PROVIDENCE COLLEGE - RUANE FRIAR DEVELOPMENT CENTER

NOTICE TO CONSTRUCTION MANAGERS:

Dimeo Construction Company (DCC), Providence College's Owner Project Manager (OPM) is soliciting Guaranteed Maximum Price Proposals from Construction Managers for the new Ruane Friar Development Center to be built on the Providence College Campus. The work includes minimal removal and disposal of existing improvements in portions of the existing Alumni Hall building to accommodate new construction. The new construction would consist of three levels (two above ground) with two new basketball practice courts, locker rooms, athletic office space, and athletic training facilities totaling about 56,000 GSF.

Proposals must be delivered no later than November 9, 2018 local time at 11:00 PM. The Proposal must be hand delivered to DCC.

All labor costs for this project should be based on union / prevailing wages. Bids must be prepared using the Bid Form included in the Project Manual.

The Construction Manager shall complete all work necessary for Substantial Completion by August 17, 2018.

Construction Manager selection will not be based solely on low-bid; the OPM will also be considering construction delivery approach, review of documentation status, critical path scheduling to meet the schedule, structure of GMP proposal, personnel assigned to the project, teaming approach, coordination of subsequent modifications to the initial GMP documentation, identification of cost savings opportunities that do not impact the academic program of the building, close out procedures, etc.

A preproposal conference and site walk-through will be held on **TBD**.

GMP documents will be available on **TBD**.

All questions during the bidding process are to be forwarded to Scott Eaton of DCC. Questions will not be accepted after **TBD**. Responses to questions will be distributed to all bidders via addenda to the GMP documents on **TBD**.

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Provided Documents:

1. 100% Construction Drawings
2. Cost Summary
3. General Conditions Matrix

RFP Deliverables:

1. Breakdown of cost per attached Cost Summary
2. General Conditions breakdown per attached matrix
3. Organizational Chart of Team and Responsibilities
4. Project approach narrative
5. CPM schedule broken down into three (3) major phases:
    a) Preconstruction
    b) Construction
    c) Closeout

    *schedule should contain no less than 50 activities but nor more than 100 activities and must contain ten (10) critical milestones
6. Logistics plan(s) showing the following:
    a) Site laydown area(s)
    b) Delivery route(s)
    c) Sequence of construction
    d) Temporary protection
    e) Fencing, barriers, etc.
    f) Work limits
    g) Pedestrian routing
    h) Construction trailer, temporary toilets, etc.
7. Job Hazard Analysis (JHA) for how to erect the long span practice court beams so work in the surrounding areas can proceed simultaneously
8. Schedule of Values and Cash Flow broken out by month through Substantial Completion
9. QA/QC approach
10. Process two (2) changes – content to be provided later
11. Conduct a project meeting and address, at a minimum, the following topics:
    a) RFI's
    b) Submittals
    c) Project Issues
    d) Look ahead schedule discussion

    *Provide meeting minutes

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Presentation:

1. Presentation on why your team should be selected to build the Ruane Friar Development Center. Include systems, strategies, and techniques that show how you will bring value and make the project a success. Team dynamic with all the stakeholders is of utmost importance.
2. Discuss staffing, logistics, and your build-approach.

Timeline:

- Construction Manager chosen: June 15, 2017
- Preconstuction and trade contractor buy-out: June 15, 2017 thru September 29, 2017
- Construction start: August 7, 2017
- Steel erection start: November 6, 2017
- Weather tight (doesn't mean all exterior elements are 100% done): April 13, 2018
- Owner FF&E: July 30, 2018
- Substantial Completion: August 17, 2018
- Closeout and Final Completion: September 28, 2018

Project Specifics / Considerations:

- Your office must feel like an office, both how it is organized and how you present yourself within it
- Typically it takes about five (5) months from time of trade contractor award to start of steel erection
- The lead time of the large curved steel roof beams at practice court is about seven (7) months
- You cannot start the erection of the large curved steel roof beams until the 2nd level slab of the office block is placed
- It is recommended that you place the practice court slab on grade prior to the erection of the large roof beams
- There is no parking on-site for the construction workers
- The school allows three (3) weeks during winter break, one (1) week during spring break, and four (4) weeks during summer break to do all existing building work required per the documents, however, the renovated areas must be operational between breaks
- The temporary faculty parking lot to the west of the building will be remade and will also include most of the area on the north of the building
    a) This work will be done by the school with its own contractors
    b) It will take four (4) consecutive weeks to complete
    c) It must be done one (1) week prior to Substantial Completion
    d) Once started there will be no construction access to the west and north facades of the new building

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- The Owner's construction budget for this project is $28,000,000
- The Construction Manager is contracted direct with the Owner; the Architect, Structural Engineer, Civil Engineer, and MEPFP Engineers are individually contracted direct with the Owner

Project Issues (to be discussed after your presentation – allow 15 minutes of presentation and Q & A):

1. After erection of the large curved beams at the practice court, it was discovered that their deflection in the north/south direction (long axis) under live-load and uplift under wind-load exceeded what the ductwork and fire suppression system could handle,

    a) What material and/or engineering solution(s) could be implemented to mitigate / eliminate the stresses to the ductwork and fire suppression system caused by this excessive building movement while maintaining the architect's vision of a sleek design?
        i. Consider that these systems vary between ~30-60 feet above the practice court and not easily reached after the wood floor is installed
        ii. Consider the practice court floor is about ~350K and can easily be damaged by water

2. A blizzard hits the project on December 6, 2017

    a) What strategies can be implemented to overcome a ten (10) days schedule impact due to this weather event?
        i. The streets in and around the site are inaccessible for three (3) days
        ii. The site itself takes four (4) days to clear to allow work to safely resume
        iii. The cold affects the steel erector's ability to weld in a productive manner, losing three (3) days

Scoring Criteria:

1. Professionalism and Builders Mindset (10 points)
2. Deliverables (60 points)
    a) Project Approach
    b) Site Logistics
    c) Safety
    d) Schedule
    e) GC's (including staffing)
    f) RFP organization and completeness
    g) Change Order process
    h) QA/QC
    i) Meeting Minutes

3. Presentation (30 points)
    a) Team organization and appearance
    b) Content
    c) Presentation material and method
    d) Public speaking skills
    e) Q & A responses
4. Extra Points (5)
    a) Exceptional presentation
    b) Value added material not specifically requested but measurably enhances the overall project / experience