



**Blackstone  
Heritage  
Corridor, Inc.**

## **REQUEST FOR QUALIFICATIONS**

### **Construction Services – Kelly House Replica Barn**

**BHC seeks qualifications from companies interested in constructing a replica barn at the site of the Captain Wilbur Kelly House and Transportation Museum located off Lower River Road in the Blackstone River State Park, Lincoln, RI.**

#### **INTRODUCTION AND VISION**

The Blackstone River Valley National Heritage Corridor, Inc. (BHC) works with community partners to preserve and promote the Valley's historic, cultural, natural and recreational resources for current and future generations.

One of BHC's key, legacy projects is the coordination of efforts in both the State of RI and the Commonwealth of MA to protect and enhance the resources associated with the Blackstone River. This includes enhancement of the water quality, improvement of access to the river for recreational and transportation purposes, and preservation of buildings, landscapes and cultural attributes throughout the heritage landscape.

The State of Rhode Island Department of Environmental Management (DEM) owns and operates the Blackstone River State Park in Lincoln, RI. The Wilbur Kelly House and Transportation Museum sits on this property, along the Blackstone River Bikeway off of Lower River Road (the "site"). Historically, the property included a small barn which was felled by a significant storm in the mid-20<sup>th</sup> century.

Using available historical information and working closely with partners, Northeast Collaborative Architects (NCA) has completed construction plans and specifications for the project. The plans will be provided electronically in PDF format to firms who request it during the proposal review time period. One full size plan set will be provided to the selected company as part of the contract process.

This project involves a partnership of organizations, including the RI Historic Preservation and Heritage Commission (HPHC), the Blackstone River Watershed Council / Friends of the Blackstone (BRWC/FOB), the Blackstone Valley Historical Society (BVHS) and BHC.

#### **SCOPE OF WORK**

BHC seeks a firm to construct a replica barn at the site on the existing pad foundation and consistent with the approved plans drawn by NCA.

BHC has secured a license with the State of RI to provide access to the site by small vehicles. Because of the sensitive environment, including the historical Blackstone Canal towpath which will be the primary access route for construction vehicles, no heavy duty trucks or equipment will be permitted access to the building site. BHC has also secured approval of the project through the RI Historic Preservation and Heritage Commission.

The contractor will work closely with the architect to meet all permit and inspection requirements and to ensure the end product exceeds all expectations.

Generally:

- Construction of the replica barn is anticipated to be completed in 2017.
- This project will be overseen by the architect, Northeast Collaborative Architects.
- Completion of the project includes restoration of any impacted areas of the site. This is likely to include some loam and seed which can be accomplished with other site work. However, the contractor will be responsible to insure the integrity of the stone wall on the site, the tow path and the canal, including embankments. These are treasured historical resources and must be protected. In the unfortunate event that there are any construction-related impacts to the site, the contractor will be responsible for coordinating with the architect and the HPHC to facilitate full and appropriate restoration.
- Site owner DEM and project lead BHC will be regular visitors to the site.
- The construction takes place on public (state) property. **All onsite labor must following prevailing wage requirements.**
- Contract and Insurance. An AIA fixed cost contract will be used. All contractors are required to obtain liability insurance running to the benefit of both the State of Rhode Island Department of Environmental Management and Blackstone River Valley National Heritage Corridor, Inc. for bodily injuries, including death, in the sum of \$1,000,000.00 for one person, and \$3,000,000.00 for any one accident and \$300,000.00 for property damage for any one accident. Insurance certificates must be submitted to BHC prior to execution of a contract.
- Payment Requests: In order for BHC to process requests for payment in a timely manner, requests for payment shall be submitted to the architect for review and must be accompanied by supporting documentation.
- Meetings: The contractor will be expected to report regularly to the architect, who will oversee all construction, permitting and inspections. Additionally, the contractor is expected to meet regularly with BHC and others, as follows:
  - **Post-award** Meeting with BHC project staff. The objective of this meeting will be to identify expectations and requirements for the project work. The kick off meeting will be coordinated with representatives of DEM and the architect. Representatives from BRWC/FOB and BVHS and RIHPHC will also be invited to participate.
  - Facilitate a **groundbreaking ceremony and PR event**. Other partners including BRWC/FOB, BVHS and HPHC will be invited to attend and participate in this meeting as will state / federal elected officials and funding agencies / organizations. This event is expected to take place early in May 2017.
  - A **substantial completion** meeting to facilitate review and comment by DEM and BHC, so that they and their partners. Other partners including BRWC/FOB, BVHS and HPHC will be invited to attend and participate in this meeting.
  - Facilitate a **ribbon cutting ceremony and PR event**. Other partners including BRWC/FOB, BVHS and HPHC will be invited to attend and participate in this meeting as will state and federal elected officials, funding agencies and organization, and the general public.

- Prepare final/closeout report indicating unexpected challenges and opportunities, and specifically addressing any budget shortfalls/overages.

**PROPOSAL REQUIREMENTS**

**General:**

While price is a consideration, firms will be evaluated using a qualifications-based review. The proposal shall include samples of similar work and performance references for all key team members and subcontractors.

**Specific:**

Proposals shall include the following:

- **Cover letter.** A statement of interest pertaining to this project. Include a brief narrative on the firm’s qualifications.
- **Firm information:** A description of the firm, generally and as relevant to this project.
- **Project Approach:** A description of the approach to the design process and also to project management, as it pertains to this project.
- **Work Plan and Timeline:** A detailed work plan identifying key milestones. The work plan is anticipated to be consistent with the information and guidance in this RFP but the responder is encouraged to identify areas proposed to be managed in a different manner.
- **Relevant Experience:** Information that *briefly* demonstrates the firm’s expertise with this type of work, including specific project examples relevant to this project. Be sure to include the project name/location; photograph/s; date completed; project contact information.
- **Description of Project Team, including any subcontractors.** Include the proposed team
- **Fee Proposal,** and anticipated payment schedule based on project milestones. Note that the contract with the successful proposer will stipulate a 15% retainage from each payment. The retainage will be released upon final (written) acceptance of the project by the DEM.
- **Contract and Insurance.** An AIA fixed cost contract will be used. All contractors are required to obtain liability insurance running to the benefit of both the State of Rhode Island Department of Environmental Management and Blackstone River Valley National Heritage Corridor, Inc. for bodily injuries, including death, in the sum of \$1,000,000.00 for one person, and \$3,000,000.00 for any one accident and \$300,000.00 for property damage for any one accident. Insurance certificates must be submitted to BHC prior to execution of a contract.
- **References:** A minimum of 4 references from comparable projects, including the reference’s name, title, general role in the project, email address and phone number.

**Evaluation Criteria:**

Incomplete proposals will not be evaluated. Complete proposals will be evaluated on the following scale:

Item	Points
Similar experience (key elements are that this is for construction of a replica barn located on public property)	35
Timeline	30
Proponent’s project approach and work plan	35

### **Review Process:**

BHC anticipates a swift review process. It is anticipated that contractors will be pre-qualified by 3/31 or sooner, that bidding will follow immediately thereafter, that a bid will be accepted and a contract executed by approximately 4/30.

### **Proposal Submission:**

A voluntary pre-submittal Site Visit will take place at 10:00 a.m. on Wednesday February 22, 2017. The Site Visit will take place at the site of the existing foundation. Access the site via Lower River Road, Lincoln, RI.

A voluntary pre-submittal Conference will take place at 10:00 am on Friday, February 24, 2017. The location will be Blackstone Heritage Corridor, Inc., 670 Linwood Ave., Whitinsville, MA 01588. (N.B. Whitinsville is a village in the town of Northbridge. Some GPS units refer to Whitinsville, others to Northbridge. The zip code is 01588. The location is in the restored Linwood Mill on Linwood Ave., just west of Route 122. BHC is located “around back” on the ground level underneath Mill House Liquors and Maison de Manger.)

*In the event of inclement weather, feel free to send an email to BHC (MDiPrete@BlackstoneHeritageCorridor.org) asking whether the site visit / meeting will be held as scheduled. Response will generally be provided within an hour.*

At both the site visit and the pre-submittal conference, the project team will review the project objectives and have a single set of plans available for review. Questions may be posed. A list of all of the questions raised during these meetings as well as response information will be provided to all companies which requested the RFQ from BHC as well as attendees at these meetings.

Qualifications must be submitted in a single PDF document less than 5 MB. Submit qualifications by email to **MDiPrete@BlackstoneHeritageCorridor.org**. **Proposals are due no later than 10:00 a.m. Eastern Standard Time on Friday, March 10, 2017.** All submissions will receive an acknowledgement of submittal, generally within 24 hours, sent via “reply” to the submission.