

State of Rhode Island
Department of Administration / Division of Purchases
One Capitol Hill, Providence, Rhode Island 02908-5855
Tel: (401) 574-8100 Fax: (401) 574-8387

Solicitation Information

July 16, 2013

ADDENDUM # 3

RFP # 7479367

**TITLE: Owner's Program Management Services (OPM) for New Rhode Island Veterans
Home Facilities and Renovations in Bristol, RI**
Submission Deadline: Wednesday July 31, 2013 @ 11:30 am (Local Prevailing Time)

Notice to Vendors:

**SEE ATTACHED ADDITIONAL INFORMATION, ANSWER TO QUESTIONS FROM
PRE BID CONFERENCE, AND PLANS**

Thomas Bovis

Interdepartmental Project Manager

Interested parties should monitor this website, on a regular basis, for any additional information that may be posted.

ADDENDUM 3 for Owner's Program Management Services New RI Veterans Home, Bristol (OPM) – RFP# 7479367:

1. **DELETE** Section 2, 2.1) b) in its entirety and **REPLACE** it with “b) The State of Rhode Island is seeking a qualified firm to provide Owner's Program Management Services for this project through the following phases/packages of Work provided by the A/E firm and the contractor(s) (Please note that the phases, construction packages, and Work attributed to each phase are preliminary and tentative (please see the attached Tentative Site Plan and Existing Site Plan). Packages of Work may be deleted from the final project and listed ones may be revised:
 1. Phase I - Architectural Programming -through Construction Administration for the Federally- funded Adult Care (157-bed project), approximately 170,000 sq. ft., and Interior design services and FF&E from Programming through Project Installation / Administration.
 2. Phase I - Architectural Programming through Construction Administration for the Federally- funded Adult Day HealthCare facility (now an alternate) approximately 9,500 sq. ft., and Interior design services and FF&E from Programming through Project Installation / Administration.”
 3. Phase I - Architectural Programming through Construction Administration for the Adult Care facility not federally funded (approximately 36-bed project), approximately 30,000 sq. ft., and Interior design services and FF&E from Programming through Project Installation / Administration.
 4. Phase I - Architectural Programming through Construction Administration for the new approximately 36 Bed Dorm addition, (now an alternate) approximately 30,000 sq. ft. and Interior design services and FF&E from Programming through Project Installation / Administration.
 5. Phase I - Architectural Programming through Construction Administration for Pump House and Garage Renovation and Interior design services from Programming through Project Installation/ Administration and Interior design services and FF&E from Programming through Project Installation /Administration.”
 6. Phase II - Demolition documents and Administration for the demolition of the remaining un-renovated Existing Veterans Facilities.
 7. Phase III - Architectural Programming through Construction Administration for the renovated existing Veterans Home facility -now an alternate (approximately 13,000 sq. ft.) and all campus site improvements, and Interior design services and FF&E from Programming through Project Installation/Administration.

8. Phase III - Architectural Programming through Construction Administration for the a new Rehabilitative Services building, approximately 22,000 sq. ft., and a new Bus/Maintenance building -now an alternate (approximately 12,000sq.ft.), and all other Work, including development zone B - Boathouse, and Interior design services and FF&E from Programming through Project Installation/Administration.”

2. **DELETE** Section 2, 2.2) a) 28. in its entirety and **REPLACE** it with “28) The OPM has the responsibility to review and provide comment to the Owner, on any change orders and/ or applications for payment from either, the design team, furniture vendors, and/or the contractor. The OPM must have the expertise to justify vendor hourly rates; hours of work required for any particular tasks and, set reasonable cost expectations for materials. Such rates shall incorporate expertise in standard price references such as RS Means.”
3. **DELETE** Section 2, 2.2) a) 37. in its entirety and **REPLACE** it with “37) The OPM will advise the Owner in any conflicts that may arise between the Owner, design team and contractor.”
4. **DELETE** Section 2, 2.2) a) 40. in its entirety and **REPLACE** it with “40) The OPM has the responsibility to review and make recommendation to the Owner on optimal means and methods of construction and constructability. This includes the review of the sequence of design and construction in order to meet schedule goals and budget constraints.”
5. **DELETE** Section 2, 2.2) a) 41. in its entirety and **REPLACE** it with “41) The OPM shall assist the Owner and A/E team in the selection and hiring of the building commissioning agent(s).
6. **DELETE** Section 2, 2.2) a) 45. in its entirety and **REPLACE** it with “45) Coordinate and complete tasks for the phases of the Project with the U. S. Department of Veteran's Affairs as described on VA Form 10-0388-14 Section B items 2 through 8 and Section C items 1 through 7. For Section B items the OPM is to provide 2A, 6; coordinate 2B, 2C, 3, 4, 5, 7; facilitate and provide review on 2D, 3, 4, 8. ; provide services for completion of 7A through 7J. For Section C items the OPM is to: facilitate and provide review 1, 3, 4, 5, 6; prepare 2.”
7. **DELETE** Section 2, 2.2) a) 47. in its entirety and **REPLACE** it with “47) Assist the State with the LEED® Silver (or similar accreditation) application and verification.”
8. **ADD** the following to Section 2, 2.2) a): “48) The OPM, working under the direction of the Owner, is responsible to seek out, initiate, and coordinate with state, community and private agencies to develop a partnership to provide Assisted Living, Supportive Veteran Housing, Transitional Housing, Hospice Housing and Veterans Subsidized Housing on the Veterans Home project site. The OPM is responsible to develop a list of responsibilities by each party and, after final approval by the Owner, develop the project(s) through Conceptual Design and provide independent cost estimates.

Response to Questions asked at the Pre/Bid Conference on Thursday, July 11, 2013

Q1. Is the independent cost estimator to be part of the base bid?

A1. Yes.

Q2. On page 8 of 18, question 37 it says the OPM is "initial decision maker". Please explain.

A2. This question is answered in another part of this addendum.

Q3. On page 9 of 18, question 41 it mentions Commissioning efforts. Please explain.

A3. This question is answered in another part of this addendum.

Q4. Is the Masterplan completed?

A4. No.

Q5. Will the OPM have to work with the Corps of engineers?

A5. At this stage we do not anticipate that the OPM will need to coordinate with the Corps of Engineers.

Q6. Will the plan be posted?

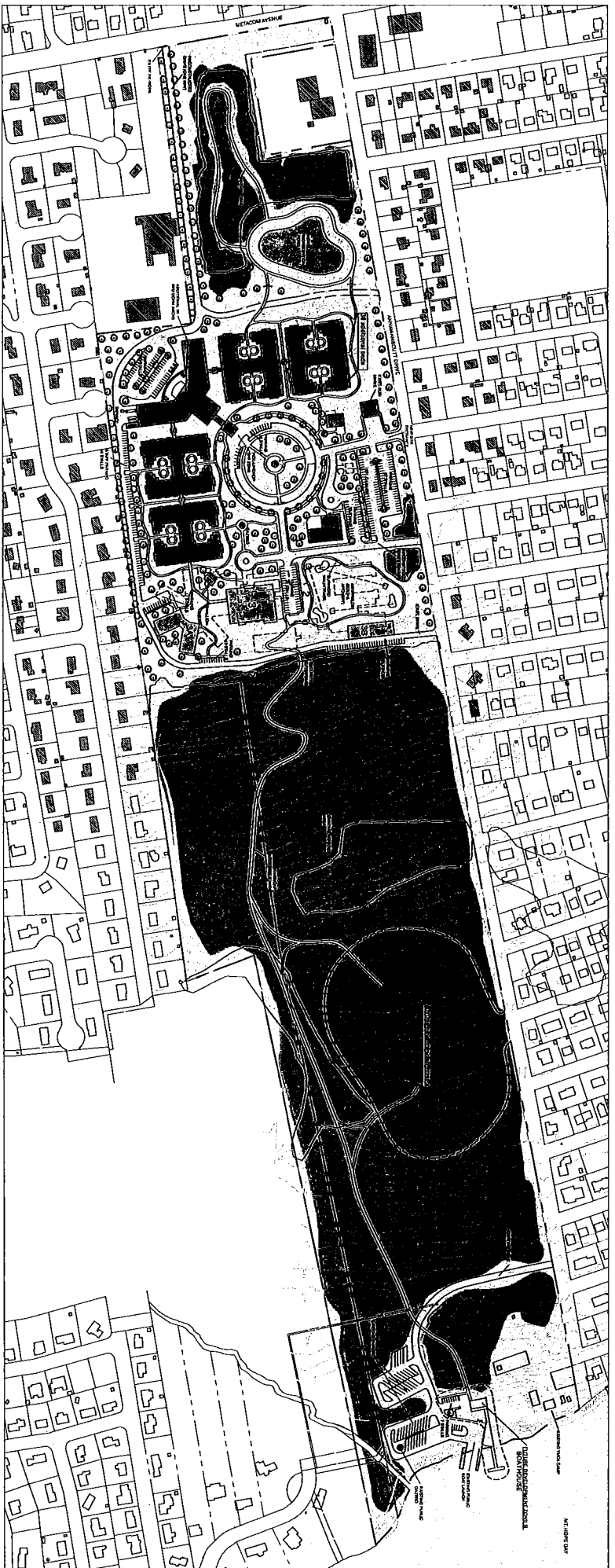
A6. Yes, it is attached as part of this addendum.

Q7. When will the contract documents be ready for bid advertising?

A7. At this point we anticipated that the contract documents will be completed 90 days before the start of construction (tentatively scheduled for August 2014).

Q8. Has a Phase 1 or Phase 2 been completed?

A8. No.



TENTATIVE SITE PLAN

Key/Legend:

- Phase 1: New 157 Bed Facility & 36 Additional Beds
- Alt. No. 1: Adult Day Care
- Alt. No. 2: Additional 36 Bed Dorm
- Alt. No. 3: 1891 Pump House & Garage Restoration (Possible Pump House Reuse as Offices or Museum)

- 2. Phase 2: Demolish Existing Facility
- Phase 3: New Rehab Facility and all other Work
- Alt. No. 4: Renovate 1976 Building (Reuse as Homeless Housing, Staff Respite Dorm & Emergency Housing) and all campus improvements.
- Alt. No. 5: New Bus/Maintenance Building & Demolish Existing

Rhode Island State Veterans Home

Bristol, Rhode Island
Date: June 24, 2013

Site Plan



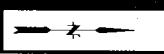
DURKEE BROWN
VINEROS WEBERELS
ARCHITECTS

Some annotations are by the Department of Administration, Bureau of Capital Projects and Property Management.



LAYER STATE

REFERENCES:
 1. THE LATTER PART WAS PROVIDED FROM THE
 ARCHITECTURAL PLAN OF THE BUILDING
 SHOWING THE EXISTING ROAD CORRIDORS
 AND THE PROPOSED ROAD CORRIDORS
 ON THE 164101 PLANS



ID	DATE	OCCUPATION	DESIGNATION	SCALE

ID	DATE	OCCUPATION	DESIGNATION	SCALE

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FUSS & O'NEILL
 31 N. HOBBS AVENUE, SUITE 300
 ANN ARBOR, MI 48106
 TEL: 734.966.1600
 WWW.FUSSONLINE.COM

480 WESTGATE AVENUE

DUNKLE, BROWN, VYTIEROS & WEISBERG
 INDEX PLAN
 BRISTOL VETERANS HOME

BRISTOL, BRIDGE ISLAND

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