

THE UNIVERSITY OF RHODE ISLAND

Solicitation Information 5/26/2023

RFP# 101279

TITLE: Facility Condition Assessment

Submission Deadline: 6/23/2023 12:00 PM (Eastern Time)

PRE-BID/ PROPOSAL CONFERENCE: NO

MANDATORY:

If YES, any Vendor who intends to submit a bid proposal in response to this solicitation must have its designated representative attend the mandatory Pre-Bid/ Proposal Conference. The representative must register at the Pre-Bid/ Proposal Conference and disclose the identity of the vendor whom he/she represents.

DATE:

LOCATION:

Questions concerning this solicitation must be received by the URI Purchasing Department at URIPurchasing@uri.edu no later than **6/8/2023 12:00PM (EST)**. Questions should be submitted in a *Microsoft Word attachment*. Please reference the RFP# on all correspondence. Questions received, if any, will be posted on the Division of Purchases' website as an addendum to this solicitation. It is the responsibility of all interested parties to download this information.

BID SURETY BOND REQUIRED: NO

PAYMENT AND PERFORMANCE BOND REQUIRED: NO

Camely Machado, Assistant Director

Note to Applicants:

- Applicants should register on-line at the URI Controller's Website at <https://web.uri.edu/controller/accounts-payable/suppliers/>
- Proposals received without a completed URI Bidder Certification Form may result in disqualification.

Respondent Information:

Company Name _____

Address _____

Contact Name _____

Contact Email _____:

Contact Phone _____

University of Rhode Island Bidder Certification Form

ALL OFFERS ARE SUBJECT TO THE REQUIREMENTS, PROVISIONS AND PROCEDURES CONTAINED IN THIS CERTIFICATION FORM. Offerors are expected to read, sign and comply with all requirements. Failure to do so may be grounds for disqualification of the offer contained herein.

Rules for Submitting Offers

This Certification Form must be attached in its entirety to the front of the offer and shall be considered an integral part of each offer made by a vendor to enter into a contract with the University of Rhode Island. As such, submittal of the entire Bidder Certification Form, signed by a duly authorized representative of the offeror attesting that he/she (1) has read and agrees to comply with the requirements set forth herein and (2) to the accuracy of the information provided and the offer extended, is a mandatory part of any contract award.

To assure that offers are considered on time, each offer must be submitted with the specific Bid/RFP/LOI number, date and time of opening marked in the upper left hand corner of the envelope. Each bid/offer must be submitted in separate sealed envelopes.

A complete signed (in ink) offer package must be delivered to the University of Rhode Island Purchasing Office by the time and date specified for the opening of responses in a sealed envelope.

Bid responses must be submitted on the URI bid solicitation forms provided, indicating brand and part numbers of items offered, as appropriate. Bidders must submit detailed cuts and specs on items offered as equivalent to brands requested WITH THE OFFER. Bidders must be able to submit samples if requested.

Documents misdirected to other State or University locations or which are not present in the University of Rhode Island Purchasing Office at the time of opening for whatever cause will be deemed to be late and will not be considered. For the purposes of this requirement, the official time and date shall be that of the time clock in the reception area of the University of Rhode Island Purchasing Office. Postmarks shall not be considered proof of timely submission.

RIVIP SOLICITATIONS. To assure maximum access opportunities for users, public bid solicitations shall be posted on the RIVIP for a minimum of seven days and no amendments shall be made within the last five days before the date an offer is due. Except when access to the Web Site has been severely curtailed and it is determined by the Purchasing Agent that special circumstances preclude extending a solicitation due date, requests to mail or fax hard copies of solicitations will not be honored.

PRICING. Offers are irrevocable for sixty (60) days from the opening date (or such other extended period set forth in the solicitation), and may not be withdrawn, except with the express permission of the University Purchasing Agent. All pricing will be considered to be firm and fixed unless otherwise indicated. The University of Rhode Island is exempt from Federal excise taxes and State Sales and Use Taxes. Such taxes shall not be included in the bid price.

PRICES QUOTED ARE FOB DESTINATION.

DELIVERY and PRODUCT QUALITY. All offers must define delivery dates for all items; if no delivery date is specified, it is assumed that immediate delivery from stock will be made. The contractor will be responsible for delivery of materials in first class condition. Rejected materials will be at the vendor's expense.

PREVAILING WAGE, OSHA SAFETY TRAINING and APPRENTICESHIP REQUIREMENTS. Bidders must comply with the provisions of the Rhode Island labor laws, including R.I. Gen. Laws §§ 37-13-1 et seq. and occupational safety laws, including R.I. Gen. Laws §§ 28-20-1 et seq. These laws mandate for public works construction projects the payment of prevailing wage rates, the implementation and maintenance of occupational safety standards, and for projects with a minimum value of \$1 Million, the employment of apprentices. The successful Bidder must submit certifications of compliance with these laws from each of its subcontractors prior to their commencement of any work. Prevailing wage rates, apprenticeship requirements, and other workforce and safety regulations are accessible at www.dlt.ri.gov.

PUBLIC RECORDS. Offerors are advised that all materials submitted to the University for consideration in response to this solicitation will be considered without exception to be Public Records pursuant to Title 38 Chapter 2 of the Rhode Island General Laws, and will be released for inspection immediately upon request once an award has been made. Offerors are encouraged to attend public bid/RFP openings to obtain information; however, bid/RFP response summaries may be reviewed after award(s) have been made by visiting the Rhode Island Vendor Information Program (RIVIP) at www.purchasing.ri.gov > Solicitation Opportunities > Other Solicitation Opportunities. Telephone requests for results will not be honored. Written requests for results will only be honored if the information is not available on the RIVIP.

Award will be made to the responsive and responsible offeror quoting the lowest net price in accordance with specifications, for any individual item(s), for major groupings of items, or for all items listed, at the University's sole option.

BID SURETY. Where bid surety is required, bidder must furnish a bid bond or certified check for 5% of the bid total with the bid, or for such other amount as may be specified. Bids submitted without a required bid surety will not be considered.

SPECIFICATIONS. Unless specified “no substitute”, product offerings equivalent in quality and performance will be considered (at the sole option of the University) on the condition that the offer is accompanied by detailed product specifications. Offers which fail to include alternate specifications may be deemed nonresponsive.

VENDOR AUTHORIZATION TO PROCEED. When a purchase order, change order, contract/agreement or contract/agreement amendment is issued by the University of Rhode Island, no claim for payment for services rendered or goods delivered contrary to or in excess of the contract terms and scope shall be considered valid unless the vendor has obtained a written change order or contract amendment issued by the University of Rhode Island Purchasing Office PRIOR to delivery.

Any offer, whether in response to a solicitation for proposals or bids, or made without a solicitation, which is accepted in the form of an order OR pricing agreement made in writing by the University of Rhode Island Purchasing Office, shall be considered a binding contract.

REGULATIONS, GENERAL TERMS AND CONDITIONS GOVERNING STATE AND THE UNIVERSITY OF RHODE ISLAND CONTRACTS. This solicitation and any contract or purchase order arising from it are issued in accordance with the specific requirements described herein, and the State’s Purchasing Laws and Regulations and other applicable State Laws and Regulations, including the Board of Governors for Higher Education Regulations and General Terms and Conditions of Purchase. The Regulations and General Terms and Conditions are incorporated into all University of Rhode Island contracts and can be viewed at: <https://web.uri.edu/purchasing/files/BOGREG.pdf> and www.ridop.ri.gov .

EQUAL EMPLOYMENT OPPORTUNITY. Compliance certificate and agreement procedures will apply to all awards for supplies or services valued at \$10,000 or more. Minority Business Enterprise policies and procedures, including subcontracting opportunities as described in Title 37 Chapter 14.1 of the Rhode Island General Laws also apply.

PERFORMANCE BONDS. Where indicated, successful bidder must furnish a 100% performance bond and labor and payment bond for contracts subject to Title 37 Chapters 12 and 13 of the Rhode Island General Laws. All bonds must be furnished by a surety company authorized to conduct business in the State of Rhode Island. Performance bonds must be submitted within 21 calendar days of the issuance of a tentative notice of award.

DEFAULT and NON-COMPLIANCE Default and/or non-compliance with the requirements and any other aspects of the award may result in withholding of payment(s), contract termination, debarment, suspension, or any other remedy necessary that is in the best interest of the state/University of Rhode Island.

COMPLIANCE Vendor must comply with all applicable federal, state and local laws, regulations and ordinances.

SPRINKLER IMPAIRMENT AND HOT WORK. The Contractor agrees to comply with the practices of the State’s Insurance carrier for sprinkler impairment and hot work. Prior to performing any work, the Contractor shall obtain the necessary information for compliance from the Risk Management Office at the Department of Administration or the Risk Management Office at the University of Rhode Island.

Each bid proposal for a *public works project* must include a “public copy” to be available for public inspection upon the opening of bids. **Bid Proposals that do not include a copy for public inspection will be deemed nonresponsive.**

For further information on how to comply with this statutory requirement, see R.I. Gen. Laws §§ 37-2-18(b) and (j). Also see State of Rhode Island Procurement Regulation 5.11 at <https://www.ridop.ri.gov/rules-regulations/>

ALL CONTRACT AWARDS ARE SUBJECT TO THE FOLLOWING DISCLOSURES & CERTIFICATIONS

Indicate Yes (Y) or No (N):

_____4 State whether any officer, director, manager, stockholder, member, partner, or other owner or principal of the Bidder is serving or has served within the past two calendar years as either an appointed or elected official of any state governmental authority or quasi-public corporation, including without limitation, any entity created as a legislative body or public or state agency by the general assembly or constitution of this state. If Yes, then provide details below.

Vendors must provide all relevant information. Bid proposals submitted without a complete response may be deemed nonresponsive.

[illegible]

SECTION 4 - CERTIFICATIONS

Bidders must respond to every statement. Bid proposals submitted without a complete response may be deemed nonresponsive.

Indicate "Y" (Yes) or "N" (No), and if "No," provide details below.

THE VENDOR CERTIFIES THAT:

____ 1 I/we certify that I/we will immediately disclose, in writing, to the University Purchasing Agent any potential conflict of interest which may occur during the course of the engagement authorized pursuant to this contract.

____ 2 I/we acknowledge that, in accordance with (1) Chapter §37-2-54(c) of the Rhode Island General Laws "no purchase or contract shall be binding on the state or any agency thereof unless approved by the Department [of Administration] or made under general regulations which the Chief Purchasing Officer may prescribe," and (2) RIGL section §37-2-7(16) which identifies the URI Board of Trustees as a public agency and gives binding contractual authority to the University Purchasing Agent, including change orders and other types of contracts and under State Purchasing Regulation 8.2.B any alleged oral agreement or arrangements made by a bidder or contractor with any agency or an employee of the University of Rhode Island may be disregarded and shall not be binding on the University of Rhode Island.

____ 3 I/we certify that I or my/our firm possesses all licenses required by Federal and State laws and regulations as they pertain to the requirements of the solicitation and offer made herein and shall maintain such required license(s) during the entire course of the contract resulting from the offer contained herein and, should my/our license lapse or be suspended, I/we shall immediately inform the University of Rhode Island Purchasing Agent in writing of such circumstance.

____ 4 I/we certify that I/we will maintain required insurance during the entire course of the contract resulting from the offer contained herein and, should my/our insurance lapse or be suspended, I/we shall immediately inform the University of Rhode Island Purchasing Agent in writing of such circumstance.

____ 5 I/we certify that I/we understand that falsification of any information herein or failure to notify the University of Rhode Island Purchasing Agent as certified herein may be grounds for suspension, debarment and/or prosecution for fraud.

____ 6 I/we acknowledge that the provisions and procedures set forth in this form apply to any contract arising from this offer.

____ 7 I/we acknowledge that I/we understand the State's Purchasing Laws (§37-2 of the General Laws of Rhode Island) and Purchasing Regulations and General Terms and Conditions available at the Rhode Island Division of Purchases Website (<https://www.ridop.ri.gov/rules-regulations/>) and the Board of Governors Regulations on the URI Purchasing Website (<https://web.uri.edu/purchasing/files/BOGREG.pdf>) apply as the governing conditions for any contract or purchase order I/we may receive from the University of Rhode Island, including the offer contained herein.

____ 8 I/we certify that the bidder: (i) is not identified on the General Treasurer's list, created pursuant to R.I. Gen. Laws § 37-2.5-3, as a person or entity engaging in investment activities in Iran described in § 37-2.5-2(b); and (ii) is not engaging in any such investment activities in Iran.

____ 9 If the product is subject to Department of Commerce Export Administration Regulations (EAR) or International Traffic in Arms Regulations (ITAR), please provide the Export Control Classification Number (ECCN) or the US Munitions List (USML)
Category: _____

____ 10 I/we certify that the above information is correct and complete.

IF YOU ARE UNABLE TO CERTIFY YES TO QUESTIONS #1 – 8 and 10 OF THE FOREGOING, PROVIDE DETAILS/EXPLANATION IN AN ATTACHED STATEMENT. INCOMPLETE CERTIFICATION FORMS SHALL BE GROUNDS FOR DISQUALIFICATION OF OFFER.

Signature below commits vendor to the attached offer and certifies (1) that the offer has taken into account all solicitation amendments where applicable, (2) that the above statements and information are accurate and that vendor understands and has complied with the requirements set forth herein.

Vendor/Company Name: _____

Vendor's Signature: _____ Bid Number: _____ Date: _____
(Person Authorized to enter into contracts; signature must be in ink) (if applicable)

Print Name and Title of Company official signing offer

SECTION 1: INTRODUCTION

The URI Board of Trustees/University of Rhode Island is soliciting proposals for Facility Condition Assessments and Associated Identified Tasks from qualified OFFERORS to provide services in accordance with the terms of this Request for Proposal (“RFP”) and the General Terms and Conditions of Purchase indicated in the attached URI Bidder Certification Form.

The initial contract period will begin approximately September 1, 2023 for 12 months. Contracts may be extended as needed based on vendor performance and the availability of funds.

This is a Request for Proposals, not a Request for Quotes. Responses will be evaluated on the basis of the relative merits of the proposal, in addition to cost; there will be no public opening and reading of responses received by the University of Rhode Island Purchasing Department pursuant to this solicitation, other than to name those offerors who have submitted proposals.

Instructions and Notifications to Offerors

1. Potential offerors are advised to review all sections of this RFP carefully and to follow instructions completely, as failure to make a complete submission as described elsewhere herein may result in rejection of the proposal.
2. Alternative approaches and/or methodologies to accomplish the desired or intended results of this RFP are solicited. However, proposals which depart from or materially alter the terms, requirements, or scope of work defined by this RFP may be rejected as being non-responsive.
3. All costs associated with developing or submitting a proposal in response to this RFP or for providing oral or written clarification of its content shall be borne by the vendor. The University assumes no responsibility for these costs even if the RFP is canceled or continued.
4. Proposals are considered to be irrevocable for a period of not less than 180 days following the opening date, and may not be withdrawn, except with the express written permission of the University of Rhode Island Purchasing Director.
5. All pricing submitted will be considered to be firm and fixed unless otherwise indicated in the proposal.
6. It is intended that an award pursuant to this RFP will be made to a prime vendor, or prime vendors in the various categories, who will assume responsibility for all aspects of the work. Subcontracts are permitted, provided that their use is clearly indicated in the vendor’s proposal, and the subcontractor(s) to be used is identified in the proposal.
7. The purchase of goods and/or services under an award made pursuant to this RFP will be contingent on the availability of appropriated funds.
8. Vendors are advised that all materials submitted to the University of Rhode Island Purchasing Department for consideration in response to this RFP may be considered to be public records, as defined in R. I. Gen. Laws § 38-2-1, *et seq.*, and may be released for inspection upon request, once an award has been made.

Any information submitted in response to this RFP that a vendor believes are trade secrets or commercial or financial information which is of a privileged or confidential nature should be clearly marked as such. The vendor should provide a brief explanation as to why each portion of information that is marked should be withheld from public disclosure. Vendors are advised that the University of Rhode Island Purchasing Department may release records marked confidential by a vendor upon a public records request if the University determines the marked information does not fall within the category of trade secrets or commercial or financial information which is of a privileged or confidential nature. Vendors are also advised that responses marked confidential in their entirety may be deemed non-responsive. **Inclusion of a “confidentiality header/footer” on entire pages of submissions (or all pages) is NOT considered an acceptable way to flag confidential information (flags must be very specific and a specific justification explaining how the information meets the APRA exception must be provided with it) and will not be recognized by URI.**

9. Interested parties are instructed to peruse the Division of Purchases website on a regular basis, as additional information relating to this solicitation may be released in the form of an addendum to this RFP.
10. By submission of proposals in response to this RFP vendors agree to comply with R. I. General Laws § 28-5.1-10 which mandates that contractors/subcontractors doing business with the State of Rhode Island exercise the same commitment to equal opportunity as prevails under Federal contracts controlled by Federal Executive Orders 11246, 11625 and 11375.

Vendors are required to ensure that they, and any subcontractors awarded a subcontract under this RFP, undertake or continue programs to ensure that minority group members, women, and persons with disabilities are afforded equal employment opportunities without discrimination on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, age, national origin, or disability.

Vendors and subcontractors who do more than \$10,000 in government business in one year are prohibited from engaging in employment discrimination on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, age, national origin, or disability, and are required to submit an “Affirmative Action Policy Statement.”

Vendors with 50 or more employees and \$50,000 or more in government contracts must prepare a written “Affirmative Action Plan” prior to issuance of a purchase order.

- a. For these purposes, equal opportunity shall apply in the areas of recruitment, employment, job assignment, promotion, upgrading, demotion, transfer, layoff, termination, and rates of pay or other forms of compensation.
- b. Vendors further agree, where applicable, to complete the “Contract Compliance Report”(<https://dedi.ri.gov/divisions-units/equal-opportunity-office/contract-compliance-related-forms>), as well as the “Certificate of Compliance” (<https://dedi.ri.gov/divisions-units/equal-opportunity-office/contract-compliance-related-forms>) and submit both documents, along with their Affirmative Action Plan or an Affirmative Action Policy Statement, prior to issuance of a purchase order. For public works projects, vendors and all subcontractors must submit a “Monthly

Utilization Report” (<https://dedi.ri.gov/>) to the ODEO/State Equal Opportunity Office, which identifies the workforce actually utilized on the project.

For further information, contact the Rhode Island Equal Employment Opportunity Office, at 222-3090 or via e-mail at ODEO.EOO@doa.ri.gov.

11. In accordance with R. I. Gen. Laws § 7-1.2-1401 no foreign corporation has the right to transact business in Rhode Island until it has procured a certificate of authority to do so from the Secretary of State. This is a requirement only of the successful vendor(s). For further information, contact the Secretary of State at (401-222-3040).

12. In accordance with R. I. Gen. Laws §§ 37-14.1-1 and 37-2.2-1 it is the policy of the State to support the fullest possible participation of firms owned and controlled by minorities (MBEs) and women (WBEs) and to support the fullest possible participation of small disadvantaged businesses owned and controlled by persons with disabilities (Disability Business Enterprises a/k/a “DisBE”)(collectively, MBEs, WBEs, and DisBEs are referred to herein as ISBEs) in the performance of State procurements and projects. As part of the evaluation process, vendors will be scored and receive points based upon their proposed ISBE utilization rate in accordance with 150-RICR-90-10-1, “Regulations Governing Participation by Small Business Enterprises in State Purchases of Goods and Services and Public Works Projects”. As a condition of contract award, vendors shall agree to meet or exceed their proposed ISBE utilization rate and that the rate shall apply to the total contract price, inclusive of all modifications and amendments. Vendors shall submit their ISBE participation rate on the enclosed form entitled “MBE, WBE and/or DisBE Plan Form”, which shall be submitted in a separate, sealed envelope as part of the proposal. ISBE participation credit will only be granted for ISBEs that are duly certified as MBEs or WBEs by the State of Rhode Island, Department of Administration, Office of Diversity, Equity and Opportunity or firms certified as DisBEs by the Governor’s Commission on Disabilities. The current directory of firms certified as MBEs or WBEs may be accessed at <https://dedi.ri.gov/> Information regarding DisBEs may be accessed at www.gcd.ri.gov.

For further information, visit the Office of Diversity, Equity & Opportunity’s website, at <http://odeo.ri.gov/> and see R.I. Gen. Laws Ch. 37-14.1, R.I. Gen. Laws Ch. 37-2.2, and 150-RICR-90-10-1. The Office of Diversity, Equity & Opportunity may be contacted at, (401) 574-8670 or via email ODEO.EOO@doa.ri.gov.

Restrictions on Communications – No Bidder-initiated contact, other than normal business activities not associated with this procurement, will be allowed after the issuance of this RFP between Bidders and University employees or their agents regarding this solicitation, except with express permission of the University Purchasing Department. Any such other contact may be considered improper and may disqualify a Bidder from further consideration. The appropriate channel to direct any communications, concerns or questions regarding the RFP is through the email address provided herein.

If a Bidder fails to notify the University of Rhode Island Purchasing Department contact person of an error in this RFP which was known or reasonably should have been known to the Bidder, the Bidder shall submit a response at the Bidder's own risk. If awarded the contract, the Bidder shall not be entitled to additional compensation or performance time by reason of the error or its later correction.

SECTION 2: BACKGROUND

The University of Rhode Island is undertaking full Facility Condition Assessments(FCA) to enhance its ability to improve management of the University's buildings. The survey will provide data for each asset including the physical condition of major building systems and equipment, assessed value, type of construction, and age of each capital asset. The selected firm will also identify the type and costs of necessary maintenance, repair, and replacement projects including deferred maintenance items, as well as major capital items that will need attention in the next ten years. It is expected that the capital program will identify type of project, ranking, projected costs with escalation from 2023 through 2033.

- a) The University of Rhode Island owns approximately 320 buildings and structures, approximately 3,600 acres of land and 5,600,000 gross square feet of building space. The scope of this project will be the E&G properties located on the entirety of what is inclusive of the Kingston and Narragansett Bay Campuses as listed in the attached Facilities List. (East Farm and Peckham Farm are to be considered part of the Kingston Campus) It is anticipated that the focus will be on assignable space totaling approximately 2,900,000 square feet as shown in the attached Exhibit I. The list shown are the facilities to be assessed. URI will not be considering Auxiliary or Enterprise property in this FCA.
- b) The University recognizes the need to integrate the various asset information systems into one comprehensive system, and, while doing so, to update the information based on independent engineering analyses. The vendor selected to undertake this work will be able to refer to any existing data that is available and reports, however, the selected firm will be responsible for undertaking on-site surveys of all assets for the purpose of verifying existing information, completing missing information and gathering all new information necessary to provide a comprehensive assessment of each asset.
- c) Any additional inventory lists of property will be made available to each respondent on request. The lists contain various information categories on the buildings. This information should not be considered to be current or complete. All existing inventory lists are to be updated for accuracy and completeness by the respondent as part of the work included under this RFP.

The university is currently compiling a GIS data set for all buildings and structures on the three campuses which will create a GIS layer of points representing building locations. In addition to buildings, this includes items such as water supply wells, sewer pump stations, cabins and sheds which are part of various property inventories.

The purpose of the work is to provide updated and accurate data for the university's asset database that will serve as one point of truth for the current condition of all university owned buildings. Additionally, this assessment will identify work that is needed to maintain those buildings, and obtain general estimates of costs for repairs/replacement. Additionally, this new database will provide baseline data that can be updated as maintenance or construction work is accomplished. The database is also searchable and has the capability of being sorted.

Basic Project Scope

- a) The university is seeking proposals from qualified firms to provide architectural and engineering services related to establishing a database for Building/Capital Asset Management and also to provide ten (10) year budget projections with recommended five (5) and ten (10) year capital asset improvement cost schedules.
- b) The services will pertain to all university owned buildings.
- c) The work involved shall include updating separate existing inventories of university owned buildings, physical and mechanical assets, providing an assessment of the condition of the buildings. The consultant will merge existing databases into one comprehensive database and standardize nomenclature to industry standards for consistency.

Expected Level of Assessment of Existing Conditions

- a. The consultant's survey team will visit the property to assess the general condition of the building(s) and site improvements, review construction documents, available from URI's archives, to become familiar with and be able to comment on the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment. The field observer will conduct a walk-through survey (non-invasive visual) of the building(s) to observe building systems and components, identify reported physical deficiencies, and formulate recommendations to remedy the physical deficiencies.
- b. The consultant's survey team will interview the Facility Group Condition Assessment Team to inquire about the subject property's significant historical repairs and replacements and their costs, level of preventive maintenance exercised, pending repairs and improvements, and frequency of repairs and replacements.
- c. The consultant's survey team will interview the property's maintenance providers of the major building systems, such as roofing, HVAC, and the like, to gain greater insight to the historic preventative maintenance, recent capital improvements, and remaining useful life that may not be obtained otherwise. This information will be used to complement the information collected by the survey team.
- d. The consultant's survey team will develop opinions based on their walk-through survey, interviews with the property personnel, relevant maintenance contractors and experience gained on similar properties assessed. The survey team may also question others who are knowledgeable of the subject property's physical condition and operation, or knowledgeable of similar systems to gain comparative information to use in the assessment of the property.
- e. The consultant's survey team shall have access to and may review available documents and information provided by the property personnel that could assist in identifying the subject property's physical improvements, extent and type of use, and/or help to identify material discrepancies between reported information and observed conditions.

SECTION 3: SCOPE OF WORK AND REQUIREMENTS

General Scope of Work

A. Objective

The survey and resulting database will include data that documents the condition of each asset and its major systems, and the type and costs of capital maintenance projects and preventive maintenance tasks needed to extend the useful life of each asset. The work of the Consultant will be guided by the Facilities Group Condition Assessment Team (FGCA). This team will provide primary direction and clarification to the Consultant on the university's behalf through regularly scheduled meetings and guiding correspondence.

B. Services

The selected firm will be responsible for coordinating all survey work. Due to the number of buildings and the range of expertise needed, however, the selected firm may choose to use subcontractors as needed to complete the work in the required time frame. These subcontractors shall be identified upon issuance of the contract and shall be qualified and registered to perform work in the State of Rhode Island.

- **Initial Work Plan**

- a The selected firm will produce a work plan detailing all tasks. The work plan will include a description, schedule, and work product of each task. A description of the survey portion will detail the teams assigned and the agencies being surveyed each month.
- b **Product:** A detailed work plan, subcontracts and schedule will be due within 30 days after the contract is executed.

- **Survey Form and Survey Manual**

- a The selected firm will design a survey form and survey manual based on discussions with the university. The manual will accompany the form and identify all items listed and the criteria used to evaluate them. The manual will be used in the field to ensure that all teams are using consistent standards and criteria to evaluate the assets. The selected firm will set up a training session for all team members.
- b **Product:** The survey manual will be due 30 days after the contract is executed. The training session for all team members will occur upon acceptance of the manual by the university

- **Pilot Survey**

- a A pilot survey will involve a limited number of assets involving a broad array of equipment and conditions. This "pilot" phase will test the effectiveness of the survey form and the efficiency of the data collection

methods. The data will be produced in an agreed upon format that the FGCA Team has deemed acceptable.

- b. **Product:** Pilot survey should be completed 60 days after the contract is executed.

- **Final Work Plan**

- a. Once the pilot has been completed, survey scope may be revised according to experience acquired during this phase. The selected firm will meet with the FGCA Team to discuss potential changes to the survey form, survey manual, team composition or schedule. The selected firm will revise the scope and work plan based upon those discussions.
- b. **Product:** Any revised Work Plan will be due 5 days after meeting with the university from discussions regarding the pilot.

- **Survey (Assessment and Data Gathering)**

- a. The selected firm will conduct the survey in a phased approach. The survey team will survey the buildings and assets in the order determined in the work plan. Photographs should be taken of each building and asset surveyed in a digital format so they can be georeferenced in GIS. Data shall be formatted to be compatible with the university's GIS database.
- b. **Product:** Progress reports that detail the assets surveyed and general findings will be due monthly. All surveys will be completed by December 2023.

- **Summary Report**

- a. When all phases of the survey are completed, the selected firm will complete a summary report describing the general conditions and the maintenance and repair needs of the State's capital assets. The report will identify the backlog of projects to be funded and include recommendations for capital spending on maintenance and repair items for the coming fiscal year, FY25. The Summary Report shall include an Executive Summary in the beginning of the report.
- b. Cost estimates to correct deficiencies including deferred maintenance items shall be provided. Deferred maintenance items should be indicated as such. The Respondent shall estimate the remaining useful life of typical life cycle components such as roofs, boilers, and other capital asset components. The consultant will provide an estimated total for deferred maintenance for the entire university.
- c. **Product:** The selected firm will complete all phases of the survey and all data entry by February 2023 and the final summary report by May of 2024.

C. Additional Services

a. Apply Equipment Barcode Labels:

- i. For all equipment included in the FCA inventory data collection described below, will apply a durable label with a unique code number for use as an identifier in the university's CMMS system. Tags will be placed in industry standard locations for each piece of equipment.
- ii. Barcode/QR numbers will be associated with each asset record and linked to the current CMMS to support mobile work orders or other functions. The proposal should include the cost of sourcing, applying and linking to CMMS the equipment tags on each asset.

b. Develop Preventive Maintenance Program & Recommended Staffing Plan:

1. **Purpose:** Preventive Maintenance (PM) Schedule development is to be provided in conjunction with the Facility Condition Assessment (FCA) ("Equipment Inventory" (Data Gathering) service). PM Schedules shall be developed for the equipment inventory collected by the consultant during the on-site assessment/survey service. The intent of this service is to identify needed procedures and inspections required to maintain facilities systems in safe, reliable, and efficient condition.
2. **Deliverables:** All Preventive Maintenance Schedule Development services should include the following deliverables:
 - a. Creation of PM standard identifiers based upon manufacturer specifications, prevailing national codes, and standards such as ASTM, ASHRAE, NFPA and BOMA.
 - b. Create schedules that meet or exceed manufacturer instructions and industry best practices.
 - c. Maintenance Department staffing recommendations.
 - d. Data spreadsheet/template that facilitates import to the university's CMMS.
 - e. Consultant shall provide data in a specific import format working in conjunction with the facilities team to ensure successful integration into the university's CMMS.

SECTION 4: PROPOSAL

A. Technical Proposal

Narrative and format: The proposal should address specifically each of the following elements:

1. **Staff Qualifications** – Provide staff resumes/CV and describe qualifications and experience of key staff who will be involved in this project.
2. **Capability, Capacity, and Qualifications of the Offeror** – This section should clearly show in detail how your firm operates and why you consider your firm to be the vendor of choice. Please provide a detailed description of each category and how it sets you apart from the competition. A list of relevant client references must be provided, to include client names, addresses, phone numbers, dates of service and type(s) of service(s) provided. (To include similar type projects such as campus environments with similar product offerings)
3. **Work Plan** – The work plan description shall include a detailed proposed project description based on the above scope including schedule, a list of tasks, activities, and/or milestones that will be employed to administer the project, the assignment of staff members and concentration of effort for each, and the attributable deliverables for each. Include a detailed list of what your company typically includes for facility systems/categories that will be part of the FCA.
4. **Approach/Methodology** – Describe and lay out your understanding of the University's requirements, including the result(s) intended and desired, the assessment methodology for accomplishing the results proposed. The description of the approach shall discuss and justify the approach proposed to be taken for each task, and the technical issues that will be confronted at each stage of the project.

B. Cost Proposal

Provide cost on the Cost Proposal attached that include the following;

Lump Sum Fixed Fee for the General Scope of Work

Barcode labeling service

Preventative Maintenance Program Development

Hourly Rate for Additional Scope as approved by the FGCA

C. ISBE Proposal

See Appendix A for information and the MBE, WBE, and/or Disability Business Enterprise Participation Plan form(s). Bidders are required to complete, sign and submit these forms with their

overall proposal in a sealed envelope. Please complete separate forms for each MBE, WBE and/or Disability Business Enterprise subcontractor/supplier to be utilized on the solicitation.

SECTION 5: EVALUATION AND SELECTION

Proposals will be reviewed by a Technical Review Committee (“TRC”) composed of staff from URI/State Agencies. The TRC first shall consider technical proposals.

Technical proposals must receive a minimum of 60 (85.7%) out of a maximum of 70 points to advance to the cost evaluation phase. Any technical proposals scoring less than 60 points shall not have the accompanying cost or ISBE participation proposals opened and evaluated. The proposal will be dropped from further consideration.

Technical proposals scoring 60 points or higher will have the cost proposals evaluated and assigned up to a maximum of 30 points in the cost category bringing the total potential evaluation score to 100 points. After total possible evaluation points are determined ISBE proposals shall be evaluated and assigned up to 6 bonus points for ISBE participation.

The University of Rhode Island reserves the right to select the vendor(s) or firm(s) (“vendor”) that it deems to be most qualified to provide the goods and/or services as specified herein; and, conversely, reserves the right to cancel the solicitation in its entirety in its sole discretion.

Proposals shall be reviewed and scored based upon the following criteria:

| Criteria | Possible Points |
|---|------------------------|
| Staff Qualifications | 5 Points |
| Capability, Capacity, and Qualifications of the Offeror | 15 Points |
| Work Plan | 25 Points |
| Detailed Approach/Methodology | 25 Points |
| Total Possible Technical Points | 70 Points |
| Cost proposal* | 30 Points |
| Total Possible Evaluation Points | 100 Points |
| ISBE Participation** | 6 Bonus Points |
| Total Possible Points | 106 Points |

*** Cost Proposal Evaluation:**

The vendor with the lowest cost proposal shall receive one hundred percent (100%) of the available points for cost. All other vendors shall be awarded cost points based upon the following formula:

$$(\text{lowest cost proposal} / \text{vendor's cost proposal}) \times \text{available points}$$

For example: If the vendor with the lowest cost proposal (Vendor A) bids \$65,000 and Vendor B bids \$100,000 for monthly costs and service fees and the total points available are thirty (30), Vendor B's cost points are calculated as follows:

$$\$65,000 / \$100,000 \times 30 = 19.5$$

****ISBE Participation Evaluation:**

A. Calculation of ISBE Participation Rate

1. **ISBE Participation Rate for Non-ISBE Vendors.** The ISBE participation rate for non-ISBE vendors shall be expressed as a percentage and shall be calculated by dividing the amount of non-ISBE vendor's total contract price that will be subcontracted to ISBEs by the non-ISBE vendor's total contract price. For example if the non-ISBE's total contract price is \$100,000.00 and it subcontracts a total of \$12,000.00 to ISBEs, the non-ISBE's ISBE participation rate would be 12%.
2. **ISBE Participation Rate for ISBE Vendors.** The ISBE participation rate for ISBE vendors shall be expressed as a percentage and shall be calculated by dividing the amount of the ISBE vendor's total contract price that will be subcontracted to ISBEs and the amount that will be self-performed by the ISBE vendor by the ISBE vendor's total contract price. For example if the ISBE vendor's total contract price is \$100,000.00 and it subcontracts a total of \$12,000.00 to ISBEs and will perform a total of \$8,000.00 of the work itself, the ISBE vendor's ISBE participation rate would be 20%.

B. Points for ISBE Participation Rate:

The vendor with the highest ISBE participation rate shall receive the maximum ISBE participation points. All other vendors shall receive ISBE participation points by applying the following formula:

$$(\text{Vendor's ISBE participation rate} \div \text{Highest ISBE participation rate}$$

$$\times \text{Maximum ISBE participation points})$$

For example, assuming the weight given by the RFP to ISBE participation is 6 points, if Vendor A has the highest ISBE participation rate at 20% and Vendor B's ISBE participation rate is 12%, Vendor A will receive the maximum 6 points and Vendor B will receive $(12\% \div 20\%) \times 6$ which equals 3.6 points.

General Evaluation:

Points shall be assigned based on the vendor's clear demonstration of the ability to provide the requested goods and/or services. Vendors may be required to submit additional written information or be asked to make an oral presentation before the Technical Review Committee to clarify statements made in the proposal.

SECTION 6: QUESTIONS

Questions concerning this solicitation may be e-mailed to the University of Rhode Island Purchasing Department at URIPurchasing@uri.edu no later than the time and date indicated on page 1 of this solicitation. Please reference the reference RFP 101279 on all correspondence. Questions should be submitted in a Microsoft Word attachment in a narrative format with no tables. Answers to questions received, if any, shall be posted on the Division of Purchases' website as an addendum to this solicitation. It is the responsibility of all interested parties to monitor the Division of Purchases website for any procurement related postings such as addenda. If technical assistance is required, call the Help Desk at (401) 574-8100.

SECTION 7: PROPOSAL CONTENTS

A. Proposals shall include the following:

1. One completed and signed **URI Bidder Certification Cover Form** (included in the Technical Proposal Original copy only). *Do not include in the Technical Proposal copies or Cost proposals.*
2. ☐ **Technical Proposal** - describing the qualifications and background of the applicant and experience with and for similar projects, and all information described earlier in this solicitation. The technical proposal is limited to what the vendor requires. (this excludes any appendices and as appropriate, resumes of key staff that will provide services covered by this request).
 - a. One (1) Electronic copy on a CD-R or thumb drive, marked "Technical Proposal - Original".
 - b. One (1) printed paper copy, marked "Technical Proposal -Original" and signed.
 - c. Four (4) printed paper copies
3. ☐ **Cost Proposal** - A separate, signed and sealed cost proposal reflecting the lump sum cost of the Facility Condition Assessment, Cost for the Barcoding Service, Cost for the Preventative Maintenance, and hourly rate for additional scope as needed, or other fee structure, proposed to complete all of the requirements of this project.

- a. One (1) Electronic copy on a CD-R or thumb drive, marked “Cost Proposal -Original”.
- b. One (1) printed paper copy, marked “Cost Proposal -Original” and signed.
- c. Four (4) printed paper copies

- 4 ☐ **ISBE Proposal** – A separate, signed and sealed Appendix A MBE, WBE, and/or Disability Business Enterprise Participation Plan. Please complete separate forms for each MBE/WBE or Disability Business Enterprise subcontractor/supplier to be utilized on the solicitation. **Do not include any copies in the Technical proposals.**

B. Formatting of proposal response contents should consist of the following:

- 1. Formatting of CD-Rs or thumb drive– Separate CD-Rs or thumb drives are required for the technical proposal and cost proposal. All CD-Rs or thumb drives submitted must be labeled with:
 - a. Vendor’s name
 - b. RFP #
 - c. RFP Title
 - d. Proposal type (e.g., technical proposal or cost proposal)
 - e. If file sizes require more than one CD-R or thumb drive, multiple CD-Rs or thumb drives are acceptable. Each CD-R or thumb drive must include the above labeling and additional labeling of how many CD-Rs or thumb drive should be accounted for (e.g.3 CD-Rs or thumb drives are submitted for a technical proposal and each CD-R or thumb drive should have an additional label of ‘1 of 3’ on first CD-R or thumb drive, ‘2 of 3’ on second CD-R or thumb drive, ‘3 of 3’ on third CD-R or thumb drive).

Vendors are responsible for testing their CD-Rs or thumb drives before submission as the URI Purchasing Department’s inability to open or read a CD-R or thumb drive may be grounds for rejection of a Vendor’s proposal. All files should be readable and readily accessible on the CD-Rs or thumb drives submitted with no instructions to download files from any external resource(s). If a file is partial, corrupt or unreadable, the URI Purchasing Department may consider it “non-responsive”. USB Drives or thumb drives or any other electronic media shall not be accepted. Please note that CD-Rs or thumb drives submitted, shall not be returned.

- 2 Formatting of written documents and printed copies:

- a. For clarity, the technical proposal shall be typed. These documents shall be single-spaced with 1" margins on white 8.5"x 11" paper using a font of 12 point Calibri or 12 point Times New Roman.
- b. All pages on the technical proposal are to be sequentially numbered in the footer, starting with number 1 on the first page of the narrative (this does not include the cover page or table of contents) through to the end, including all forms and attachments. The Vendor's name should appear on every page, including attachments. Each attachment should be referenced appropriately within the proposal section and the attachment title should reference the proposal section it is applicable to.
- c. Printed copies are to be only bound with removable binder clips.

SECTION 8: PROPOSAL SUBMISSION

Interested vendors must submit proposals to provide the goods and/or services covered by this RFP on or before the date and time listed on the cover page of this solicitation. Responses received after this date and time, as registered by the official time clock in the reception area of the University of Rhode Island Purchasing Department, shall not be accepted.

Responses should be mailed or hand-delivered in a sealed envelope marked "RFP 101279 " to

MAIL TO:

UNIVERSITY OF RHODE ISLAND
PO BOX 1773
PURCHASING DEPARTMENT
KINGSTON, RI 02881

COURIER:

UNIVERSITY OF RHODE ISLAND
PURCHASING DEPARTMENT
10 TOOTELL RD.
KINGSTON, RI 02881-2010

NOTE: Proposals received after the above-referenced due date and time will not be considered. Proposals misdirected to other University locations or which are otherwise not presented in the URI Purchasing Department by the scheduled due date and time will be determined to be late and will not be considered. Proposals faxed, or emailed, to the URI Purchasing Department will not be considered. The "official" time clock is located in the reception area of the URI Purchasing Department. **(Please be advised that FedEx/UPS do not always arrive by 10:30 am, you would be smart to send your submission to arrive at least one day early)**

SECTION 9: CONCLUDING STATEMENTS

Notwithstanding the above, the University of Rhode Island reserves the right to award on the basis of cost alone, to accept or reject any or all proposals, and to award it in its best interest.

Proposals found to be technically or substantially non-responsive at any point in the evaluation process will be rejected and not considered further.

The University may, at its sole option, elect to require presentation(s) by offerors clearly in consideration for award

If a Vendor is selected for an award, no work is to commence until a purchase order is issued by the University of Rhode Island Purchasing Department.

APPENDIX A. PROPOSER ISBE RESPONSIBILITIES AND MBE, WBE, AND/OR DISABILITY BUSINESS ENTERPRISE PARTICIPATION FORM

A. Proposer's ISBE Responsibilities (from 150-RICR-90-10-1.7.E)

1. Proposal of ISBE Participation Rate. Unless otherwise indicated in the RFP, a Proposer must submit its proposed ISBE Participation Rate in a sealed envelope or via sealed electronic submission at the time it submits its proposed total contract price. The Proposer shall be responsible for completing and submitting all standard forms adopted pursuant to 105-RICR-90-10-1.9 and submitting all substantiating documentation as reasonably requested by either the Using Agency's MBE/WBE Coordinator, Division, ODEO, or Governor's Commission on Disabilities including but not limited to the names and contact information of all proposed subcontractors and the dollar amounts that correspond with each proposed subcontract.
2. Failure to Submit ISBE Participation Rate. Any Proposer that fails to submit a proposed ISBE Participation Rate or any requested substantiating documentation in a timely manner shall receive zero (0) ISBE participation points.
3. Execution of Proposed ISBE Participation Rate. Proposers shall be evaluated and scored based on the amounts and rates submitted in their proposals. If awarded the contract, Proposers shall be required to achieve their proposed ISBE Participation Rates. During the life of the contract, the Proposer shall be responsible for submitting all substantiating documentation as reasonably requested by the Using Agency's MBE/WBE Coordinator, Division, ODEO, or Governor's Commission on Disabilities including but not limited to copies of purchase orders, subcontracts, and cancelled checks.
4. Change Orders. If during the life of the contract, a change order is issued by the Division, the Proposer shall notify the ODEO of the change as soon as reasonably possible. Proposers are required to achieve their proposed ISBE Participation Rates on any change order amounts.
5. Notice of Change to Proposed ISBE Participation Rate. If during the life of the contract, the Proposer becomes aware that it will be unable to achieve its proposed ISBE Participation Rate, it must notify the Division and ODEO as soon as reasonably possible. The Division, in consultation with ODEO and Governor's Commission on Disabilities, and the Proposer may agree to a modified ISBE Participation Rate provided that the change in circumstances was beyond the control of the Proposer or the direct result of an unanticipated reduction in the overall total project cost.

B. MBE, WBE, AND/OR Disability Business Enterprise Participation Plan Form:

Attached is the MBE, WBE, and/or Disability Business Enterprise Participation Plan form. Bidders are required to complete, sign and submit with their overall proposal in a sealed envelope. Please complete separate forms for each MBE, WBE and/or Disability Business Enterprise subcontractor/supplier to be utilized on the solicitation.



**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS DEPARTMENT
OF ADMINISTRATION
ONE CAPITOL HILL PROVIDENCE, RHODE ISLAND 02908**

| MBE, WBE, and/or DISABILITY BUSINESS ENTERPRISE PARTICIPATION PLAN | | | | | |
|---|--|---|-------------------------|--|------------------------------|
| Bidder's Name: | | | | | |
| Bidder's Address: | | | | | |
| Point of Contact: | | | | | |
| Telephone: | | | | | |
| Email: | | | | | |
| Solicitation No.: | | | | | |
| Project Name: | | | | | |
| <p>This form is intended to capture commitments between the prime contractor/vendor and MBE/WBE and/or Disability Business Enterprise subcontractors and suppliers, including a description of the work to be performed and the percentage of the work as submitted to the prime contractor/vendor. Please note that all MBE/WBE subcontractors/suppliers must be certified by the Office of Diversity, Equity and Opportunity MBE Compliance Office and all Disability Business Enterprises must be certified by the Governor's Commission on Disabilities at time of bid, and that MBE/WBE and Disability Business Enterprise subcontractors must self-perform 100% of the work or subcontract to another RI certified MBE in order to receive participation credit. Vendors may count 60% of expenditures for materials and supplies obtained from an MBE certified as a regular dealer/supplier, and 100% of such expenditures obtained from an MBE certified as a manufacturer. This form must be completed in its entirety and submitted at time of bid. Please complete <u>separate forms</u> for each MBE/WBE or Disability Business Enterprise subcontractor/supplier to be utilized on the solicitation.</p> | | | | | |
| Name of Subcontractor/Supplier: | | | | | |
| Type of RI Certification: | | <input type="checkbox"/> MBE <input type="checkbox"/> WBE <input type="checkbox"/> Disability Business Enterprise | | | |
| Address: | | | | | |
| Point of Contact: | | | | | |
| Telephone: | | | | | |
| Email: | | | | | |
| Detailed Description of Work To Be Performed by Subcontractor or Materials to be Supplied by Supplier: | | | | | |
| Total Contract Value (\$): | | | Subcontract Value (\$): | | ISBE Participation Rate (%): |
| Anticipated Date of Performance: | | | | | |
| I certify under penalty of perjury that the forgoing statements are true and correct. | | | | | |
| Prime Contractor/Vendor Signature | | | Title | | Date |
| | | | | | |
| Subcontractor/Supplier Signature | | | Title | | Date |
| | | | | | |

| Campus | Building Name | Street Address | Sightlines Function | # of Floors | # of Spaces | Net Assignable Area | Net Useable Area | Gross Area | Departments Allocated Space in the Building |
|-----------------|---|-------------------------|---------------------|-------------|-------------|---------------------|------------------|------------|--|
| KINGSTON CAMPUS | KEANEY GYMNASIUM | 85 KEANEY RD | ACADEMIC | | 5 | 173 | 72362 | 96161 | 106526 ATHLETICS, MAINTENANCE & REPAIRS, MEN'S BASEBALL, MEN'S FOOTBALL, MEN'S SOCCER, MEN'S TRACK, MILITARY SCIENCE, PPL, REC SVC, WOMEN'S LACROSSE, WOMEN'S SOCCER, WOMEN'S SOFTBALL, WOMEN'S TENNIS, WOMEN'S VOLLEYBALL |
| KINGSTON CAMPUS | PASTORE HALL | 51 LOWER COLLEGE RD | ACADEMIC | | 6 | 193 | 44827 | 60604 | 70666 A&S DEAN, CAMPUS LIFE, CUSTODIAL SERVICES, ENROLLMENT SERVICES, FACULTY SENATE, GRADUATE SCHOOL, HISTORY, INSTITUTIONAL RESEARCH, PHYSICS, PPL, PRESIDENT, PUBLIC SAFETY ADMINISTRATION, PUBLIC SAFETY COMMUNICATION AND TECHNOLOGY, RENTAL SPACE, SAC |
| KINGSTON CAMPUS | FOOTBALL FIELDHOUSE | 5E W ALUMNI AV | ATHLETIC | | 3 | 8 | 1218 | 1218 | 1344 ATHLETICS, PPL |
| KINGSTON CAMPUS | NEWMAN HALL | 14 UPPER COLLEGE RD | ADMINISTRATIVE | | 6 | 90 | 9162 | 13385 | 15665 PPL, SAC, UNDERGRAD ADM |
| KINGSTON CAMPUS | QUINN HALL | 55 LOWER COLLEGE RD | ACADEMIC | | 7 | 158 | 25527 | 39068 | 53893 DEAN HEALTH SCIENCES, ENROLLMENT SERVICES, GRADUATE SCHOOL, HUMAN DEV & FAM STUD, INFO TECH SERVICES, PPL, TEXTILES |
| KINGSTON CAMPUS | GREEN HALL | 35 CAMPUS AVE | ADMINISTRATIVE | | 6 | 156 | 17289 | 26141 | 32268 ENROLLMENT SERVICES, GENERAL COUNSEL, OFFICE OF INSTITUTIONAL DIVERSITY AND EQUITY, PPL, PRESIDENT, PROVOST |
| KINGSTON CAMPUS | LIPPITT HALL | 5 LIPPITT RD | ACADEMIC | | 6 | 126 | 17908 | 27931 | 33384 HONORS PROGRAM, MATH, PPL |
| KINGSTON CAMPUS | LIPPITT HALL HEATING PLANT | 17 GREENHOUSE RD | SUPPORT | | 3 | 4 | | 4945 | 5860 PPL |
| KINGSTON CAMPUS | EDWARDS HALL | 64 UPPER COLLEGE RD | ACADEMIC | | 7 | 75 | 12547 | 19363 | 24456 CENTER FOR HUMAN SERVICES, ENROLLMENT SERVICES, INFO TECH SERVICES, MEMORIAL UNION, PPL |
| KINGSTON CAMPUS | ROOSEVELT HALL | 90 LOWER COLLEGE RD | ACADEMIC | | 7 | 333 | 30849 | 43428 | 51097 CAMPUS LIFE, COUNSELING CTR, ENROLLMENT SERVICES, FACULTY SENATE, INTERNSHIPS & EXPR LRNG, LEARNING ASSIST CNTR, PPL, PROVOST, RENTAL SPACE, SAC, STUDENT LOAN OFFICE, UNIVERSITY COLLEGE, WOMENS STUDIES, WRITING & RHETORIC |
| KINGSTON CAMPUS | SALT SHED | 40 TOOTELL ROAD | SUPPORT | | 3 | 4 | 4439 | 4439 | 4880 LANDS & GROUNDS, PPL |
| KINGSTON CAMPUS | WASHBURN HALL | 80 UPPER COLLEGE RD | ACADEMIC | | 7 | 118 | 21746 | 27513 | 31366 ENROLLMENT SERVICES, GSO DEAN, HISTORY, POLICE, POLITICAL SCIENCE, PPL, RENTAL SPACE, SAC |
| KINGSTON CAMPUS | BLISS HALL | 1 LIPPITT RD | ACADEMIC | | 8 | 152 | 28961 | 49350 | 57344 CIVIL ENVIRO ENGR, ELEC, COMP, & BIO ENGR, ENGR DEAN, ENROLLMENT SERVICES, MECH INDUS SYS ENGR, PPL |
| KINGSTON CAMPUS | RODMAN HALL | 94 WEST ALUMNI AVE | ACADEMIC | | 6 | 96 | 19056 | 24283 | 27379 ENROLLMENT SERVICES, FILM MEDIA PROGRAM, GRAD LIBRARY INFORM STUDIES, INFO TECH SERVICES, JOURNALISM, LANDSCAPE ARCH, LANGUAGES, PPL, SAC |
| KINGSTON CAMPUS | EAST HALL | 2 LIPPITT RD | ACADEMIC | | 7 | 109 | 19605 | 25737 | 29743 ENROLLMENT SERVICES, PHYSICS, PPL |
| KINGSTON CAMPUS | RANGER HALL | 10 RANGER RD | ACADEMIC | | 7 | 102 | 19913 | 35505 | 43040 ENROLLMENT SERVICES, HARRINGTON SCHOOL OF COMMUNICATION, PPL, SAC |
| KINGSTON CAMPUS | DAVIS HALL | 10 LIPPITT RD | ACADEMIC | | 7 | 114 | 12144 | 16548 | 20416 COMM STUD, ENROLLMENT SERVICES, FILM MEDIA PROGRAM, NONVIOLENCE PEACE STUDIES, PPL |
| KINGSTON CAMPUS | TAFT HALL | 9 LIPPITT RD | ACADEMIC | | 6 | 49 | 8239 | 11216 | 13545 INTERNAT'L STUDENTS & SCHOLARS, PPL, PROVOST, SAC, TALENT DEVELOPMENT |
| KINGSTON CAMPUS | KIRK APPLIED ENGINEERING LABORATORY | 94 UPPER COLLEGE RD | SCIENTIFIC RESEARCH | | 4 | 59 | 18859 | 23426 | 25770 CHEM ENGR, ELEC, COMP, & BIO ENGR, ENGR COMPT CTR, ENGR DEAN, MECH INDUS SYS ENGR, PPL |
| KINGSTON CAMPUS | KIRK CENTER FOR ADVANCED TECHNOLOGY | 90 UPPER COLLEGE RD | SCIENTIFIC RESEARCH | | 4 | 34 | 6170 | 10374 | 12602 CHEM ENGR, CIVIL ENVIRO ENGR, ENGR DEAN, ENROLLMENT SERVICES, MAINTENANCE & REPAIRS, MECH INDUS SYS ENGR, PPL |
| KINGSTON CAMPUS | ATHLETICS QUONSET HUT | 5D W ALUMNI AV | ATHLETIC | | 3 | 3 | 1031 | 1031 | 1181 ATHLETIC L & G, PPL |
| KINGSTON CAMPUS | TUCKER HOUSE | 89 UPPER COLLEGE RD | ADMINISTRATIVE | | 5 | 41 | 3023 | 3578 | 4389 HISTORY, POLICE, POLITICAL SCIENCE, PPL |
| KINGSTON CAMPUS | MULTICULTURAL STUDENT SERVICES CENTER | 74 LOWER COLLEGE RD | STUDENT LIFE | | 5 | 40 | 4621 | 8209 | 10034 MULTICULTURAL CENTER, NONVIOLENCE PEACE STUDIES, PPL |
| KINGSTON CAMPUS | TRANSITION CENTER | 2 LOWER COLLEGE RD | ACADEMIC | | 5 | 56 | 4597 | 5723 | 6565 HUMAN DEV & FAM STUD, PPL |
| KINGSTON CAMPUS | TURF STORAGE BUILDING | 74B THIRTY ACRE POND RD | SUPPORT | | 3 | 6 | 1625 | 1625 | 1871 CELS ADMINISTRATIVE UNIT 1, PPL, SAC |
| KINGSTON CAMPUS | HUMAN RESOURCES BUILDING | 80 LOWER COLLEGE RD | ADMINISTRATIVE | | 6 | 47 | 4994 | 6267 | 7337 HUMAN RESOURCES, PPL |
| KINGSTON CAMPUS | GREENHOUSE HEADHOUSE | 6 GREENHOUSE RD | SCIENTIFIC RESEARCH | | 5 | 81 | 28061 | 31001 | 35162 CELS ADMINISTRATIVE UNIT 1, CELS ADMINISTRATIVE UNIT 2, CELS DEAN, PPL, SAC |
| KINGSTON CAMPUS | S AND R MGM STORAGE GARAGE | 14 W ALUMNI AV | SUPPORT | | 3 | 3 | 234 | 234 | 300 FIRE LIFE SAFETY, PPL |
| KINGSTON CAMPUS | CHILD DEVELOPMENT CENTER | 10 LOWER COLLEGE RD | ACADEMIC | | 3 | 21 | 2179 | 3406 | 3737 CHILD DEVELOPMENT CTR KINGSTON, PPL |
| KINGSTON CAMPUS | 44 LOWER COLLEGE ROAD | 44 LOWER COLLEGE ROAD | ADMINISTRATIVE | | 6 | 59 | 7493 | 9056 | 10411 OFFICE OF EMERGENCY MANAGEMENT, PARKING SERVICES, POLICE, PPL, PUBLIC SAFETY ADMINISTRATION, PUBLIC SAFETY COMMUNICATION AND TECHNOLOGY, SECURITY HRL |
| KINGSTON CAMPUS | LANDS AND GROUNDS TEMP BLDG | 22 WEST ALUMNI AVE | SUPPORT | | 3 | 9 | 7878 | 8108 | 8617 LANDS & GROUNDS, PPL |
| KINGSTON CAMPUS | 177 PLAINS ROAD | 177 PLAINS RD | ADMINISTRATIVE | | 6 | 46 | 3918 | 4418 | 5474 ENV HEALTH SAF, FIRE LIFE SAFETY, PPL |
| KINGSTON CAMPUS | HART HOUSE | 36 UPPER COLLEGE RD | ACADEMIC | | 6 | 28 | 2136 | 3246 | 3817 LABOR RES CNTR, PPL |
| KINGSTON CAMPUS | PRESIDENTS HOUSE | 56 UPPER COLLEGE RD | HOUSE | | 6 | 57 | 6366 | 6366 | 7511 PPL, PRESIDENT |
| KINGSTON CAMPUS | BOSS ARENA | 1 KEANEY RD | ATHLETIC | | 4 | 80 | 55830 | 67841 | 74786 BOSS ARENA, PPL, RENTAL SPACE |
| KINGSTON CAMPUS | WAKEFIELD HOUSE | 12 W ALUMNI AV | ADMINISTRATIVE | | 5 | 24 | 2257 | 2488 | 2867 FACILITIES OPERATIONS, FACILITIES UTILITIES, PPL, RECYCLING |
| KINGSTON CAMPUS | CARLOTTI ADMINISTRATION BUILDING | 75 LOWER COLLEGE RD | ADMINISTRATIVE | | 6 | 148 | 16093 | 24147 | 27581 ACCOUNTING, AFFIRMATIVE ACTION, CONTROLLER, ENROLLMENT SERVICES, ENTERPRISE & CAMPUS SERVICES, FACILITIES GROUP, PAYROLL, PPL, PRESIDENT, RESEARCH OFFICE, SMALL BUSINESS DEVELOPMENT CTR, STUDENT LOAN OFFICE, VP ADMINISTRATION |
| KINGSTON CAMPUS | HAZ WASTE STORAGE FACILITY | 53 FLAGG RD | SUPPORT | | 3 | 6 | 1489 | 1489 | 1656 FIRE LIFE SAFETY, PPL |
| KINGSTON CAMPUS | JOHN GRANDIN IEP HOUSE | 67 UPPER COLLEGE RD | RESIDENCE HALL | | 6 | 70 | 8314 | 11105 | 13263 INTER ENGR PROG, PPL |
| KINGSTON CAMPUS | 3071 KINGSTOWN ROAD | 3071 KINGSTOWN RD | ACADEMIC | | 6 | 46 | 4812 | 5801 | 6665 PPL, SAC |
| KINGSTON CAMPUS | WOODWARD HALL | 9 EAST ALUMNI AV | SCIENTIFIC RESEARCH | | 7 | 192 | 34010 | 45663 | 51271 CELS ADMINISTRATIVE UNIT 1, CELS ADMINISTRATIVE UNIT 2, CELS ADMINISTRATIVE UNIT 3, CELS DEAN, ENROLLMENT SERVICES, PPL, RESEARCH OFFICE |
| KINGSTON CAMPUS | SKOGLEY TURF RESEARCH CENTER | 30 THIRTY ACRE POND RD | ACADEMIC | | 4 | 16 | 4150 | 4607 | 7924 CELS ADMINISTRATIVE UNIT 1, PPL |
| KINGSTON CAMPUS | CENTRAL RECEIVING WAREHOUSE | 22 TOOTELL RD | SUPPORT | | 4 | 17 | 14144 | 14478 | 15953 CENTRAL RECEIVING, HRL, INFO TECH SERVICES, PPL |
| KINGSTON CAMPUS | ALUMNI CENTER | 73 UPPER COLLEGE RD | ADMINISTRATIVE | | 5 | 130 | 13061 | 18808 | 20840 ALUMNI RELATIONS, BOARD OF TRUSTEES, COMM & COMMUNITY REL, DINING BOARD OPERATIONS, MARKETING & COMMUNICATIONS, PPL, PUBLIC PROGRAMMING & SPECIAL EVENTS, PUBLICATIONS & CREATIVE SERVICES, RENTAL SPACE, URI FOUNDATION |
| KINGSTON CAMPUS | WELL PUMP STATION NO. 4 | 77 THIRTY ACRE POND RD | SUPPORT | | 3 | 5 | 195 | 861 | 1008 FACILITIES OPERATIONS, PPL |
| KINGSTON CAMPUS | ROBERT L CAROTHERS LIBRARY AND LEARNING COMMONS | 15 LIPPITT RD | ACADEMIC | | 7 | 303 | 207795 | 235991 | 252793 DINING BOARD OPERATIONS, ENROLLMENT SERVICES, INFO TECH SERVICES, KINGSTON LIBRARY, LEARNING ASSIST CNTR, PPL, PROVOST |
| KINGSTON CAMPUS | FOGARTY HALL | 41 LOWER COLLEGE RD | SCIENTIFIC RESEARCH | | 7 | 211 | 44059 | 59084 | 65848 CHEMISTRY, CRIME LAB, ENROLLMENT SERVICES, HUMAN DEV & FAM STUD, NUTRITION & FOOD SCI, PPL, RENTAL SPACE, RESEARCH OFFICE, SAC |
| KINGSTON CAMPUS | TYLER HALL | 9 GREENHOUSE RD | ACADEMIC | | 6 | 154 | 23488 | 31990 | 36279 COMPUTER SCI, ENROLLMENT SERVICES, FACILITIES OPERATIONS, INFO TECH SERVICES, INTERDISCP NEUROSC PROG, PPL, STU LRN OUTCM ASSES&ACC |
| KINGSTON CAMPUS | FINE ARTS CENTER | 105 UPPER COLLEGE RD | ACADEMIC | | 7 | 320 | 80398 | 110736 | 128237 ART, ENROLLMENT SERVICES, MUSIC, PPL, THEATRE |
| KINGSTON CAMPUS | CENTER FOR BIOTECHNOLOGY AND LIFE SCIENCES | 120 FLAGG RD | SCIENTIFIC RESEARCH | | 8 | 326 | 66903 | 118749 | 133673 CELS ADMINISTRATIVE UNIT 1, CELS ADMINISTRATIVE UNIT 2, CELS ADMINISTRATIVE UNIT 3, CELS DEAN, CELS STUDENT AFFAIRS, ENROLLMENT SERVICES, INFO TECH SERVICES, PPL, RENTAL SPACE, URI NEUROSCIENCE INSTITUTE |
| KINGSTON CAMPUS | BALLENTINE HALL | 7 LIPPITT RD | ACADEMIC | | 5 | 166 | 30945 | 45853 | 51779 CBA INSTRUCTION, DEAN BUSINESS ADMIN, ENROLLMENT SERVICES, PPL |
| KINGSTON CAMPUS | FASCITELLI CENTER FOR ADVANCED ENGINEERING | 2 EAST ALUMNI | SCIENTIFIC RESEARCH | | 8 | 436 | 106096 | 168106 | 187294 CHEM ENGR, CIVIL ENVIRO ENGR, CYPHER, DINING BOARD OPERATIONS, ELEC, COMP, & BIO ENGR, ENGR DEAN, ENROLLMENT SERVICES, ENV HEALTH SAF, FACILITIES OPERATIONS, MECH INDUS SYS ENGR, OCEAN ENGR, PPL, RESEARCH OFFICE |
| KINGSTON CAMPUS | KINGSTON FIRE STATION | 35 BILLS RD | SUPPORT | | 3 | 39 | 9855 | 10399 | 11357 KINGSTON FIRE STATION, PPL |
| KINGSTON CAMPUS | 95 UPPER COLLEGE ROAD | 95 UPPER COLLEGE RD | ACADEMIC | | 3 | 21 | 5303 | 7481 | 8111 ENROLLMENT SERVICES, MUSIC, PPL, SAC |
| KINGSTON CAMPUS | 3045 KINGSTOWN ROAD | 3045 KINGSTOWN ROAD | SUPPORT | | 5 | 57 | 11206 | 14293 | 15885 PPL, SAC |
| KINGSTON CAMPUS | RESEARCH AND GRANT ACCOUNTING | 70 LOWER COLLEGE RD | ADMINISTRATIVE | | 6 | 64 | 5189 | 6446 | 7294 PPL, RESEARCH OFFICE, SPONSORED & COST ACC |
| KINGSTON CAMPUS | ADMINISTRATIVE SERVICES | 6 RHODY RAM WY | ADMINISTRATIVE | | 3 | 19 | 5396 | 5823 | 6273 POSTAL SERVICES, PPL, PRINTING SERVICES |
| KINGSTON CAMPUS | AGRONOMY PESTICIDE STORAGE SHED | THIRTY ACRE POND RD | SUPPORT | | 3 | 5 | 190 | 190 | 212 FIRE LIFE SAFETY, PPL |
| KINGSTON CAMPUS | MEADE STADIUM PRESS BOX | 25A W ALUMNI AV | ATHLETIC | | 3 | 9 | 914 | 934 | 1078 ATHLETICS, PPL |
| KINGSTON CAMPUS | MALLON OUTREACH CENTER | 3 EAST ALUMNI AV | ACADEMIC | | 4 | 27 | 3816 | 4308 | 4813 CELS ADMINISTRATIVE UNIT 1, PPL, RHODE ISLAND AGRICULTURAL INNOVATION AND ENTREPRENEURSHIP CAMPUS, SUSTAINABILITY |
| KINGSTON CAMPUS | GREENHOUSE SHED | 72 FLAGG RD | SUPPORT | | 3 | 3 | 240 | 240 | 273 CELS ADMINISTRATIVE UNIT 1, PPL |
| KINGSTON CAMPUS | ROBERT J HIGGINS WELCOME CENTER | 45 UPPER COLLEGE RD | ADMINISTRATIVE | | 4 | 35 | 6888 | 11880 | 16001 PPL, UNDERGRAD ADM |
| KINGSTON CAMPUS | ATHLETICS STORAGE BLDG | 5A W ALUMNI AV | ATHLETIC | | 4 | 9 | 5519 | 5519 | 6420 ATHLETIC L & G, PPL |
| KINGSTON CAMPUS | AVEDISIAN HALL | 7 GREENHOUSE RD | SCIENTIFIC RESEARCH | | 8 | 448 | 81435 | 131820 | 148449 BIOMED & PHARM SCI, ENROLLMENT SERVICES, ENV HEALTH SAF, FACILITIES OPERATIONS, FIRE LIFE SAFETY, PHARMACY PRACTICE, PHARMACY DEAN, PPL, RENTAL SPACE, RESEARCH OFFICE, VP ADMINISTRATION |
| KINGSTON CAMPUS | ATHLETICS OFFICE BARN AND WORKSHOP | 5C W ALUMNI AV | ATHLETIC | | 4 | 11 | 2383 | 2444 | 2953 ATHLETIC L & G, PPL |
| KINGSTON CAMPUS | LANDS AND GROUNDS BLDG ATHLETIC FIELD | 5B W ALUMNI AV | ATHLETIC | | 4 | 6 | 340 | 386 | 455 ATHLETIC L & G, PPL |
| KINGSTON CAMPUS | CHRISTOPHER HOUSE | 34 LOWER COLLEGE RD | ADMINISTRATIVE | | 5 | 41 | 2494 | 3069 | 3702 DEAN OF STUDENTS OFFICE, PPL, RENTAL SPACE |
| KINGSTON CAMPUS | SOCIAL SCIENCE RESEARCH CENTER | 130 FLAGG RD | ACADEMIC | | 4 | 94 | 12599 | 17842 | 20479 CPRC, GERONTOLOGY, INSTITUTE INT HEALTH & INNOV, PHARMACY PRACTICE, PPL, PSYCHOLOGY, URI NEUROSCIENCE INSTITUTE |
| KINGSTON CAMPUS | BASEBALL BATTING BARN | 115 TOOTELL RD | ATHLETIC | | 3 | 3 | 4851 | 4851 | 5000 ATHLETICS, PPL |
| KINGSTON CAMPUS | SHERMAN BUILDING | 60 TOOTELL RD | SUPPORT | | 4 | 69 | 18643 | 22455 | 24578 CAPITAL PROJECTS, CUSTODIAL SERVICES, FACILITIES OPERATIONS, HVAC, MAINTENANCE & REPAIRS, PPL, UNIVERSITY STORES |
| KINGSTON CAMPUS | MACKAL FIELD HOUSE | 75 KEANEY RD | ATHLETIC | | 4 | 59 | 73570 | 78310 | 82253 ATHLETICS, CLUB SPORTS, MEN'S GOLF, NCAA COMPLIANCE OFFICE, PPL, REC SVC, RENTAL SPACE, WOMEN'S TRACK |
| KINGSTON CAMPUS | BEAUPRE CENTER FOR CHEMICAL AND FORENSIC SCIENCES | 140 FLAGG RD | SCIENTIFIC RESEARCH | | 10 | 325 | 67301 | 116616 | 137545 BIOMED & PHARM SCI, CHEMISTRY, DINING BOARD OPERATIONS, ENROLLMENT SERVICES, FACILITIES OPERATIONS, HVAC, PPL, PSYCHOLOGY |
| KINGSTON CAMPUS | FACILITIES SERVICES STORAGE BLDG | 51 TOOTELL RD | SUPPORT | | 3 | 6 | 3712 | 3712 | 4077 MAINTENANCE & REPAIRS, PPL, UNIVERSITY STORES |
| KINGSTON CAMPUS | INV BIO AND REST ECO FAC | 9B THIRTY ACRE POND RD | SCIENTIFIC RESEARCH | | 3 | 6 | 3201 | 3201 | 3437 CELS ADMINISTRATIVE UNIT 2, PPL |
| KINGSTON CAMPUS | WELL PUMP STATION 2 | 108 THIRTY ACRE POND RD | SUPPORT | | 3 | 4 | 148 | 380 | 475 FACILITIES OPERATIONS, PPL |
| KINGSTON CAMPUS | WELL PUMP STATION 3 | 74A THIRTY ACRE POND RD | SUPPORT | | 3 | 4 | | 456 | 560 PPL |
| KINGSTON CAMPUS | COASTAL INSTITUTE | 1 GREENHOUSE RD | SCIENTIFIC RESEARCH | | 6 | 151 | 27347 | 43089 | 52473 CELS ADMINISTRATIVE UNIT 2, CELS DEAN, ENROLLMENT SERVICES, GSO COASTAL INSTITUTE, PPL, RI SEA GRANT |
| KINGSTON CAMPUS | AUTOMOTIVE GARAGE | 9 RHODY RAM WY | SUPPORT | | 3 | 17 | 9933 | 10059 | 10828 AUTOMOTIVE, PPL, UNIVERSITY STORES |
| KINGSTON CAMPUS | PASTORE ANNEX | 53 LOWER COLLEGE RD | SUPPORT | | 3 | 7 | 2346 | 2346 | 2477 A&S DEAN, PPL |
| KINGSTON CAMPUS | AGRONOMY HOOPHOUSE STORAGE | THIRTY ACRE POND RD | SUPPORT | | 3 | 3 | 1248 | 1248 | 1323 CELS ADMINISTRATIVE UNIT 1, PPL |
| KINGSTON CAMPUS | GREENHOUSE HOOPHOUSE SHED | 250 UPPER COLLEGE RD | SUPPORT | | 3 | 3 | 580 | 580 | 604 CELS ADMINISTRATIVE UNIT 1, PPL |
| KINGSTON CAMPUS | INTERNATIONAL CENTER | 37 LOWER COLLEGE RD | STUDENT LIFE | | 6 | 46 | 4169 | 5196 | 6675 INTERNAT'L STUDENTS & SCHOLARS, OFFICE OF INTERNAT'L EDUCATION, PPL, SAC |
| KINGSTON CAMPUS | GENDER AND SEXUALITY CENTER | 19 UPPER COLLEGE RD | STUDENT LIFE | | 3 | 25 | 3087 | 4067 | 4564 GENDER AND SEXUALITY CENTER, PPL |
| KINGSTON CAMPUS | HRL MAINTENANCE | 4 RHODY RAM WY | SUPPORT | | 3 | 25 | 4669 | 5421 | 5839 CUSTODIAL SERVICES, MAINTENANCE & REPAIRS, PPL |
| KINGSTON CAMPUS | WEST KINGSTON RESEARCH CENTER | 530 LIBERTY LN | SCIENTIFIC RESEARCH | | 3 | 59 | 11475 | 14574 | 16003 BIOMED & PHARM SCI, CELS ADMINISTRATIVE UNIT 1, CELS ADMINISTRATIVE UNIT 3, CELS DEAN, PPL, RESEARCH OFFICE, SAC |
| KINGSTON CAMPUS | ADAMS HOUSE | 85 UPPER COLLEGE RD | ADMINISTRATIVE | | 6 | 34 | 2544 | 3479 | 4403 BUDGET, PPL |
| KINGSTON CAMPUS | WATSON HOUSE | 1 FARM HOUSE RD | ACADEMIC | | 6 | 21 | 2741 | 3612 | 4706 PPL, PROVOST |
| KINGSTON CAMPUS | 85 BRIAR LANE | | SUPPORT | | 3 | 29 | 2638 | 3305 | 3949 POLICE, PPL |
| EAST FARM | PESTICIDE STORAGE BUILDING | 65A EAST FARM RD | SUPPORT | | 3 | 3 | 430 | 430 | 517 CELS ADMINISTRATIVE UNIT 1, PPL |
| EAST FARM | GEOLOGY AND NRCS BLDG | 43 EAST FARM RD | SCIENTIFIC RESEARCH | | 3 | 5 | 825 | 825 | 908 CELS ADMINISTRATIVE UNIT 2, PPL |
| EAST FARM | FISHERIES AND FISH PATHOLOGY LAB | 50 EAST FARM RD | SCIENTIFIC RESEARCH | | 3 | 18 | 2972 | 3717 | 4196 CELS ADMINISTRATIVE UNIT 1, CELS ADMINISTRATIVE UNIT 2, CELS ADMINISTRATIVE UNIT 3, CELS DEAN, PPL |
| EAST FARM | WOOD SHOP BLDG | 65C EAST FARM RD | SUPPORT | | 5 | 14 | 4234 | 4297 | 4939 CELS ADMINISTRATIVE UNIT 1, CELS DEAN, PPL |
| EAST FARM | COMM FISHERIES CTR OF RI | 61B EAST FARM RD | ADMINISTRATIVE | | 5 | 23 | 1764 | 2346 | 3103 PPL, RENTAL SPACE |
| EAST FARM | 2133 KINGSTOWN ROAD | | | | 1 | 6 | 644 | 644 | 739 SAC |
| EAST FARM | COOP STORAGE 1 | 72A EAST FARM RD | SUPPORT | | 3 | 7 | 1802 | 1802 | 1852 CELS ADMINISTRATIVE UNIT 1, PPL |

| Campus | Building Name | Street Address | Sightlines Function | # of Floors | # of Spaces | Net Assignable Area | Net Useable Area | Gross Area | Departments Allocated Space in the Building |
|-------------------------|---|---------------------|---------------------|-------------|-------------|---------------------|------------------|------------|--|
| EAST FARM | ENTOMOLOGY FIELD LABORATORY | 70 EAST FARM RD | SCIENTIFIC RESEARCH | 3 | 8 | 1035 | 1095 | 1284 | CELSADMINISTRATIVE UNIT 1, PPL |
| EAST FARM | COOP STORAGE 2 | 72B EAST FARM RD | SUPPORT | 3 | 21 | 1630 | 2536 | 2670 | CELSADMINISTRATIVE UNIT 1, CELSADMINISTRATIVE UNIT 2, CELSADMINISTRATIVE UNIT 3, PPL |
| EAST FARM | GAIL GARCIA GREENHOUSE | 97D EAST FARM RD | ACADEMIC | 3 | 3 | 2046 | 2046 | 2112 | CELS ADMINISTRATIVE UNIT 1, PPL |
| EAST FARM | AQUACULTURE CENTER | 14 EAST FARM RD | SCIENTIFIC RESEARCH | 3 | 26 | 11040 | 12836 | 14100 | CELS ADMINISTRATIVE UNIT 1, CELS ADMINISTRATIVE UNIT 2, CELS DEAN, PPL |
| EAST FARM | PLANT SCIENCES CENTER | 75 EAST FARM RD | SCIENTIFIC RESEARCH | 4 | 25 | 6025 | 6554 | 7606 | CELS ADMINISTRATIVE UNIT 1, CELS DEAN, PPL |
| EAST FARM | FISHERIES AND AQUACULTURE STORAGE | 65B EAST FARM RD | SUPPORT | 5 | 10 | 5527 | 5659 | 6348 | CELSADMINISTRATIVE UNIT 1, CELSDEAN, PPL |
| EAST FARM | COOP STORAGE | 65D EAST FARM RD | SUPPORT | 3 | 7 | 352 | 352 | 420 | CELSADMINISTRATIVEUNIT 1, CELSDEAN, PPL |
| EAST FARM | MASTER GARDENERS GREENHOUSE 1 | 97C EAST FARM RD | ACADEMIC | 3 | 3 | 2518 | 2518 | 2593 | CELS ADMINISTRATIVE UNIT 1, PPL |
| EAST FARM | QUONSET STORAGE | 61C EAST FARM RD | SUPPORT | 3 | 3 | 640 | 640 | 697 | CELS ADMINISTRATIVE UNIT 2, PPL |
| EAST FARM | COOP STORAGE SHED | 72B EAST FARM RD | SUPPORT | 3 | 3 | 120 | 120 | 135 | CELS ADMINISTRATIVE UNIT 1, PPL |
| EAST FARM | PLANT SCIENCES OFFICE BLDG | 97B EAST FARM RD | ADMINISTRATIVE | 3 | 5 | 269 | 271 | 316 | CELS DEAN, PPL |
| EAST FARM | STORAGE BUILDING | 120 EAST FARM RD | SUPPORT | 3 | 3 | 480 | 480 | 576 | CELS ADMINISTRATIVE UNIT 1, PPL |
| EAST FARM | MASTER GARDENERS SHED | 97E EAST FARM RD | ACADEMIC | 3 | 3 | 133 | 133 | 157 | CELS ADMINISTRATIVE UNIT 1, PPL |
| EAST FARM | MASTER GARDENERS FIELD HOUSE | 61A EAST FARM RD | ACADEMIC | 5 | 16 | 1092 | 1293 | 1547 | CELS ADMINISTRATIVE UNIT 1, CELS DEAN, PPL |
| EAST FARM | FISHERIES CENTER | 40A EAST FARM RD | SCIENTIFIC RESEARCH | 3 | 24 | 4967 | 5891 | 6479 | CELS ADMINISTRATIVE UNIT 1, PPL |
| EAST FARM | FISHERIES DEMO BLDG | 40C EAST FARM RD | SCIENTIFIC RESEARCH | 3 | 4 | 1298 | 1298 | 1410 | CELS ADMINISTRATIVE UNIT 1, PPL |
| EAST FARM | FISHERIES GREENHOUSE | 40D EAST FARM RD | SCIENTIFIC RESEARCH | 3 | 3 | 743 | 743 | 790 | CELS ADMINISTRATIVE UNIT 1, PPL |
| EAST FARM | EF PUMP HOUSE | 16 EAST FARM RD | SUPPORT | 3 | 3 | 345 | 345 | 357 | CELS ADMINISTRATIVE UNIT 1, PPL |
| EAST FARM | PLANT SCIENCES GREENHOUSE | 97A EAST FARM RD | SCIENTIFIC RESEARCH | 3 | 3 | 2825 | 2825 | 2954 | CELS ADMINISTRATIVE UNIT 1, CELS DEAN, PPL |
| EAST FARM | POLE BARN | 72C EAST FARM RD | SUPPORT | 3 | 3 | 4034 | 4034 | 4061 | CELS ADMINISTRATIVE UNIT 1, CELS ADMINISTRATIVE UNIT 2, PPL |
| EAST FARM | PLANT SCIENCES CENTER GARAGE | 105 EAST FARM RD | SUPPORT | 3 | 3 | 673 | 673 | 781 | CELS ADMINISTRATIVE UNIT 1, PPL |
| PECKHAM FARM | VETERINARY STORAGE | 130 PECKHAM FARM RD | SUPPORT | 3 | 3 | 146 | 146 | 212 | CELS ADMINISTRATIVE UNIT 1, PPL, RESEARCH OFFICE |
| PECKHAM FARM | BSL-2 | 71 PECKHAM FARM RD | SCIENTIFIC RESEARCH | 3 | 10 | 640 | 640 | 718 | PPL, RESEARCH OFFICE |
| PECKHAM FARM | RI ON SITE WSTWTR TRN COMPOUND | 25 PECKHAM FARM RD | SCIENTIFIC RESEARCH | 3 | 3 | 235 | 235 | 267 | CELS ADMINISTRATIVE UNIT 1, PPL |
| PECKHAM FARM | CENTRAL LAB ANIMAL FACILITY | 128 PECKHAM FARM RD | SCIENTIFIC RESEARCH | 4 | 20 | 2145 | 5964 | 6792 | PPL, RESEARCH OFFICE |
| PECKHAM FARM | FEED STORAGE BUILDING | 75 PECKHAM FARM RD | SUPPORT | 3 | 7 | 1395 | 1395 | 1504 | CELS ADMINISTRATIVE UNIT 1, PPL |
| PECKHAM FARM | FARM FIELD BLDG | 73 PECKHAM FARM RD | SCIENTIFIC RESEARCH | 3 | 3 | 3733 | 3733 | 3825 | CELS ADMINISTRATIVE UNIT 1, PPL |
| PECKHAM FARM | ANIMAL BUILDING | 77 PECKHAM FARM RD | SCIENTIFIC RESEARCH | 3 | 5 | 1376 | 1376 | 1475 | CELS ADMINISTRATIVE UNIT 1, PPL |
| PECKHAM FARM | PECKHAM FARM ANIMAL CENTER | 55 PECKHAM FARM RD | SCIENTIFIC RESEARCH | 4 | 38 | 5549 | 5966 | 6636 | CELS ADMINISTRATIVE UNIT 1, PPL, RESEARCH OFFICE |
| OFF CAMPUS LOCATIONS | ROBERT P ARRIGAN SAILING PAVILION | 236 SALT POND RD | ATHLETIC | 4 | 15 | 2558 | 2942 | 3196 | PPL, REC SVC |
| NARRAGANSETT BAY CAMPUS | SEWAGE PUMPING STATION | 89 PIER RD | SUPPORT | 3 | 4 | 229 | 229 | 325 | GSO MAINTENANCE, PPL |
| NARRAGANSETT BAY CAMPUS | CENTER FOR ATMOSPHERIC CHEMISTRY | 8 REACTOR RD | SCIENTIFIC RESEARCH | 7 | 101 | 14711 | 20549 | 23637 | GSO DEAN, GSO FACULTY, GSO SECURITY, OCEAN ENGR, PPL, SCHOOL OF EDUCATION |
| NARRAGANSETT BAY CAMPUS | PERKINS SMALL BOAT FACILITY | 80 PIER RD | SCIENTIFIC RESEARCH | 3 | 7 | 1675 | 1707 | 1842 | GSO FACILITIES, PPL, RESEARCH OFFICE |
| NARRAGANSETT BAY CAMPUS | CJ FISH BUILDING | 30 FISH RD | SCIENTIFIC RESEARCH | 3 | 42 | 5048 | 6554 | 7505 | GSO COPY COMPUTER CNTR, GSO DEAN, GSO MARINE OFFICE, NBC SAC, OCEAN ENGR, PPL, RENTAL SPACE, RESEARCH OFFICE |
| NARRAGANSETT BAY CAMPUS | OCEAN TECHNOLOGY CENTER | 17 RECEIVING RD | SCIENTIFIC RESEARCH | 4 | 30 | 7775 | 9218 | 10304 | GSO DEAN, GSO MARINE ARCHEOLOGY, GSO SERVICE CENTERS, OCEAN ENGR, PPL, RENTAL SPACE |
| NARRAGANSETT BAY CAMPUS | BLOUNT AQUACULTURE RESEARCH LAB | 99 PIER RD | SCIENTIFIC RESEARCH | 4 | 29 | 5506 | 6865 | 7654 | CELS ADMINISTRATIVE UNIT 1, PPL |
| NARRAGANSETT BAY CAMPUS | BUNKER A | 29 BUNKER RD | SUPPORT | 3 | 13 | 1366 | 1366 | 1736 | NBC SAC, PPL |
| NARRAGANSETT BAY CAMPUS | BUNKER C | 17 BUNKER RD | SUPPORT | 3 | 22 | 2501 | 2501 | 4158 | GSO FACULTY, NBC SAC, PPL |
| NARRAGANSETT BAY CAMPUS | ARK AQUARIUM | 95 PIER RD | SCIENTIFIC RESEARCH | 4 | 5 | 1479 | 1530 | 1801 | GSO FACULTY, PPL |
| NARRAGANSETT BAY CAMPUS | AQUARIUM ANNEX | 20 AQUARIUM RD | ADMINISTRATIVE | 3 | 15 | 1235 | 1651 | 1815 | GSO DEAN, PPL |
| NARRAGANSETT BAY CAMPUS | GREENFINS AQUACULTURE TUNA CENTER OF EXCELLENCE | 22 AQUARIUM RD | SCIENTIFIC RESEARCH | 3 | 5 | 4153 | 4177 | 4464 | CELS ADMINISTRATIVE UNIT 1, PPL |
| NARRAGANSETT BAY CAMPUS | SHEETS BUILDING | 15 RECEIVING RD | SCIENTIFIC RESEARCH | 4 | 33 | 14388 | 15425 | 11388 | OCEAN ENGR, PPL |
| NARRAGANSETT BAY CAMPUS | MARINE ECOSYSTEMS RESOURCES LAB | 11 AQUARIUM RD | SCIENTIFIC RESEARCH | 4 | 31 | 4714 | 5542 | 6066 | GSO FACULTY, PPL |
| NARRAGANSETT BAY CAMPUS | AQUARIUM PUMP HOUSE | 115 PIER RD | SCIENTIFIC RESEARCH | 3 | 4 | 730 | 759 | 960 | GSO FACILITIES, PPL |
| NARRAGANSETT BAY CAMPUS | WATKINS BUILDING | 215 S FERRY RD | SCIENTIFIC RESEARCH | 6 | 108 | 16136 | 23875 | 28772 | GSO COPY COMPUTER CNTR, GSO DEAN, GSO FACULTY, NBC SAC, PPL |
| NARRAGANSETT BAY CAMPUS | AQUARIUM BUILDING | 21 AQUARIUM RD | SCIENTIFIC RESEARCH | 5 | 43 | 7693 | 10156 | 11897 | GSO FACILITIES, GSO FACULTY, PPL, RESEARCH OFFICE |
| NARRAGANSETT BAY CAMPUS | OCEAN SCIENCE AND EXPLORATION CENTER | 15 PIER RD | SCIENTIFIC RESEARCH | 6 | 127 | 26444 | 35819 | 40833 | GSO BUSINESS OFFICE, GSO DEAN, GSO FACULTY, GSO MARINE ARCHEOLOGY, GSO OFFICE OF MARINE PROGRAMS, GSO PELL LIBRARY, NBC SAC, PPL, RENTAL SPACE |
| NARRAGANSETT BAY CAMPUS | LAGOON MESOCOSM FACILITY | 88 PIER RD | SCIENTIFIC RESEARCH | 3 | 3 | 388 | 388 | 449 | GSO SERVICE CENTERS, PPL |
| NARRAGANSETT BAY CAMPUS | MARINE LABORATORY | 7 BUNKER RD | SCIENTIFIC RESEARCH | 3 | 20 | 2224 | 2929 | 3308 | GSO FACULTY, GSO HOUSEKEEPING, NBC SAC, PPL, SCHOOL OF EDUCATION |
| NARRAGANSETT BAY CAMPUS | HORN LABORATORY | 29 FISH RD | SCIENTIFIC RESEARCH | 6 | 117 | 18138 | 27625 | 31379 | GSO DEAN, GSO FACULTY, GSO GRANT MGMT SUPP, NBC SAC, PPL |
| NARRAGANSETT BAY CAMPUS | SMALL BOAT SHOP | 95 RECEIVING RD | ACADEMIC | 3 | 3 | 972 | 972 | 1041 | GSO FACULTY, PPL |
| NARRAGANSETT BAY CAMPUS | TECHNICAL SERVICES BUILDING | 71 PIER RD | SCIENTIFIC RESEARCH | 4 | 24 | 7528 | 7867 | 8870 | GSO FACULTY, GSO MARINE OFFICE, GSO MARINE TECH, PPL |
| NARRAGANSETT BAY CAMPUS | MIDDLETON BUILDING | 56 PIER RD | SCIENTIFIC RESEARCH | 4 | 45 | 16023 | 19175 | 17726 | GSO FACULTY, NBC SAC, OCEAN ENGR, PPL |
| NARRAGANSETT BAY CAMPUS | MARINE LOGISTICS SUPPORT FACILITY | 72 PIER RD | SCIENTIFIC RESEARCH | 3 | 5 | 3962 | 3962 | 4320 | GSO MARINE TECH, PPL |
| NARRAGANSETT BAY CAMPUS | FURTADO BUILDING | 20 RECEIVING RD | SCIENTIFIC RESEARCH | 4 | 11 | 9351 | 9420 | 10470 | GSO DEAN, GSO FACULTY, GSO HOUSEKEEPING, GSO RECEIVING STOCKROOM, PPL |
| NARRAGANSETT BAY CAMPUS | NBC HOOPHOUSE | | SUPPORT | 3 | 3 | 516 | 516 | 540 | GSO DEAN, PPL |
| NARRAGANSETT BAY CAMPUS | HELEN MOSBY CENTER | 230 S FERRY RD | ADMINISTRATIVE | 4 | 12 | 2369 | 2580 | 3076 | GSO FACILITIES, PPL |
| NARRAGANSETT BAY CAMPUS | COASTAL RESOURCES CENTER | 220 S FERRY RD | SCIENTIFIC RESEARCH | 6 | 58 | 5730 | 7940 | 9014 | GSO COASTAL RES CTR, GSO OFFICE OF MARINE PROGRAMS, NBC SAC, PPL, RI SEA GRANT |
| NARRAGANSETT BAY CAMPUS | COASTAL INSTITUTE BLDG | 218 S FERRY RD | SCIENTIFIC RESEARCH | 7 | 198 | 27110 | 39108 | 48388 | GSO COASTAL INSTITUTE, GSO COASTAL RES CTR, GSO DEAN, GSO FACULTY, GSO MARINE ARCHEOLOGY, GSO OFFICE OF MARINE PROGRAMS, NBC SAC, PPL, RESEARCH OFFICE, RI SEA GRANT |
| NARRAGANSETT BAY CAMPUS | MAINTENANCE BLDG | 68 PIER RD | SUPPORT | 4 | 22 | 5283 | 5642 | 6276 | GSO MAINTENANCE, PPL |
| NARRAGANSETT BAY CAMPUS | SOUTH FERRY CHURCH | 170 S FERRY RD | ADMINISTRATIVE | 3 | 4 | 924 | 990 | 1067 | GSO DEAN, PPL |
| NARRAGANSETT BAY CAMPUS | MARINE GEOLOGICAL LABORATORY | 4 RECEIVING RD | SCIENTIFIC RESEARCH | 4 | 15 | 7068 | 7338 | 8582 | GSO FACULTY, PPL |
| NARRAGANSETT BAY CAMPUS | POTABLE WATER PUMP STATION | 16 TARZWELL DR | SUPPORT | 3 | 3 | | 656 | 708 | PPL |

Attachment

University of Rhode Island

Facility Condition Assessment

Cost Portion of Proposal*

| Description | Type | Est. Hours | Cost | Total |
|---|----------|------------|------|-------|
| Fixed Fee for General Scope Of Work* | Lump Sum | N/A | | |
| | | | | |
| Barcode Labeling Service* | Lump Sum | N/A | | |
| | | | | |
| Preventative Maintenance Program Development* | Lump Sum | N/A | | |
| | | | | |
| Rate for Additional Approved Scope** | Hourly | 200 | | |

*Lump Sum should be the same number to be inserted into the Cost Column and in the Total Column

**Hourly Rate should be inserted into the cost column and multiplied by the Estimated Hours for Total Cost.