

## I-195 Redevelopment District

### **ADDENDUM NO. 001** **Questions and Answers**

#### **Request for Qualifications** **Architectural/Engineering Services** **Innovative District Park Food & Beverage Pavilion** **Providence, Rhode Island**

**December 8, 2021**

The following questions were asked during the optional virtual “Respondent Conference” on December 3, 2021 at 10:00 am.

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**Question #1:** Are proposed drawings expected for the design direction section of the RFQ?

**Answer #1:** There are no proposed drawings required by the RFQ.

**Question #2:** If you are submitting from outside of Rhode Island, do you need a local architect of record in order to submit the RFQ?

**Answer #2:** The selected architect(s) will be expected to comply with R.I. Gen. Laws §§ 5-1-1, et seq., which regulates the practice of architecture in Rhode Island.

**Question #3:** Can you speak to the Environmental Background and requirements of the site?

**Answer #3:** This is a brownfield site; therefore, satisfying environmental requirements will be part of this project. The environmental compliance and permitting process will be led by the Owner’s civil/environmental engineer.

**Question #4:** Are collaborations between architects encouraged?

**Answer #4:** Architects may choose to collaborate on a submission, but collaborations are neither discouraged nor encouraged in this process.

**Question #5:** What services will Agora Partners be providing? Do their services include serving as a food service designer, or should we provide a suggested consultant for that service in our proposal response?

**Answer #5:** The Respondent does not need to provide its own restaurant consultant. Agora Partners will advise on the design of the food and beverage layout, systems, and other key operations requirements.

**Question #6:** What will the shortlist process look like?

**Answer #6:** Once proposals are reviewed, a shortlist of finalists will be created based on the evaluation criteria set forth in Section III(B) of the RFQ. The Owner's Selection Committee will establish an interview schedule and conduct interviews as described in Section III(C) of the RFQ.

**Question #7:** Regarding schedule, is there any flexibility for starting services in March?

**Answer #7:** The District's intent is to for the project to break ground in the fall of 2022, this date should be attainable in the design schedule submitted.

**Question #8:** Does every discipline in the team need to meet the insurance requirement of \$5M? Or only the lead Architect?

**Answer #8:** \$5 million is the Owner's typical requirement, but the Owner can be flexible depending on the particular discipline in question and the overall insurance package submitted by the Respondent. The overall package will need to be reviewed by the Owner's insurance broker.

**Question #9:** Approximately 4,000 sq ft is the expected square footage of the enclosed structure, is there a limitation for the use of the exterior space to expand the program?

**Answer #9:** The exterior square footage is flexible. The Owner will work with the selected Architect to determine parameters for the exterior space.

**Question #10:** What are some potential "minor landscape" you envision at the pavilion?

**Answer #10:** "Minor landscape" means landscape design immediately abutting the pavilion, as opposed to that of the overall park. The Owner and Architect will work with a landscape architect to determine these interventions.

**Question #11:** What does the community engagement process look like for the project?

**Answer #11:** Several public presentations are anticipated. Once the Owner has its full team on board, the community engagement process will be finalized.

**Question #12:** Parcel 42 has a combination of retail and restaurant. Do you guys have an idea what type of restaurant will be provided?

**Answer #12:** At this time, the Owner does not know what type of restaurant will be provided as part of the proposed development on Parcel 42.

**Question #13:** If we have a landscape architect we have a good partnership with, are you open to us proposing using them, or are you set with who you would like to work with?

**Answer #13:** The Owner is open to proposals that include a recommended landscape architect.

**Question #14:** Can you share how many firms have been invited to the RFQ?

**Answer #14:** This RFQ is posted on the State procurement website, and was advertised in accordance with state procurement laws. There was no invitation to respond to this RFQ.

**Question #15:** For site visits, just confirming the architect should plan this on their own and there is no scheduled site visit?

**Answer #15:** Yes. the Respondent should plan any site visit on their own, there are no scheduled site visits.

**Question #16:** Should MBE/WBE have SDO letters in Rhode Island?

**Answer #16:** No, but all MBE/WBE's should be certified by the Office of Diversity, Equity, and Opportunity in the Rhode Island Department of Administration upon contract execution

**A recording of the Respondent's Conference can be found at the following dropbox link:**

<https://www.dropbox.com/s/x2imr84bcvllfov/video1856402242.mp4?dl=0>

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**The following questions were conveyed via email during the RFQ's Request for Information (RFI) timeframe.**

**Question #17:** Would the I-195 Redevelopment District consider waiving the insurance requirements of \$5m for some consultants on the project, as long as the project lead/architect meets the requirements?

**Answer #17:** Please see answer to **Answer #8** above.

**Question #18:** Does the project budget include a separate allowance for soft-costs or are all consultants' fees included as part of the \$2.8 million construction budget for the project?

**Answer #18:** Yes, the project does have a soft cost budget for consultants; \$2.8 million is the construction budget.

**Question #19:** Apart from Restaurant, Civil Engineering and Landscape, are there any other consultants which the I-195 Redevelopment District will contract separately, specifically: geotechnical, expeditors, or tele/data, security, low voltage?

**Answer #19:** No. All design consultants other than restaurant consultant, civil engineering, environmental engineering, and landscape architecture should be included in the Respondent's scope.

**Question #20:** Apart from the Architect, are all consultants required to provide Administrative materials (RFQ page 10 - Submission Requirements no.12)?

**Answer #20:** The administrative materials are required only of the primary Respondent, i.e. the architecture firm.

**Question #21:** Clarify whether we should assume we are designing for shell ready construction which includes the full mechanical and electrical systems for the restaurant use or only provide the connections where the tenant would use their own system?

**Answer #21:** The Owner anticipates a warm vanilla shell will be delivered to the restaurant operator but will work with the architect to determine the appropriate level of finish to which to design.

**Question #22:** Is a schedule of values which gets at the \$2.8 million construction budget that could be shared?

**Answer #22:** No, there is no schedule of values available.

**Question #23:** Is the Geotech Consultant provided by the Owner (section 1.1.9) or the Architect (4.1.1.25)?

**Answer #23:** The Geotech Consultant will part of the Architect's design team.

**Question #24:** Is the civil engineer provided by the Owner or Architect (1.1.11.1.7)?

**Answer #24:** Yes, the Owner has retained a civil engineer for this project.

**Question #25:** Is the landscape architect provided by the Owner (4.1.1.9) or Architect (1.1.11.1.12)?

**Answer #25:** Please see **Answer #13**, above.

**Question #26:** Is a commissioning agent provided by the Owner or Architect?

**Answer# #26:** The Owner will provide the commissioning agent.

**Question #27:** Is this project intended to be LEED-certified? Or other certification?

**Answer# 27:** There is no target certification selected at this time. The Owner will work with the project team to determine if any certifications are attainable or desired.

**Question #28:** Can you confirm that the Owner will provide a Haz-Mat consultant and wetland consultant?

**Answer #28:** There is no structure on the site, therefore environmental testing is limited to soil testing, which will be conducted by the geotech consultant under contract with the architect. Environmental testing will be done in coordination with the Owner's civil/environmental engineer. Any environmental permitting and coordination will be through the Owner's civil/environmental engineer.

**Question #29:** The RFQ states that the fees of the Architect's Team are not included in the construction cost. Is this also true for the consultants provided by the Owner?

**Answer #29:** Yes.

**Question #30:** The insurance requirements seem excessive for a project of this size. Will you consider lower requirement amounts?

**Answer #30:** Please see **Answer #8**.

**Question #31:** How was the construction budget of \$2.8 million developed? Is there a detailed listing of the budget components?

**Answer #31:** Please see **Answer #22**. The construction budget was determined using a percentage of the overall budget. A detailed budget will not be provided at this time.

**Question #32:** Can you describe the number of presentations that are required at each phase of development - Programming, SD, DD, CD? The RFQ refer to the Owner, Oversight Commission, Community Stakeholders, Design Review Panel, and Public Presentations. Are these presentations in-person, or virtual?

**Answer #32:** The Owner will work with the selected Architect to determine the number and method of presentations. This scope of work may be determined during negotiations.

**Question #33:** At what point do we need to indicate the Architect of Record for the project? If we are out of state, would this be after the shortlist or at the time of RFQ submission? (Appendix A - #7)

**Answer #33:** See **Answer #2** and “**Additional Guidance**” #1 at the bottom of this document.

**Question #34:** Are you looking for subconsultants to be identified in the proposal (Appendix A - #5) like Structural, MEPFP, etc. or all consultants listed in the AIA B101 contract section 1.1.11.1?

**Answer #34:** See “**Additional Guidance**” #1 at the bottom of this document.

**Question #35:** The sample B101 contract has civil engineer crossed out on section 1.1.9.2 for Owner retained consultants. Please confirm that the Owner will be contracting the Civil Engineer.

**Answer #35:** Please see **Answer #24**, above.

**Question #36:** Will the landscape architect be retained by the Owner or by the Architect? Please advise on name of preferred landscape architect mentioned in review session.

**Answer #36:** The Owner may procure its own landscape architect or may later work with the selected Architect to hire a landscape architect as a subconsultant. Please also see **Answer #13**, above.

**Question #37:** B101 section 3.2.2 in Schematic Design lists a review phase of the Owner’s program. Does a program exist for the project at this point other than what is shown in the RFQ, or can we expect a programming phase once the operator has been selected, but in advance of the Architect’s commencement of SD?

**Answer #37:** There will be a programming phase upon commencement of design, with some additional programming consideration once the operator has been selected.

**Question #38:** In terms of the 8-month anticipated design duration, is the Owner/stakeholder review included in the 8 months? Will there be assumed durations for breaks between phases for Owner review? Can this be in parallel with cost estimating?

**Answer #38:** The Owner/Stakeholder reviews are included in the 8 months. Estimating and Owner review can be coordinated within the 8 months to keep the project and reviews on schedule.

**Question #39:** Article 4.1.1.1 identifies a wide range of items to be included in Architect Basic Services. Please advise as to whether a budget for soft costs has been established.

**Answer #39:** A soft cost budget has been established. All design services unless otherwise noted will be in the Architect's Basic Services. After being selected as the preferred architect and prior to negotiating a final contract, the Respondent will be asked to provide costs for these services.

**Question #40:** Will this be a LEED project? Would a Sustainability consultant be considered for the project team (AIA B101 contract section 1.1.11.1)?

**Answer #40:** Please see **Answer #27**, above.

**Question #41:** Is the ISBE form to be provided in the proposal after the architect is shortlisted or as part of this RFQ? If part of RFQ are you looking for subconsultants as well for this form?

**Answer #41:** The ISBE form is required as part of the proposal and must be signed by the Respondent. This form should be updated prior to final selection to account for any additional subconsultants added to the Respondent's team.

**Question #42:** Has the landmark public art/artist been selected?

**Answer #42:** The City of Providence is finalizing the selection of the landmark public art/artist. See project website here:

<https://artculturetourism.com/landmark-public-art-at-the-providence-innovation-district-park/>

**Question #43:** The RFQ notes: "The Owner will separately engage the services of other consultants the Owner deems necessary beyond the contractual requirements of the design team, such as an environmental engineering consultant, materials testing agents/laboratories, etc." May we please confirm what consultant disciplines we should include in our proposal response that will fall under the architect beyond MEP, structural, and geotechnical engineers? We understand that we are not to include a civil engineer or landscape architect in our submission.

**Answer #43:** The Owner will directly contract for civil and environmental engineering, materials testing, building commissioning, and restaurant consultant. All other consultants will fall under the Architect's contract. Please see **Answer #36** regarding the Landscape Architect. Please see "Additional Guidance" #1 regarding subconsultants in this proposal response.

**Question #44:** We are including a consultant on our team who is certified as a Women’s Business Enterprise (WBE) through the Women’s Business Enterprise National Council (WBENC), but who is not registered as a WBE firm by the State of Rhode Island. Should that consultant firm still fill out Appendix C?

**Answer #44:** Only the prime consultant i.e. the architect should complete Appendix C. The subconsultants can be included in the overall plan and register in the State of Rhode Island upon contract execution.

**Question #45:** Our insurance limits are currently lower than the requirements stated in Appendix D. Is it acceptable to note in our proposal response that we would raise our limits to the amounts listed on Appendix D upon project award?

**Answer #45:** Yes.

**Question #46:** The RFQ notes: “Certification that a Certificate of Good Standing from the Rhode Island Division of Taxation will be delivered to the Corporation upon award.” In our proposal response, should we include a copy of this Certificate, or should we just state in our proposal that it will be delivered upon project award?

**Answer #46:** The District requires the Certificate of Good Standing from the Rhode Island Division of Taxation upon award. This certificate is not needed for the RFQ response.

**Question #47:** Is delivering the hard copies of our proposal in person the morning of December 22 acceptable? We are apprehensive about sending packages by overnight carrier.

**Answer #47:** Yes, delivering the proposals in person is acceptable.

**Question #48:** Will our WBE from Massachusetts suffice for this submission or do we still need to provide an ISBE Participation Rate with our submission, per Appendix C?

**Answer #48:** See **Answer #44**.

**Question #49:** Will you be onboarding the restaurant operator during Phase 1 or Phase 2 of the Project? And will we be the Architect for the TI improvements for the restaurant operator?

**Answer #49:** The restaurant operator will likely be responsible for their own TI design. Owner anticipates onboarding the operator during early DD phase but will work with the architect and operator and finalize this timing.

**Question #50:** You listed geotechnical engineering as part of the A&E services provided by the Architect. We typically rely on the Owner to furnish site information such as soil reports. What additional scope of work by the geotechnical engineers did you have in mind?

**Answer #50:** The architect's geotechnical engineer is responsible for providing any services needed to provide a design for the project, including but not limited to foundation system design. The Owner's civil/environmental engineer may request soil samples be provided during the boring process.

**Question #51:** Should we include our cost estimator in our A&E team (in addition to the one retained by the Owner)?

**Answer #51:** Yes.

**Question #52:** Could we be provided a survey or elevation points along the Pedestrian Bridge?

**Answer #52:** The Owner does not currently have these materials. Once selected the Owner will work with the selected Architect and City of Providence to obtain this information.

**Question #53:** Is there a base map with building heights of the surrounding area as a dwg? Including 200 Dyer Street. (1); Aloft development (2); CIC (3); South Street Landing Garage (4) and the Pedestrian Bridge (5)

**Answer #53:** The Owner will work with the selected Architect to obtain context materials that may be helpful during the design process.

**Question #54:** Is there any specific information regarding the water table level throughout the site?

**Answer #54:** The Owner does not have water table information.

**Question #55:** Could we be provided with more information regarding the Status of the Fane Tower?

**Answer #55:** The Fane Tower continues to be in predevelopment.

**Question #56:** Within what boundary/boundaries are we allowed to intervene? Is the entire site on the survey shown as "Park" available to propose an alternate location?

**Answer #56:** The Owner and Architect will work together during initial programming phase to determine the precise location for the structure and the extents allowed for intervention.

**Question #57:** In regard to the “Landmark Public Art” being planned on the site – Is there a shortlist of potential selected artists/artworks? Could you give us a more precise idea of the scale and placement?

**Answer #57:** The “Landmark Public Art” project is a City-led project; the District is working with the City on the scale and placement of the selected art. See also **Answer #42**.

**Question #58:** Do you have any path of travel studies for vehicular and pedestrian traffic on and around the site?

**Answer #58:** No.

**Question #59:** Is there a particular reason why the “city walk” is intending to go through parcel 42 towards Ships Street as opposed to bending towards Dorrance Street?

**Answer #59:** City Walk is a City-led initiative; questions regarding its path should be directed to the City.

**Question #60:** Please confirm that as Architects, they are not to act as GC in addition to Design Services.

**Answer #60:** Yes, the Architect is not to act as the general contractor. The Architect is responsible for Design Services.

**Question #61:** If a firm is located out of State and has not performed any work in the State of RI in the past, would the firm still need to submit a certificate of good standing?

**Answer #61:** Yes. This certificate of good standing will need to be provided prior to final selection but not for this RFQ submission.

**Question #62:** In regard to the ISBE and MBE/WBE certifications, is it unclear if you must have both in order to obtain the extra 10 points or does one of these suffice?

**Answer #62:** One of these suffices. The 10 point is not all or nothing—it is based on the percent of overall contract value intended to be allocated to MBE/WBE consultants as set forth in the RFQ.

**Question #63:** The contract calls for a post-occupancy visit 3 months prior to the expiration of the warranty. Is the warranty based on the final Certificate of Substantial Completion, or on the completion of each trade on the project i.e., concrete, steel, underground utilities, which will be done much earlier.

**Answer #63:** It is anticipated that the commencement of the warranty period will be based on the issuance of a certificate of occupancy.

**Question #64:** The contract includes a place for a historic preservation consultant. Is that required for this new-build?

**Answer #64:** The selected Architect does not need to hire an historic preservation consultant.

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**Additional Guidance:**

1. For this RFQ submission, Respondents should identify and submit materials, at a minimum, for their own firm. While identifying and submitting materials for other sub-consultants is welcomed, it is not required for this submission. After being selected as a finalist, and prior to being selected as the final architect, the Respondent will need to submit its full list of anticipated subconsultants.

**END OF ADDENDUM ONE**