

# RESOLUTION OF THE CITY COUNCIL

No. 298

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.

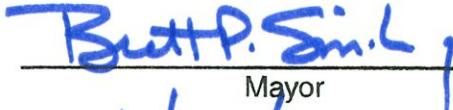
O & G Industries  
(Department of Public Property)

\$78,000,000.00

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 New Construction Project (Phase 4),  
New PreK-8 Facility, Elmhurst Neighborhood**

MinuteTraq ID#: 44823

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:

- Robert F. Kennedy Elementary School: O&G Industries. 112 Wall Street, Torrington, CT 06790

TOTAL AMOUNT RECOMMENDED: Total amount not to exceed **\$78,000,000.00**

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 | Robert F. Kennedy Elementary School | O&G Industries        | \$8,338,162.00<br>10.69%   | \$78,000,000.00              |
| 2 |                                     | Ahlborg Construction  | \$9,376,040.00<br>12.02%   | \$78,000,000.00              |
| 3 |                                     | Agostini Construction | \$9,876,756.00<br>12.66%   | \$78,000,000.00              |

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

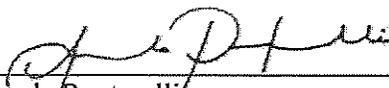
|   |  |                      |                           |                 |
|---|--|----------------------|---------------------------|-----------------|
| 4 |  | Gilbane Construction | \$10,617,495.00<br>13.61% | \$78,000,000.00 |
|---|--|----------------------|---------------------------|-----------------|

- 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.
- 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 did reflect a project team with previous experience working on a Providence School projects 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.*

**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 New Construction Project (Phase 4), New PreK-8 Facility, Elmhurst Neighborhood RFP #44843 (Robert F. Kennedy)

Design Build (DB) Recommendation for Approval

**BACKGROUND & RECOMMENDATION**

RFP Procurement #44843 Design Build (D/B) Services for New Construction Project (Phase 4), New PreK-8 Facility, Elmhurst 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 four (4) responses to the request for proposal issued for Design Build (D/B) Services for New Construction Project (Phase 4), New PreK-8 Facility, Elmhurst Neighborhood RFP #44843 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: O&G Industries/Tecton Architects; in the amount of \$76,498,408.00 for construction services with an overall project budget of \$78,000,000.00.

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.

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



**D** DOWNES CONSTRUCTION COMPANY

**Fee Analysis Design Build Services - RFK RFP# 44823**

**May 14, 2024**

|    | Agostini                             | \$78M Construction Project Budget | Ahlborg      | \$78M Construction Project Budget | O&G         | \$78M Construction Project Budget | Gilbane     | \$78M Construction Project Budget |
|----|--------------------------------------|-----------------------------------|--------------|-----------------------------------|-------------|-----------------------------------|-------------|-----------------------------------|
| 1  | Design Fee %                         | 5.08%                             | 4.50%        | \$3,600,000.00                    | 4.95%       | \$3,564,000.00                    | 5.21%       | \$4,065,300.00                    |
| 2  | D/B Fee (OH&P)                       | 2.00%                             | 2.25%        | \$1,800,000.00                    | 2.35%       | \$1,692,000.00                    | 2.25%       | \$1,755,000.00                    |
| 3  | A/E CA Fee                           | 7.08%                             | 1.00%        | \$800,000.00                      | 1.05%       | \$756,000.00                      | 1.05%       | \$1,084,250.00                    |
| 4  | D/B Subtotal                         |                                   | 6.75%        | \$242,500.00                      | 7.30%       | \$385,000.00                      | 7.46%       | \$300,000.00                      |
| 5  | Precon Fee                           |                                   |              | \$2,933,540.00                    |             | \$1,941,162.00                    |             | \$3,412,945.00                    |
| 6  | General Conditions & Staff per Month | \$99,477.44                       | \$146,677.00 | \$9,376,040.00                    | \$84,398.35 | \$131,267.12                      |             | \$10,617,495.00                   |
| 7  | <b>Base Subtotal</b>                 | 12.66%                            | 12.02%       |                                   | 10.69%      |                                   |             |                                   |
| 8  | General Requirements                 | \$96,255.22                       | \$98,860.70  | \$1,977,214.00                    | \$65,286.61 | \$4,301,592.00                    | \$60,426.54 | \$1,571,090.00                    |
| 9  | Trade Contractor                     |                                   |              | \$66,646,746.00                   |             | \$66,160,246.00                   |             | \$65,811,415.00                   |
| 10 | Subtotal Construction                |                                   |              | \$75,401,109.00                   |             | \$76,498,408.00                   |             | \$76,428,910.00                   |
| 11 | Total Project Budget                 |                                   |              | \$78,000,000.00                   |             | \$78,000,000.00                   |             | \$78,000,000.00                   |

| <b>Cost For a single bid.</b>   |  |
|---|--|
| 1. Design Fees expressed as a lump sum and percentage.                    | \$3,564,000.00 / 4.95%   |
| 2. Architect's construction administration fees in a lump sum.            | \$756,000.00 / 1.05%   |
| 3. Contractor's pre-construction fees in a lump sum.                      | \$385,000.00   |
| 4. Contractor's OH & Profit fee based on a percentage of the project GVP  | \$1,692,000.00 / 2.35%   |
| 5. Contractor's General Conditions cost based on a lump sum; for staffing | \$1,941,162.00   |
| 6. Contractor's General Requirements expressed in a lump sum              | \$1,501,592.00   |
| Base Sub-Total:   | \$9,839,754.00   |
| 7. Construction Costs   |  |
| Total written in words and figures:                                       | Figures above are based on a Design Build Budget of \$72,000,000 |

**Qualifications and Assumptions:**

1. Preconstruction is based on a duration of 20 months. Construction is based on a duration of 20 months. See Exhibit B Staffing Matrix.
2. Per Exhibit A - Our Insurance Rate is \$9.00/1000, and Payment and Performance Bond Rate is \$7.424/1000, which are included in our General Requirements amount.
3. Per Exhibit A - We have included an allowance for the Builders Risk Insurance of \$111,600. Once the scope, budget, and project duration are finalized we will go to the market and obtain multiple proposals for this insurance.
4. We would like to discuss and clarify a few terms within the Progressive Design Build Agreement and General Conditions.
5. We have included a Design Allowance of \$57,000 for Building and Site Environment Design Services

**Exhibit C Bid Form – Robert F. Kennedy Pre-K through 8 School  
 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 - Procurement Number 44823</b>   |  |
| Legal Name  | <b>O&amp;G Industries, Inc</b>   |
| Street Address  | 112 Wall St  |
| City / State / Zip  | Torrington, CT 06790   |
| Telephone / Fax   | 860-489-9261 / 860-626-6447  |
| E-Mail Address  | aaronmednick@ogind.com   |
| Primary Contact Name  | Aaron L. Mednick   |
| Contact Information   | 860-496-4585   |
| Confirm, by your signature, that your organization agrees to abide by the Submission Requirements.  | <br><hr/> Signature<br><br><hr/> Vice President<br><hr/> Title |
| <b>List and Acknowledgement of Addenda:</b><br>Addendum # 1 – 4/23/2024<br>Addendum # 2 – 4/30/2024 |  |