

# RESOLUTION OF THE CITY COUNCIL

No. 418

Approved December 11, 2020

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(a) of the Code of Ordinances.

Downes Construction Company  
(Department of Public Property)

\$4,551,270.00

IN CITY COUNCIL

DEC 09 2020

READ AND PASSED

Sabrina Mats  
PRES.

Shawn Sella  
CLERK

I HEREBY APPROVE.

[Signature]  
Mayor

Date: 12/11/20

Office of the Internal Auditor  
City of Providence



September 11, 2020

Mr. Shawn Selleck  
City Clerk's Office  
City of Providence  
25 Dorrance Street  
Providence, RI 02903

Dear Shawn:

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

▪ **Department of Public Property:**

- Award to **Downe's Construction Company** in the amount of **\$4,551,270.00** for OPM service in relation to OPM services for the school's capital improvement program in accordance with the Code of Ordinance, Section 21-26 (a);

Sincerely,

A handwritten signature in cursive script, appearing to read "Gina M. Costa".

Gina M. Costa

Internal Auditor

Cc: Kevin Mahoney, Acting Director of Public Property  
Alejandro Tirado, Associate Director of Purchasing  
James J. Lombardi, III, Treasurer/Senior Advisor to City Council

Jorge O. Elorza  
Mayor



Brenda Almonte  
Director of Public Property

September 3<sup>rd</sup>, 2020

The Honorable Jorge O. Elorza  
Chairman, Board of Contract and Supply  
City Hall  
25 Dorrance Street  
Providence, RI 02903

RE: Requesting Approval to Piggyback MPA 430CR with Downes Construction Company

ID Number:  
Originating Contract with the State of Rhode Island? ☒ Yes ☐ No  
State MPA Number: **430-CR**

Dear Mayor Elorza,

The Department of Public Property & the Office of Operations requests to piggyback the State of Rhode Island Master Price Agreement 430-CR with Downes Construction Company in an amount not to exceed \$4,551,270 for OPM services in relation to the Schools Capital Improvement Program.

The department distributed the RFP to all the vendors in the Master Price Agreement and held a mandatory pre-bid meeting at City Hall for any interested vendors. Four (4) other bids were received in relation to this project. The other OPM firms submitting bids were:

Vendor Name	Cost
Colliers International	\$3,338,300
STV, Inc.	\$2,276,646
Peregrine, Inc.	\$1,172,000
Jacobs Engineering Inc.	\$3,776,913

After an extensive analysis of all the bidders' proposals, selected vendor was Downes Construction Corporation's proposal. It was the most comprehensive bid submitted *and* presented to the City.

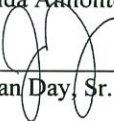
Funds in the amount of \$4,551,270 are available in account: 351-351-52883

Downes Construction Company  
16 Benham Street P.O. Box 132  
Charlestown, RI 02813

Respectfully Submitted.

  
Brenda Almonte, Director of Public Property

  
Financial Approval

  
Jordan Day, Sr. Deputy Chief Operating Officer

Account Code: 351-351-52883

DEPARTMENT OF PUBLIC PROPERTY  
Providence City Hall | 25 Dorrance Street, Room 407 | Providence, Rhode Island 02903  
401 680 5300 ph | 401 273 2114 fax  
www.providenceri.gov

Notice of Contract Purchase Agreement



State Of Rhode Island and Providence Plantations  
Department of Administration  
Division of Purchases  
One Capitol Hill  
Providence, RI 02908-5860

V E N D O R	DOWNES CONSTRUCTION COMPANY LLC 200 STANLEY ST NEW BRITAIN, CT 06051 United States
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S H I P  T O	MASTER PRICE AGREEMENT SEE BELOW RELEASE AGAINST, RI MPA United States
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MPA 430 – CR 80 SUPPLEMENT OWNER'S PROGRAM MANAGER SCHOOL CONSTRUCTION PROJECTS	
Award Number	3623574
Revision Number	0
Effective Period	15-MAY-2019 - 30-JUN-2022
Approved PO Date	28-MAY-2019
Vendor Number	56922

Type of Requisition	ARCH, ENG & CONSULT
Requisition Number	
Change Order Requisition Number	
Solicitation Number	7597620
Freight	Paid
Payment Terms	NET 30
Buyer	- Missell, Katherine
Requester Name	
Work Telephone	

This Purchase Order is issued pursuant to and in accordance with the terms and conditions of the solicitation and applicable federal, state, and local law, including the State of Rhode Island's purchasing regulations, available at [www.purchasing.ri.gov](http://www.purchasing.ri.gov).

CONTRACT TERM: 5/15/18-6/30/22  
WITH AN OPTION TO RENEW FOR FOUR ADDITIONAL YEARS

MPA-430 CR-80

PROVIDE OWNER'S PROGRAM MANAGER FOR SCHOOL CONSTRUCTION PROJECTS IN ACCORDANCE WITH THE PROVISIONS OF RFP #7597620 AND THE STATE OF RHODE ISLAND'S GENERAL CONDITIONS OF PURCHASE.

STATE AGENCIES MUST REVIEW ALL INSTRUCTIONS AND REQUIREMENTS BEFORE SOLICITING QUOTES.

INVOICE TO	
The State of Rhode Island accepts electronic invoices via its supplier portal. To register and submit electronic invoices, visit the supplier portal at <a href="http://controller.admin.ri.gov/iSupplier/isup/index.php">http://controller.admin.ri.gov/iSupplier/isup/index.php</a>	STATE PURCHASING AGENT  Nancy R. McIntyre
To submit paper invoices, mail to: Department of Administration Controller, One Capitol Hill, 4th Floor, Providence 02908.	