

Addendum #2 to BID # 24-06 DESIGN/BUILD NEW ELEMENTARY SCHOOL CONSTRUCTION

Date Issued: February 26th 2024.

BID Number: 24-06

Project: Design/Build New Elementary School

Location: Woonsocket, RI

The Woonsocket Education Department is reaching out with significant updates regarding our upcoming elementary school design-build project, reflecting our commitment to excellence and responsiveness to the needs of our community and stakeholders.

In our ongoing review and planning process, we have identified opportunities to enhance the project's scope to better serve our students and staff. As a result, we are pleased to announce an increase in the project budget to **\$75 million**. This adjustment is aimed at ensuring that the new elementary school not only meets but exceeds our expectations for a modern, safe, and conducive learning environment.

Understanding the importance of thorough and thoughtful design and construction, we are also extending the schedule (Link below) by roughly **12 months**. This extension is designed to provide all bidders with ample time to incorporate these enhancements into their proposals and to ensure that every aspect of the project is planned with the utmost care and attention to detail.

In line with these changes, we are adjusting the bid due date to afford all potential bidders additional time to refine their proposals and pricing. We believe this extension is crucial in facilitating the submission of comprehensive and competitive bids, ensuring the best possible outcome for the project and our community.

Furthermore, we anticipate issuing an addendum that will include details of a new pre-bid meeting. This meeting will offer an invaluable opportunity for all interested parties to gain further insights into the project adjustments, ask questions, and receive clarifications directly from the Woonsocket Education Department and Downes Construction.

We are excited about these developments and confident that they will lead to a superior project outcome. The Woonsocket Education Department is committed to transparent and open communication throughout this process and encourages all potential bidders to reach out with any questions or for further discussion.

Please stay tuned for the upcoming addendum and the announcement of the new pre-bid meeting date. We look forward to your continued interest and participation in this pivotal project.

Thank you for your dedication to enhancing the educational landscape of Woonsocket. Together, we will create a facility that embodies our community's values and aspirations for our youngest learners.

Pre-Bid Walk-Through Date:

Maech 20th 2024. 3:30pm

Bid submission:

April 10th 2024 12:00 PM.

Woonsocket new elementary school schedule:

<https://downesconstruction.sharefile.com/d-se0c2096af6944f4ab7ce4c0e3b0044d1>

RFI questions and answers:

1. The RFP under section 3 “Selection procedure and Submission Requirements Part two “fee Proposals” paragraph vi requests a NTE estimate for the cost of the work and requires Schedule of value form E-2 be completed along with entering this value into the Pricing Form, attachment E-1. Is it expected that the DB firm will provide a complete NTE cost estimate based on the documents provided with the RFP and if such a NTE number is submitted will this become the basis of a GMP? If the GMP is not established at the time of submission when would the GMP be established? After submission of the 60% CD’s?
Yes, the design-build team is required to submit a payment proposal that does not exceed the estimated amount, based on a design that aligns with the intent and consistency of the bridging documents. If the Guaranteed Maximum Price (GMP) is not determined at the time of submission, it may be established after the 60% Construction Documents (CDs) phase.
2. Is the selection criteria noted in section 3 “Selection Procedure and Submission Requirements” Part two “fee Proposals”, paragraph vii, based on the exhibit E-1 and E-3 or will the selection criteria include the NTE amount listed in E-2. *The selection will be based on all of the above.*
3. The RFP indicates two closing dates, February 29th, 2024, on page 4 and March 1, 2024, on page 26. Which is correct? *This date is being extended. All bids must be submitted by April 10th 2024. Before 12:00 PM.*
4. Regarding attachment E-3, page 39 is the testing and inspection fees part of the “cost of the work”? Typically, these services are provided by the owner. *The testing and inspection fees will be the owner’s responsibility.*
5. Regarding attachment E-3, page 39, Insurance costs, under the comment section it states OCIP. Will OCIP be utilized on this project? *OCIP Will not be utilized on this project.*

6. Will a PLA be used on this project. *Yes the owner is exploring a project labor agreement (PLA) For the project. Thus, the CMAR contractor Selected for the project (and its subcontractors) Shall be required to accept the terms of the PLA, In its entirety. The PLA will be. Provided to all prequalified respondents as a part of the phase two selection. This is a mandatory requirement for Pre-qualification to bid the project.*
7. Is the Schedule of Value form shown on page 41 part of attachment E-3 or should it be included with attachment E-2? *The schedule of values form shown on page 41 should be included with E-2.*
8. Reference Attachment E-2 Schedule of Values Form: A cost items for DIV 28 Electronic Safety and Security are indicated. The Table of Contents in the Outline Specification does not include DIV 28 Electronic Safety and Security. What is the DIV 28 Scope of Work? Please advise. *Please follow the link to access the school security and technology specification guidelines.*
<https://downesconstruction.sharefile.com/d-scc9cbecfa7334ab68caddfa8d140b33e>
9. Student population (i.e. projected enrollment, grade structure, average class size per grade level, etc.) Please follow the link to access the requested information.
<https://downesconstruction.sharefile.com/d-s385a7b96279549849cad177529d24ebc>
10. Student transportation (i.e. number of buses vs. parent drop-off vs. walkers)? *You can access the required information by navigating to the Stage II application link provided. Please check the "Architectural Feasibility" folder for the file named "2.7 Preliminary Traffic Analysis."*
<https://downesconstruction.sharefile.com/d-se8c2656df4114ef2b9dfa2e3d19d0641>
11. Can you please provide a digital CAD file of the survey? *There are no cad files available.*
12. Can you please provide a copy of the Stage II application for the project, including the educational specifications? *Please follow the link to access the stage two application.*
<https://downesconstruction.sharefile.com/d-se8c2656df4114ef2b9dfa2e3d19d0641>
13. Is there a master plan for the district that is associated with the project? *The project summary and prioritization serve as a master plan for the district.*
<https://downesconstruction.sharefile.com/d-s8750734fe7d54941b0106f91404bc7a7>
14. Is there a revised program that reflects the reduced square footage discussed at the walkthrough? *Please follow the links to access the requested information.*
<https://downesconstruction.sharefile.com/d-s385a7b96279549849cad177529d24ebc>
<https://downesconstruction.sharefile.com/d-s693cf6c67f7741acb0dbdb744aa61cf6>

15. Our assumption is that the school will have a full service kitchen (i.e. food prepared and cooked onsite) versus a warming kitchen. Please confirm this is correct. [That is correct. Please make Provisions for a new full-service kitchen.](#)

16. Is this project intended to provide a centralized PK/K for the district, or will students remain at the new school? [Bernon Heights, Coleman, and Globe Park Elementary Schools are proposed to be consolidate into one “newer and fewer” 133,000 sf facility to be built at Barry Field in the same area of the district. All K-4 students from the 3 former schools will go to the new facility. Construction of 8 new Pre-K tracks will provide increased Early Childhood Education opportunities in this half of the city. Grade 5 will be relocated to the newly established Upper Elementary school at the existing Hamlet facility. The existing 3 buildings may be repurposed by the District as Admin and Facilities buildings.](#)

17. The RFP mentions LEED application and verification services: Please confirm that the City intends to pursue LEED certification and the target level for this project. [Project shall achieve at minimum a LEED silver rating.](#)

18. We understand that the design/build team will be responsible for designing the project to the defined standard, and will include those costs within our fee. Please confirm that the City will bear responsibility for the actual LEED filing fees. [Confirmed. WED will be responsible for the filing fees.](#)

For any further assistance or inquiries, please contact Brad Peryea at bperyea@woonsocketschools.com and Demo Roberts at Droberts@Downesco.com

Issued by: Downes Construction’s Demo Roberts. Droberts@Downesco.com

This addendum must be acknowledged and considered by all potential bidders as part of their bid submission for BID # 24-06. Failure to comply with the details and instructions herein may result in disqualification from the bidding process.