: The RFP indicates the proposal may not exceed 20 pages. Please clarify the following:
   a. Does the 20 pages include the required forms for submission? (See below)
      i. List all experiences with public contracts in the past ten years that required some form of arbitration or legal action in the state or federal court systems to complete the contract work and the role your firm played in the resolution of these disputes, if any.
      ii. a Certificate of Non-Collusion;
      iii. a Certification of Tax Compliance
      iv. Adequate financial stability and proof of professional liability insurance.

      The South Kingstown School District must also be able to be named an
"additional insured". Other District insurance requirements for comprehensive, etc. will be included in the contract for services.

A: Yes the 20 pages includes the required forms for submission.

Q: Additionally, are there any other forms not listed about you require for submission?

A: Not at this point, however, during review process additional forms may be requested.

10. Q: The RFP states the 2 fee proposals will be submitted in a separate envelope. Please confirm that the fee pages are not included in the 20-page maximum.

A: The fee proposals are not included in the 20-page maximum.

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Proposers Initials
CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith without collusion or fraud with any other person. As used in this certification, the work “person” shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity or group of individuals.

_________________________________________
Signature of Individual Submitting Bid or Proposal

_________________________________________
Name of Business

_________________________________________
Date