

# RESOLUTION OF THE CITY COUNCIL

No. 296

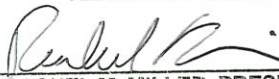
Approved June 25, 2024

RESOLVED, That the Members of the Providence City Council  
hereby Authorize Approval of the following Contract Award by the Board of  
Contract and Supply in accordance with Section 21-26 (b)(1) of the Code of  
Ordinances.

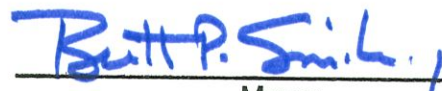
Maron Construction  
(Department of Public Property)

\$30,000,000.00

IN CITY COUNCIL  
JUN 20 2024  
READ AND PASSED

  
RACHEL M. MILLER, PRESIDENT  
  
CLERK

I HEREBY APPROVE.

  
\_\_\_\_\_  
Mayor

Date: 6/25/24



OFFICE OF THE INTERNAL AUDITOR  
*City of Providence*

May 30, 2024

Ms. Tina Mastroianni  
City Clerk's Office  
City of Providence  
25 Dorrance Street  
Providence, RI 02903

Dear Tina:

I am writing to request that the following requested contract award be submitted to the City Council and the Finance Committee for approval:

- **Department of Information Technology**
  - Requesting approval to extend the contract with **Jimmy Chiu** for Lawson system Support for a total amount not to exceed **\$30,000.00** in accordance with the Code of Ordinances, Section 21-26 (b) (2).
  - Requesting approval to pay **Ungerboeck Systems International, LLC** for "annual hosting and support of the VenueOps platform" in the amount of **\$24,840.00** in accordance with the Code of Ordinances, Section 21-26 (b) (2)
- **Department of Parks**
  - Award to **John Rocchio Corporation** for Site Improvements to India Point Park in the amount of **\$2,210,600.00** in accordance with the Code of Ordinances, Section 21-26 (b) (1).
- **Department of Public Property**
  - Award to **Bentley Builders** for "Design Build (D/B) Services for Major Construction Renovation Projects (Phase (IV), Fox Point Neighborhood" in the amount of **\$30,000,000.00** in accordance with the Code of Ordinances, Section 21-26 (b) (1). (**Vartan Gregorian ES**)
  - Award to **Maron Construction** for "Design Build (D/B) Services for Major Renovation Projects, High School Facility" in the amount of **\$30,000,000.00** in accordance with the Code of Ordinances, Section 21-26 (b) (1). (**Hope HS**)
  - Award to **Maron Construction** for "Design Build (D/B) Services for Minor Renovations Project, Middle School Facility" in the amount of **\$15,000,000.00** in accordance with the Code of Ordinances, Section 21-26 (b) (1). (**DelSesto MS**)

- Award to **O&G Industries** for “Design Build (D/B) Services for New Construction Project (Phase 4), New Pre K-8 Facility, Elmhurst Neighborhood” in the amount of **\$78,000,000.00** in accordance with the Code of Ordinances, Section 21-26 (b) (1). **(Robert F. Kennedy ES)**
  - Award to **Dimeo Construction/JCJ Architecture** for “Design Build (D/B) Services for Major Construction and/or Additions Projects (Phase 4), Elmhurst Neighborhood in the amount of **\$85,000,000.00** in accordance with the Code of Ordinances, Section 21-26 (b) (1). **(Nathanael Greene MS)**
  - Award to **Gilbane Construction** for “Design Build (D/B) Services for Major Construction and/or Additions Projects (Phase IV), South Providence Neighborhood in the amount of **\$95,000,000.00** in accordance with the Code of Ordinances, Section 21-26 (b) (1). **(Roger Williams MS)**
  - Award to **Bentley Builders** for for “Design Build (D/B) Services for Minor Renovations Projects (Phase IV), Elementary School Facility in the amount of **\$15,000,000.00** in accordance with the Code of Ordinances, Section 21-26 (b) (1). **(Anthony Carnevale ES)**
  - Award to **Ahlborg Construction** for “Design Build (D/B) Services for New Construction Project (Phase 4), New Pre K-8 Facility, Mt Hope Neighborhood in the amount of **\$48,500,000.00** in accordance with the Code of Ordinances, Section 21-26 (b) (1). **(Martin Luther King ES)**
  - Requesting a change order with **Construction Junction** for the “Dexter St Garage Bathroom” in the amount of **\$35,870.00** in accordance with the Code of Ordinance, Section 21-26 (b) (4).
  - Requesting approval to pay **Federal Hill Commerce Association** in the amount of **\$1,000,000.00** for a Capital Improvement Grant in accordance with the Code of Ordinances, Section 21-26 (b) (1) and (2).
  - Requesting approval to pay **Woonasquatucket River Watershed Council** in the amount of **\$350,000.00** for a Capital Improvement Grant in accordance with the Code of Ordinances, Section 21-26 (b) (2).
- **Water Supply Board**
    - Award to **Boyle and Fogarty Construction Co, Inc** for “Accelerated Lead Service Line Replacement Program contract 1.3” in the amount of **\$19,668,680.00** in accordance with the Code of Ordinances, Section 21-26 (b) (1).
- **Department of Art, Culture and Tourism**
    - Requesting approval to amend the award for **Landmark Public Art Design Services** in the amount of **\$960,011.00** in accordance with Code of Ordinances, Section 21-26 (b) (4).
  - **Department of Human Resources**
    - Requesting approval to enter into a contract with **Blue Cross & Blue Shield of Rhode Island** for Medical Stop Loss Insurance in the amount of **\$787,297.32** in accordance with the Code of Ordinances, Section 21-26 (b) (2).
  - **Police Department**
    - Approval to purchase Armor Equipment from Arms Unlimited in the amount not to exceed **\$23,415.00** in accordance with the Code of Ordinances, Section 21-26 (b) (2).

- Requesting a change order with **The Providence Center** in the amount of **\$93,170.77** in accordance with the Code of Ordinance, Section 21-26 (b) (4)

Sincerely,

Gina M. Costa  
Internal Auditor

Cc: John Arzoomanian, Department of Public Property  
Alejandro Tirado, Director of Purchasing  
Shomari Husband City Treasurer  
Jim Silveria, Chief Information Officer  
Wendy Nilsson, Superintendent of Parks  
Ricky Caruolo, General Manager, Providence Water  
Joe Wilson Jr, Art, Culture & tourism  
Paul A. N. Winspeare, Chief of Human Resources Officer  
Oscar L. Perez, Chief of Police



CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

JOHN ARZOOMANIAN  
DIRECTOR OF PUBLIC PROPERTY

May 15, 2024

The Honorable Brett P. Smiley  
Chairman, Board of Contract and Supply  
City Hall  
25 Dorrance Street  
Providence, RI 02903

RE: **Design Build (D/B) Services for Major Renovations Projects, High School Facility**

MinuteTraq ID#: 44831      Minority Participation\*: TBD% MBE, TBD% WBE  
\*Completed MBE/WBE participation affidavit provided upon sub-trade procurement

Account Code(s): 351-351-53401

Dear Mayor Smiley,

DATE OF BID OPENING: March 25, 2024  
RECOMMENDED BIDDER & THEIR ADDRESS:

Maron Construction : 180 Buttonhole Drive, Providence, RI 02909

TOTAL AMOUNT RECOMMENDED: Total amount not to exceed **\$30,000,000.00**

In response to our request for proposal regarding the above entitled, our department received the following bid(s) (Listed by low bidder first):

	PROJECT	VENDOR NAME	PRE-CON & CONSTRUCTION FEE	TOTAL (final specifications)
1	Hope High School	Maron Construction	\$3,740,200.00 10.88%	\$30,000,000.00
2		Bentley Builders	\$10,984,000.00 11.56%	\$30,000,000.00
3		Agostini Construction	\$12,196,012.00 12.84%	\$30,000,000.00



CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

JONATHAN R. MARTIN  
DIRECTOR OF PUBLIC PROPERTY

- ☒ On the basis of said bids, we recommend the low bidder, as identified on LINE 1, whose bid has met the specifications.
- ☐ On the basis of said bids, we recommend the bidder identified on LINE: . While not the apparent low bidder, a review of the bids reveal that it is in the best interest of the City to reject the low bidder. See the Explanation box below.
- ☐ On the basis of said bids, we recommend multiple bidders identified on LINES: . A review of the bids reveal that it is in the best interest of the City to utilize these bidders together. See the Explanation box below.

Additional documentation to support the decision for this award is attached to this letter.

Award was based on the overall response and review of project schedule submitted by the vendors. The low bidder has extensive experience on K-12 projects throughout providence and they are qualified to complete the project per the specifications.

Respectfully submitted,

Amanda Pontarelli  
Deputy Director of Public Property

Financial Approval

Department Subject Matter Expert: Amanda Pontarelli, CIP Manager

*By signing, the subject matter expert certifies the following: That the recommended vendor(s) is/are the lowest, qualified bidder(s) with regards to the corresponding specifications. That all bids corresponding to this award were reviewed for completeness and that the recommended bidder's submission is inclusive of all required documents.*

Office of the Owners Project Manager

MEMORANDUM

DATE: May 15, 2024

TO: Amanda Pontarelli  
City of Providence  
Deputy Director of Public Property

FROM: Joseph DeSanti  
Director of Project Management

SUBJECT: Design Build (D/B) Services for Major Renovations Projects, High School Facility #44831 (Hope HS)

Design Build (DB) Recommendation for Approval

BACKGROUND & RECOMMENDATION

RFP Procurement #44831 Design Build (D/B) Services for Major Renovations Projects, High School Facility was issued on April 8, 2024 through the City of Providence Board of Contracts & Supply.

We conducted a pre-bid meeting that was attended by twenty-six (26) vendors.

We received three (3) responses to the request for proposal issued for Design Build (D/B) Services for Major Renovations Projects, High School Facility RFP #44831 project on May 6, 2024.

We reviewed the firm workload, qualifications, project staffing, minority participation plan, fee, project deliverables, design/construction logistics and their responses to specific challenges of the project.

Based on the RFP proposal evaluations criteria we recommend the award to the following Design Build vendor:

- Design Build (D/B) Services for Major Renovations Projects, High School Facility: Maron Construction/Studio JAED Architects; in the amount of \$29,402,912.00 for construction services with an overall project budget of \$30,000,000.00.

Please note that these contracts will be amended in the future to include trade cost as the project design is completed and trade contractor are procured, as stated above in the overall project budget.

Additionally, selected vendors have acknowledged the minimum participation goals for the City of Providence Code of Ordinances, Chapter 21, Article II, Sec. 21-52 (Minority and Women’s Business Enterprise) and Rhode Island General Laws (as amended), Chapter 31-14, et seq. (Minority Business Enterprise), Minority Business Enterprise (MBE) and Women’s Business Enterprise (WBE) participation goals. Awarded vendors have committed to meeting the goals for apprenticeship requirements as stated in the City of Providence Code of Ordinances Chapter 21 Art. II Section 21-28.1 c(1) and (2) through the procurement of trade contractors.

		MBE/WBE Participation to be Finalized with GMP
Minority Business Enterprise	0%	Completed MBE/WBE participation affidavit provided
Women’s Business Enterprise	0%	Completed MBE/WBE participation affidavit provided
Total	0%	Completed MBE/WBE participation affidavit provided

Fee Analysis Design Build Services - Hope HS RFP# 44831

		Agostini	\$30M Construction Project Budget	Maron	\$30M Construction Project Budget	Bentley	\$30M Construction Project Budget
1	Design Fee %	3.33%	\$1,000,000.00	3.60%	\$1,080,000.00	3.28%	\$984,000.00
2	D/B Fee	2.75%	\$825,000.00	4.00%	\$1,200,000.00	2.00%	\$588,298.00
3	A/E CA Fee	0.92%	\$275,000.00	0.90%	\$270,000.00	0.82%	\$246,000.00
4	D/B Subtotal	6.08%		7.60%		5.28%	
5	Precon Fee		\$175,000.00		\$274,320.00		\$110,000.00
6	General Conditions & Staff per Month	\$99,302.44	\$2,681,166.00	\$50,882.22	\$915,880.00	\$60,613.88	\$2,000,258.00
7	Base Subtotal	16.52%	\$4,956,166.00	12.47%	\$3,740,200.00	13.10%	\$3,928,556.00
8	General Requirements	\$66,072.04	\$1,783,945.00	\$33,171.56	\$597,088.00	\$56,685.24	\$1,870,613.00
9	Trade Contractor		\$23,259,889.00		\$25,662,712.00		\$24,200,831.00
10	Subtotal Construction		\$28,216,055.00		\$29,402,912.00		\$28,129,387.00
11	Total Project Budget		\$30,000,000.00		\$30,000,000.00		\$30,000,000.00

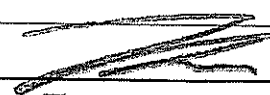


**Exhibit C Bid Form**

**DESIGN-BUILDER SERVICES REQUEST FOR PROPOSAL INFORMATION SHEET**

Please complete the information below.

If you wish to provide additional information, please attach, and reference location of additional information.

<b>General Information</b>	
Legal Name	Maron Construction Co., Inc.
Street Address	180 Buttonhole Drive
City / State / Zip	Providence RI 02909
Telephone / Fax	401-272-4930/401-751-7192
E-Mail Address	tmaron@mccri.com
Primary Contact Name Contact Information	Thomas J. Maron 401-862-4634 tmaron@mccri.com
Confirm, by your signature, that your organization agrees to abide by the Submission Requirements.	<div> Signature Thomas Maron Vice President Title</div>
<b>List and Acknowledgement of Addenda:</b>  Addendum #1 Acknowledged dated 4/23/24 Addendum #2 Acknowledged dated 5/2/24	

Cost For a single bid.	
1. Design Fees expressed as a lump sum and percentage.	\$1,080,000.00 (3.6%)
2. Architect's construction administration fees in a lump sum.	\$270,000.00
3. Contractor's pre-construction fees in a lump sum.	\$274,320.00
4. Contractor's OH & Profit fee based on a percentage of the project GVP	\$1,200,000.00
5. Contractor's General Conditions cost based on a lump sum; for staffing	\$915,880.00
6. Contractor's General Requirements expressed in a lump sum	\$597,088.00
Base Sub-Total:	\$4,337,288.00
7. Construction Costs	\$23,562,712.00
Total written in words and figures:	<p>\$23,562,712.00</p> <p>Twenty-three million five hundred sixty-two thousand seven hundred twelve dollars</p> <p>Soft cost carried as 7% of the total budget –</p> <p>\$2,100,000.00 (Two million one hundred thousand dollars)</p>

Add Builders Risk Insurance \$54,000.00

**Cost For Combination bids. Please use the following format when submitting a combination bid: Enter the bid number in the left column and specify the corresponding cost in the right column. You may enter up to eight bids.**

1. Design Fees expressed as a lump sum and percentage.	
2. Architect's construction administration fees in a lump sum.	
3. Contractor's pre-construction fees in a lump sum.	
4. Contractor's OH & Profit fee based on a percentage of the project GMP	
5. Contractor's General Conditions cost based on a lump sum; for staffing	
6. Contractor's General Requirements expressed in a lump sum	
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Base Sub-Total:	
15. Construction Costs	

Total written in words and figures:	
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MARON CONSTRUCTION CO., INC.				
DB COMPENSATION MATRIX- Major Construction- Hope High- Bid # 44831				
GENERAL REQUIREMENTS	QTY	UNIT	UNIT COST	TOTAL
Field Offices - Telephone / Internet Lines & Equip.	18	mo	\$ 300.00	\$ 5,400.00
Field Offices - Computers	2	ea	\$ 1,500.00	\$ 3,000.00
Field Offices - Communication Equipment (Radios)	2	ea	\$ 300.00	\$ 600.00
Field Offices - Delivery	1	ea	\$ 1,800.00	\$ 1,800.00
Field Offices - Equipment	1	N/A		\$ -
Field Offices - Photocopying	18	mo	\$ 600.00	\$ 10,800.00
Field Offices - Drinking Water	18	mo	\$ 30.00	\$ 540.00
Field Offices - First Aid Supplies	2	ea	\$ 300.00	\$ 600.00
Field Offices - Utility Consumption (Office Only)	18	mo	\$ 175.00	\$ 3,150.00
Field Offices - Rental	18	mo	\$ 800.00	\$ 14,400.00
Federal Express, Postage, Other Delivery Costs	1	N/A		\$ -
Payroll Burden And Taxes	1	N/A		\$ -
Progress Photos	18	mo	\$ 200.00	\$ 3,600.00
Temporary Toilets And Enclosures	3	ea	\$ 4,500.00	\$ 13,500.00
Temporary Fences And Gates (for trailer & laydown area only)	18	mo	\$ 1,500.00	\$ 27,000.00
Sidewalk Protection (by trade)	1	N/A		\$ -
Building Perimeter Protection (by Trade)	1	N/A		\$ -
Winter Protection (by Trade)	0	ls	\$ -	\$ -
Interim Cleaning (by trade)	0	N/A		\$ -
Final Clean-Up (By Trade)	0	ls	\$ -	\$ -
Rubbish Removal / Dumpsters (by trade except for trailer debris)	18	mo	\$ 900.00	\$ 16,200.00
Snow Removal (by Trade)	0	ea		\$ -
Cleaning of Trailer	18	mo	\$ 500.00	\$ 9,000.00
Ladders, Ramps, And Stairs (ASSUME FOR TRAILERS)	1	ea	\$ 2,500.00	\$ 2,500.00
Temporary Dust Partition	0	ea	\$ -	\$ -
Temporary Utility Connection Fees	1	ea	\$ 5,000.00	\$ 5,000.00
Temporary Plumbing (by trade)	1	N/A		\$ -
Temporary Electrical - Install And Maintain (by trade)	1	N/A		\$ -
Temporary Electrical - Consumption (By Trade)	0	Mo		\$ -
Temporary Heat - Fuel Consumption	12	mo	\$ 2,000.00	\$ 24,000.00
Temporary Water - Consumption	1	ea	\$ 1,500.00	\$ 1,500.00
Temporary Fire Protection- FE only	1	ea	\$ 1,500.00	\$ 1,500.00
Temporary Roads (Construct & Maintain)- by trade	1	N/A		\$ -
Temporary Safety/Security Barricades by trade	1	N/A		\$ -
Mud / Dust Control by trade	1	N/A		\$ -
Wheelwash Stations By trade	1	N/A		\$ -
Shed / Storage Rental (Temp heat rental)	12	mo	\$ 3,000.00	\$ 36,000.00
Project Signage	1	ea	\$ 4,000.00	\$ 4,000.00
Pest Control	1	ea	\$ 2,500.00	\$ 2,500.00
Blueprint Shop Drawings- by trade	1	N/A		\$ -
Small Tools And Supplies- by trade	1	N/A		\$ -
Land Surveyor Site Benchmarks Layout (assume not needed interior)	1	N/A	\$ -	\$ -
Land Surveyor Other Layout by trade	0	0	\$ -	\$ -
Field Engineering Services (By owner under testing)	0	ls	\$ -	\$ -
Travel Expenses (Gas, Tolls, Parking)	1	N/A		\$ -
Testing - Concrete, Soils, Steel, Mortar- By owner	1	N/A		\$ -
Building Permit by owner	1	N/A		\$ -
State ADA Fee	1	ea	\$ 30,000.00	\$ 30,000.00
Personnel Hoist Equipment And Operation- by trade	1	N/A		\$ -
Material Hoist Equipment And Operation-by trade	1	N/A		\$ -
Traffic Control- by trade	1	N/A		\$ -
Security / Watchman- By owner	1	N/A		\$ -
Miscellaneous Cutting And Patching- By trade	1	N/A		\$ -
Mock-Ups- By trade	1	N/A		\$ -
State Elevator Permit- N/A	1	N/A		\$ -
Builder's Risk Insurance- Under Alternate price				\$ -
Bid Documents Printing	1	ea	\$ 3,000.00	\$ 3,000.00
Ceremonies- By owner	1	N/A		\$ -
Performance & payment bonds	1	ea	\$ 250,373.00	\$ 250,373.00
TOTAL GENERAL REQUIREMENTS:				\$ 469,963.00
100% PERFORMANCE & PAYMENT BONDS:				
Insurance				\$127,125.00
TOTAL:				\$ 597,088.00

C19 - Major Renovation - Hoya High - Bid # 44031		500 STAFF MATRIX EXHIBIT	
Design Builder at Risk General Conditions Cost Break Down			
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