

RESOLUTION OF THE CITY COUNCIL

No. 266


Approved June 12, 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)(2) of the Code of Ordinances.

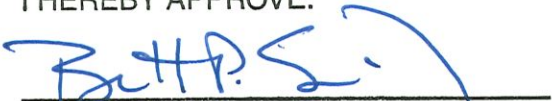
Multiple Vendors  
(Department of Public Property)

\$235,000,000.00

IN CITY COUNCIL  
JUN 06 2024  
READ AND PASSED

  
RACHEL M. MILLER, PRESIDENT  
  
CLERK

I HEREBY APPROVE.

  
Mayor

Date: 6/12/24



OFFICE OF THE INTERNAL AUDITOR  
*City of Providence*

April 3, 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 Public Property**
  - Award for Design Build service for three school projects, New of Hybrid (new and partial renovations) Mount Pleasant High School, and two (2) New PreK – 8 School to **multiple vendors** in the amount of **\$235,000,000** in accordance with the Code of Ordinances, Section 21-26 (b) (2).

Sincerely,

A handwritten signature in blue ink that reads "Gina M. Costa".

Gina M. Costa  
Internal Auditor

Cc: John Arzoomanian, Department of Public Property  
Alejandro Tirado, Director of Purchasing  
Shomari Husband City Treasurer





CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

JONATHAN R. MARTIN  
DIRECTOR OF PUBLIC PROPERTY

3		Dimeo Construction Co. (fee based on \$51.5m Construction Budget)	\$6,937,439.00 13.47%	\$62,050,000.00
4		Gilbane (fee based on \$51.5m Construction Budget)	\$9,192,513.00 17.85%	\$62,050,000.00

	PROJECT	VENDOR NAME	PRE-CON & CONSTRUCTION FEE	TOTAL (final specifications)
1	Lima/Stuart, New Pk-8	Agostini (fee based on \$51.5m Construction Budget)	\$6,231,658.00 12.10%	\$62,950,000.00
2		Ahlborg (fee based on \$51.5m Construction Budget)	\$6,646,721.00 12.91%	\$62,950,000.00
3		Dimeo Construction Co. (fee based on \$51.5m Construction Budget)	\$7,008,253.00 13.61%	\$62,950,000.00
4		Gilbane (fee based on \$51.5m Construction Budget)	\$9,083,369.00 17.64%	\$62,950,000.00

	PROJECT	VENDOR NAME	PRE-CON & CONSTRUCTION FEE	TOTAL (final specifications)
1	Mt. Pleasant Hybrid	Agostini (fee based on \$90.5m Construction Budget)	\$12,338,521.00 13.63%	\$110,000,000.00
2		Shawmut (fee based on \$90.5m Construction Budget)	\$16,580,686.00 18.32%	\$110,000,000.00

- ☐ 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.

DEPARTMENT OF PUBLIC PROPERTY  
Providence City Hall | 25 Dorrance Street, Room 407 | Providence, Rhode Island 02903  
401 680 5300 ph | 401 455 0475 fax  
www.providenceri.gov



CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

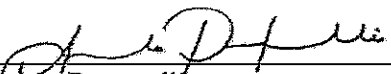
JONATHAN R. MARTIN  
DIRECTOR OF PUBLIC PROPERTY

- ☒ On the basis of said bids, we recommend multiple bidders identified on **LINES: 2.2.1.**  
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 did not reflect a project team with previous experience working on a  
Providence School project.

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.*

MEMORANDUM

DATE: March 28, 2024

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

FROM: Joseph DeSanti  
Director of Project Management

SUBJECT: Design Build (D/B) service for three school projects, New or Hybrid (new & partial renovations) Mount Pleasant High School, and two (2) New PreK-8 Schools  
Design Build (DB) Recommendation for Approval

BACKGROUND & RECOMMENDATION

RFP Procurement #43974 Design Build (DB) service for three school projects, New or Hybrid (new & partial renovations) Mount Pleasant High School, and two (2) New PreK-8 Schools was issued on January 29, 2024 through the City of Providence Board of Contracts & Supply.

We conducted a pre-bid meeting that was attended by twenty-two (22) vendors.

We received nine (9) responses to the request for proposal issued for Design Build (D/B) service for three school projects, New or Hybrid (new & partial renovations) Mount Pleasant High School, and two (2) New PreK-8 Schools project on March 25, 2024

We conducted an interview with all interested bidders. We reviewed the schedule, project staffing, minority participation, fee, project deliverables and design/construction logistics and challenges.

After an extensive analysis of the bidder’s proposal and interview it was determined that projects will be awarded as follows:

- Asa Messer new PK-8: Agostini Construction Co./Studio Jaed; in the amount of \$51,500,000.00 for construction services with an overall project budget of \$62,050,000.00.
- Gilbert Stuart new PK-8: Ahlborg Construction Co./Torrado Architects; in the amount of \$51,500,000.00 for construction services with an overall project budget of \$62,950,000.00.
- Mt. Pleasant High School Hybrid: Agostini Construction Co./Perkins-Eastman; in the amount of \$90,500,000.00 for construction services with an overall project budget of \$110,000,000.00.

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.

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



April 1, 2024

Fee Analysis Design Build Services - Mt. Pleasant RFP# 43974

		Agostini	\$90.5M Construction Project Budget	Shawmut	\$90.5M Construction Project Budget
1	Design Fee %	5.90%	\$5,339,500.00	5.25%	\$4,753,192.00
2	D/B Fee	2.00%	\$1,810,000.00	2.25%	\$2,036,250.00
3	A/E CA Fee	2.75%	\$2,486,984.00	3.91%	\$3,539,308.00
	D/B Subtotal	7.90%		7.50%	
4	Precon Fee		\$100,000.00		\$295,000.00
5	General Conditions & Staff per Month	\$96,371.74	\$2,602,037.00	\$152,741.95	\$5,956,936.00
	Base Subtotal	13.63%	\$12,338,521.00	18.32%	\$16,580,686.00
6	General Requirements	\$126,107.37	\$3,404,899.00	\$75,751.10	\$2,954,293.00
7	Trade Contractor		\$74,756,580.00		\$70,965,021.00
	Comments				
	Total Project Budget		\$90,500,000.00		\$90,500,000.00



Fee Analysis Design Build Services - Gilbert Stuart RFP# 43974

April 1, 2024

		Ahlberg	\$51.5M Construction Project Budget	Dimeo	\$51.5M Construction Project Budget	Gilbane	\$51.5M Construction Project Budget	Agoodini	\$51.5M Construction Project Budget
1	Design Fee %	6.50%	\$3,347,500.00	5.41%	\$2,784,045.00	5.44%	\$2,800,300.00	4.11%	\$2,114,737.00
2	D/B Fee (DH&P)	2.00%	\$1,030,000.00	2.61%	\$1,346,250.00	3.25%	\$1,673,750.00	2.00%	\$1,030,000.00
	A/E CA Fee		Included	1.52%	\$784,723.00		\$833,450.00		\$732,047.00
	D/B Subtotal	8.50%		8.02%		8.69%		6.11%	
3	Precon Fee		\$144,221.00		\$299,308.00		\$286,900.00		\$100,000.00
4	General Conditions & Staff per Month	\$85,000.00	\$2,125,000.00	\$71,757.08	\$1,793,927.00	\$121,034.61	\$3,388,969.00	\$93,953.08	\$2,254,874.00
	Base Subtotal	12.91%	\$6,646,721.00	13.61%	\$7,008,253.00	17.64%	\$9,083,369.00	12.10%	\$6,231,658.00
5	General Requirements	\$59,722.22	\$1,075,000.00	\$105,494.60	\$2,637,365.00	\$42,271.07	\$1,183,590.00	\$67,811.92	\$1,629,886.00
6	Trade Contractor		\$43,778,279.00		\$41,854,382.00		\$41,233,041.00		\$43,638,456.00
	Comments								
	Total Project Budget		\$51,500,000.00		\$51,500,000.00		\$51,500,000.00		\$51,500,000.00





Fee Analysis Design Build Services - Asa Messer RFP# 43974

April 1, 2024

		Ahlborg	\$51.5M Construction Project Budget	Dimeo	\$51.5M Construction Project Budget	Gilbane	\$51.5M Construction Project Budget	Agostini	\$51.5M Construction Project Budget
1	Design Fee %	4.75%	\$2,446,250.00	5.41%	\$2,784,045.00	5.44%	\$2,800,300.00	4.11%	\$2,114,797.00
2	D/B Fee (OH&P)	2.00%	\$1,090,000.00	2.61%	\$1,346,250.00	3.25%	\$1,673,750.00	2.00%	\$1,090,000.00
	A/E CA Fee		Included	1.52%	\$784,723.00		\$933,450.00		\$732,047.00
	D/B Subtotal	6.75%		8.02%		8.69%		6.11%	
3	Precon Fee		\$141,650.00		\$296,083.00		\$279,800.00		\$100,000.00
4	General Conditions & Staff per Month	\$85,000.00	\$2,125,000.00	\$69,053.52	\$1,726,338.00	\$125,186.18	\$3,505,213.00	\$98,278.08	\$2,358,674.00
	Base Subtotal	11.15%	\$5,742,900.00	13.47%	\$6,837,439.00	17.85%	\$9,192,513.00	12.30%	\$6,335,458.00
5	General Requirements	\$59,722.22	\$1,075,000.00	\$104,897.88	\$2,622,447.00	\$42,271.07	\$1,183,590.00	\$67,811.92	\$1,629,886.00
6	Trade Contractor		\$44,682,100.00		\$41,940,114.00		\$41,123,897.00		\$49,534,656.00
	Comments								
	Total Project Budget		\$51,500,000.00		\$51,500,000.00		\$51,500,000.00		\$51,500,000.00