

Questions Submitted Regarding RFP Architectural, Engineering, Design & Construction Services for the City of Central Falls

Torrado Architects:

Q1. The City of Central Falls General Instructions do not appear to apply to Architectural and Engineering services as it relates to bid bond, bond security, and delivery. Please clarify this requirement as well as insurance requirements.

A. There will be no requirement of a bid bond, or bond security. There will be a requirement for providing evidence of insurance and naming the city as an additional insured for the liability amounts stated.

Q2. Regarding the evaluation criteria related to experience and project plan and reference, knowing the importance of compliance with NE-CHPS, does the evaluation process award points for specific experience, project plan and reference specific to NE-CHPS.

A. Specific points will be awarded to firms that have experience with projects of this scope and to firms that can demonstrate a project plan to satisfy compliance with NE-CHPS.

Q3. The scope requires re-evaluation of the study and recommendations made by Newport Collaborative Inc., can it be inferred that Newport Collaborative will be ineligible to submit a bid for this proposal.

A. This study was done for the City of Central Falls School District and was put out to bid requesting proposals at that time, they were the chosen vendor and delivered the study to the school department according to their contract terms. They will certainly be allowed to bid on this RFP, and I don't see any reason they should not be allowed to respond. This study will be made available to all short-listed firms for guideline purposes only.

Q4. Is the commissioning agent required by CHPS to be included as part of the submitted project team in this bid.

A. The commissioning agent must be an independent agent, and the City of Central Falls is currently working on an FRP for this service to eventually work in a joint effort with the A/E Firm and owners representatives.

Q5. Given the demographic of the City of Central Falls does the evaluation criteria award points for experience, project plan, and references related to community involvement, consensus building, and public participation specifically involving minority groups.

A. The evaluation will be primarily focused on experience, project plan, and references. The city is looking for a firm that has the ability to meet NE-CHPS guidelines, RIDE construction guidelines, and will focus on the above mentioned criteria.

Q6. Who will be responsible for evaluating the submitted bid proposals.

A. Bids will be evaluated by the school building committee which consists of approximately 12 members.

Consultants, LLC:

Q1. Refer to answer question 1 by Torrado Architects

Q2. Refer to answer question 1 by Torrado Architects

Q3. On page 7, about mid-way down, it states “All questions regarding this RFQ/RFP...” A RFQ is a request for qualifications. There are no costs associated with a RFQ. A RFP is a request for proposals which contains both qualifications and associated costs. Please clarify weather this is a Request for Qualifications or a Request for Proposals.

A. This is a request for qualifications and proposals. Since the evaluation committee is going to short list firms and request there fee proposal at a later date, qualifications will be very important before the selection of those firms that submit a cost proposal. While you are absolutely correct I felt respondents could identify their qualifications more detailed before their fee submittal.

Q4. On page 7, in the same paragraph, it further states “...in writing by November 1, 2009 2:PM.....” November 1 is on a Sunday. Generally when

a suspense date falls in a Sunday, the suspense date is shift to the next work day. Is that the case in this situation. Please clarify

A. Absolutely just an oversight.

Q5. On page 8, last sentence of the first paragraph under Scope of Work, it states “ The maximum budget amount for work completed by June 30, 2009 cannot exceed \$5 million dollars. Two questions:

First, does “work completed” refer is all design work being done by June 30 or does it mean that all design, bidding and construction work is to be completed by June 30. Please clarify.

A. The city is requesting all design, bidding, and construction work in this first phase be completed as to the extent possible by June 30, it is in this phase the most important emergency repairs are needed.

Second, is the proposal fee to be based on the \$5 million dollars or the \$20 million figure on page 12. The fixed fee could be a sliding fee based on project dollar cost.

A. The fee is based on the \$20 million dollars. The city would prefer a fixed fee proposal for the total budgeted project.

Q6. On page 14, Fee Proposal: The wording of this paragraph infers that the initial submittals form firms are not to include any associated costs. In other word, the initial submittal is to be a RFQ (Request for Qualifications). Please clarify

A. Refer to answer question 3 by Consulants, LLC

Q7. Is page 16, Price Proposal/ Hourly Schedule to be submitted with the 12 November submission or is it for those firms who are short listed. Please clarify.

A. The city will solicit prices from those firms that are short listed. The city may decide to solicit a fixed priced based on the \$20 million dollar budgeted amount and not an hourly schedule.

Q8. Again, is page 17, Bidders Response Sheet to be submitted with the 12 November submission or is it for those firms who are short listed and submitted two weeks later in accordance with paragraph Fee Proposal on page 14. Please clarify.

A. Everything requested should be submitted by November 12 except the fixed fee proposal which will be requested two weeks after the November 12 responses.

Q9. On page 17, the cost questions “Total Fixed Fee, at hourly rate of” appears to be in conflict with the previous page. Is Central Falls going to pay based on an hourly Company rate being asked for on page 17; or a monthly lump sum based on the total cost provided on page 16, divided by the months of the contract duration. Please clarify.

A. There may be a bit of confusion in the fee proposal rate, and a lot of our bid packages go out this way regardless of how the terms may be finally set. At this time the city will prefer a fix fee based on the \$20 million dollars of work and will be leaning towards monthly disbursements. Short listed firms will be notified on how to respond to the fee proposal prior to submittal.

Aharonian& Associates Inc.-Architects:

Q1. Are all bidders, prior to be short listed, supposed to complete the Price Proposal/Hourly Rate Schedule & the Bidder response Sheet

A. Price proposal/hourly Rate Schedule is not needed, but the Bidder Response Sheet is needed.

Q2. If any fees are to be quoted, are they to be based on the \$5 million dollar 2010 budget or for the entire estimated \$20 million dollar req'd for all the schools as part of the 5-yr Plan.

A. Refer to answer 5 part 2 Consultants LLC