

RESOLUTION OF THE CITY COUNCIL

No. 294

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.

Bentley Builders
(Department of Public Property)

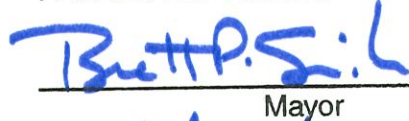
\$30,000,000.00

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 Construction Renovations Projects
(Phase IV), Fox Point Neighborhood**

MinuteTraq ID#: 44754

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:

- Vartan Gregorian Elementary School: Bentley Builders 1160 Post Road Suite 4, Warwick, RI 02888

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	Vartan Gregorian Elementary School	Bentley Builders	\$3,928,556.00 13.10%	\$30,000,000.00
2		Maron Construction	\$4,190,200.00 13.97%	\$30,000,000.00
3		Ahlborg Construction	\$4,399,508.00 14.67%	\$30,000,000.00

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

4		Bacon Construction	\$5,246,717.00 17.49%	\$30,000,000.00
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- 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 bidders did reflect a project team with previous experience working on a Providence School project and their qualifications showed that they are more than capable of completing this project as specified.

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 Construction Renovations Projects (Phase IV), Fox Point Neighborhood RFP #44754 (Gregorian)

Design Build (DB) Recommendation for Approval

BACKGROUND & RECOMMENDATION

RFP Procurement #44754 Design Build (D/B) Services for Major Construction Renovations Projects (Phase IV), Fox Point Neighborhood 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 nine (4) responses to the request for proposal issued for Design Build (D/B) Services for Major Construction Renovations Projects (Phase IV), Fox Point Neighborhood RFP #44754 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 Minor Renovations Project, Middle School Facility: Bentley Builders/RGB Architects; in the amount of \$28,129,387.00 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



DOWNES CONSTRUCTION COMPANY

May 14, 2024

Fee Analysis Design Build Services - Gregorian RFP# 44754

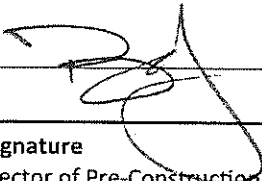
	Bacon	\$30M Construction Project Budget	Maron	\$30M Construction Project Budget	Bentley	\$30M Construction Project Budget	Ahlborg	\$30M Construction Project Budget
1	Design Fee %	\$1,167,253.00	4.00%	\$1,200,000.00	3.28%	\$984,000.00	3.90%	\$1,167,253.00
2	D/B Fee	\$825,000.00	5.00%	\$1,500,000.00	2.00%	\$588,298.00	2.75%	\$825,000.00
3	A/E CA Fee	\$389,085.00	1.00%	\$300,000.00	0.82%	\$246,000.00	1.30%	\$389,085.00
4	D/B Subtotal	6.64%	9.00%		5.28%		6.65%	
5	Precon Fee	\$175,000.00		\$274,320.00		\$110,000.00		\$144,500.00
6	General Conditions & Staff per Month	\$99,643.67	\$50,882.22	\$915,880.00	\$60,613.88	\$2,000,258.00	\$93,683.50	\$1,873,670.00
7	Base Subtotal	17.49%	13.97%	\$4,190,200.00	13.10%	\$3,928,556.00	14.67%	\$4,399,508.00
8	General Requirements	\$65,584.04	\$33,171.56	\$597,088.00	\$56,685.24	\$1,870,613.00	\$53,823.20	\$1,076,464.00
9	Trade Contractor	\$22,982,514.00		\$25,212,712.00		\$24,200,831.00		\$24,524,028.00
10	Subtotal Construction	\$28,729,231.00		\$29,402,912.00		\$28,129,387.00		\$28,923,536.00
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.

General Information	
Legal Name	Bentley Builders, LLC
Street Address	1160 Post Rd Suite 4
City / State / Zip	Warwick, RI 02888
Telephone / Fax	401.295.2022
E-Mail Address	bhyman@bentleycompanies.com
Primary Contact Name	Benjamin Hyman
Contact Information	Director of Pre-Construction and Business Development
Confirm, by your signature, that your organization agrees to abide by the Submission Requirements.	 _____ Signature Director of Pre-Construction and Business Dev. _____ Title
List and Acknowledgement of Addenda: Addendum 1 & 2 Acknowledged	

Cost For a single bid.	
1. Design Fees expressed as a lump sum and percentage.	\$984,000 or 3.28% Nine Hundred Eighty-Four Thousand Dollars
2. Architect's construction administration fees in a lump sum.	\$246,000 Two Hundred Forty-Six Thousand Dollars
3. Contractor's pre-construction fees in a lump sum.	\$110,000 One Hundred Ten Thousand Dollars
4. Contractor's OH & Profit fee based on a percentage of the project GMP	\$588,298 or 2% Five Hundred Eighty-Eight Thousand Two Hundred Ninety-Eight Dollars
5. Contractor's General Conditions cost based on a lump sum; forstaffing	\$2,000,258 Two Million Two Hundred Fifty-Eight Dollars
6. Contractor's General Requirements expressed in a lump sum	\$1,870,613 One Million Eight Hundred Seventy-Thousand Six Hundred Thirteen Dollars
Base Sub-Total:	\$5,799,169 Five Million Seven Hundred Ninety-Nine Thousand One Hundred Sixty-Nine Dollars
7. Construction Costs	\$24,200,831 Twenty-Four Million Two Hundred Thousand, Eight Hundred Thirty-One Dollars
Total written in words and figures:	\$30,000,000 Thirty Million Dollars

Per Addendum – Builder's Risk Add Alternate – add \$120,000