

## **Addendum #5 to BID # 24-06 DESIGN/BUILD NEW ELEMENTARY SCHOOL CONSTRUCTION**

**Date Issued:** April 19<sup>th</sup> 2024

**BID Number:** 24-06

**Project:** Design/Build New Elementary School

Location: Woonsocket, RI

### **Communication:**

It has come to our attention that the previous link provided for the bid form was incorrect. We have now updated and inserted the correct link under the "Bid Form" section of our documentation.

Please ensure that you review all previous addendums for any essential communications that may have been issued. Additionally, we urge you to closely follow the bid submission guidelines to ensure compliance and accuracy in your submission.

Critical dates are as follows:

- RFI Closure Date: April 23rd, 2024
- Bid Due Date: April 24<sup>th</sup> 2024
- Bid Evaluation Period: April 25th, 2024, to May 1st, 2024
- Award Announcement Period: June 5th, 2024, to June 10th, 2024
- Design Mobilization Dates: June 11th, 2024, to June 12th, 2024

To access the updated schedule and for further details, please follow the provided link.

<https://downesconstruction.sharefile.com/d-s0921041a2c3c4aa59be02d64b2757272>

### **Updated bid forms:**

Please use the following links to access the updated bid forms, which modify the original versions provided with the Request for Proposal (RFP). It's important to note that the staff matrix is an Excel spreadsheet. We advise checking the sheet's formulas to ensure they function correctly, as they can sometimes become corrupted during download. Your team bears the responsibility for verifying and submitting accurate numbers.

- **Bid form:**
- <https://downesconstruction.sharefile.com/d-s0ae247b38c1d471e9e7216198539bc41>

- **Staff Matrix:**
- <https://downesconstruction.sharefile.com/d-s2473562fd275424ab543c5b26e6b0b4c>
- **Fee matrix:**
- <https://downesconstruction.sharefile.com/d-s300a5de96b0a47bd838c0354b6782556>

**RFI questions:**

1. Can we provide our proposal as a PDF file on a USB flash drive instead of a CD as requested on page 23 of the RFP? *"In addition to the multiple hard copies of proposal required, Respondents are requested to provide their proposal in electronic format (CD). Microsoft Word / Excel or PDF for is preferable. Only one (1) electronic copy is requested. This CD should be included in the proposal marked "Original"."*  
A: To ensure proper submission, kindly prepare and send three hard copies of your bid, each in a separate package. Additionally, include three flash drives, each loaded with an electronic copy of your bid, to the Woonsocket Education Department, located at 108 High St, Woonsocket, RI 02895. Please address all packages to Brad Peryea. The deadline for bid submission is set for April 24th 2024, at 12:30 PM. We also request that you submit any final inquiries by April 22, 2024.
2. How many estimates are required prior to the GMP?  
A: If your Guaranteed Maximum Price (GMP) is not determined at the time of submission, it may be established after the 60% Construction Documents (CDs) phase.
3. Per the updated schedule that was distributed during the March 20th, 2024 pre-bid walk-through, a GMP is not a task included. At what point in this schedule do you anticipate establishing a GMP?  
A: 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.
4. Per the updated schedule that was distributed during the March 20th, 2024 pre-bid walk-through, would the city prefer to occupy the new school as soon as possible, or at a specific time during the year?  
A: We aim to have the project substantially completed by May 28, 2027. We expect the delivery and installation of furniture, fixtures, and equipment (FF&E) to take place from June 18 to July 30, 2027. Additionally, the school's move-in date is scheduled for July 15, 2027. This timeline will provide ample opportunity for the school to complete all move-in activities well in advance of the school year beginning in early September 2027.

5. Per the updated schedule that was distributed during the March 20th, 2024 pre-bid walkthrough, there is a task for FF&E delivery/install, does this time include the Owner Move-in, or is that a task that needs to be added? If so, how long is the move-in anticipated to take?

A: I believe the answer to question # 4 addresses this question.

6. Please confirm that FF&E is not included in the Design-Build budget of \$75M

A: It should be noted that the \$75 million construction budget does not include the FF&E (Furniture, Fixtures, and Equipment) budget. However, we anticipate that the design-build team will assist with the design and procurement of these items.

7. Can you please clarify if the Technology / AV Consultant should be part of the Design Build Team or if this will be by the Owner?

A: The Technology / AV Consultant should be part of the Design Build Team.

8. Is a Standard form 330 required per the RFP page 20 of 43, or is another form more appropriate (AIA - A305)? If the Standard form 330 is required, please provide a template.

A: Please refer to the updated bid form section in this document for what is required. Also the previous addendums a sample contract.

9. Enlarged Typ. Classroom plans shows on elevation 3 an items that does not have keynotes, please specify what type of items it is?

A: The document serves as a guideline for the chosen design-build team. Certain elements and spaces will be further refined after the team has been engaged.

10. Enlarged Typ. Classroom Plan seems to apply only to certain rooms, but not to all of them at least configuration seems dif, its not very clear for whats rooms applys this Typ. Room

A: The document serves as a guideline for the chosen design-build team. Certain elements and spaces will be further refined after the team has been engaged.

11. Plans only show Overall Level plans can you clarify with areas correspond to SOW and if the other areas have VD items like break room , Commons etc..

A: The document serves as a guideline for the chosen design-build team. Certain elements and spaces will be further refined after the team has been engaged.

For any further assistance or inquiries, please contact Brad Peryea at [bperyea@woonsocketschools.com](mailto:bperyea@woonsocketschools.com) and Demo Roberts at [Droberts@Downesco.com](mailto:Droberts@Downesco.com)

**Issued by:** Downes Construction's Demo Roberts. [Droberts@Downesco.com](mailto: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.

