

ARCHITECTURAL/ENGINEERING/CONSULTANT SERVICES

SELECTION COMMITTEE

Wednesday, January 31, 2007

MINUTES

Members Present:

Acting Chairman: Louis A. DeQuattro, Jr., Esq.

Public Member: Gerry Bedrick

Agency Representative: Ed Rudegear, Associate Director
>Department of Mental Health, Retardation and Hospitals/Facilities & Maintenance

A quorum being present, the meeting was called to order by the Chairman.

Minutes of the A/E/CS Selection Committee meeting of January 19, 2007 were approved by L. DeQuattro and G. Bedrick.

The following agenda items were addressed and voted upon by the Committee:

1. Department of Mental Health, Retardation and Hospitals (MHRH): (9:20 a.m.)

Single Source Request – Engineering Services to Replace Existing Black Start Generator at Central Power Plant

Voting Members: L. DeQuattro, G. Bedrick, E. Rudegear

This item was previously discussed at the January 19, 2007 meeting of the A/E/CS/SC. E. Rudegear noted that the black start generator at the Pastore Center power plant is quite old and was put into place essentially to support the old power plant equipment. In 2003, the power plant was upgraded and there is a variety of new equipment. The old black start generator cannot start the new equipment presently. It would be possible to refurbish the old generator and the switchgear that the generator is connected to which would allow it to black start the new plant.

Mr. DeQuattro asked what buildings are encompassed. Mr. Rudegear answered that this power plant provides power and water to 100 buildings at the Pastore Center. Most of the time, when Narragansett Electric goes off line, the power plant also goes off line. The capability exists to restart the plant, which would provide approximately 80% of the electricity and restore water service to all of the buildings. Mr. DeQuattro asked if all 100 buildings are fully operative. Mr. Rudegear responded that approximately five might be vacant and many of the remaining 95 buildings operate 24/7 (prisons, hospitals). Although it is a rare occurrence that Narragansett Electric would be off line for more than 4 or 5 hours, it is important to be able to restart the power plant. Even when Narragansett Electric is on line, they can only provide about 80% of the power that the campus needs; i.e., the campus peaks at 7.5 megawatts; Narragansett Electric can only provide 5.5 megawatts.

Mr. Rudegear stated that NORESKO, the operator of the power plant, had a brief study done to determine that the generator, in fact, could be restored. The Agency is now requesting the engineering for bid documents to either restore the generator or replace it. Included in the engineering is a feasibility study to determine the most practical solution of four that were offered in NORESKO's study.

Mr. DeQuattro asked what the economic analysis, included in the scope of work for this project, would encompass. Mr. Rudegear answered that the difference between fixing the old generator and buying a new one is about \$50,000. The analysis would make more accurate estimates and get quotes. Mr. Rudegear added that another alternative is a new 2000 KW, 2400 V generator connected to Switchboard 4, Budgeted at \$940K+. This would allow the campus to be energy independent and there are economic benefits to this. Narragansett Electric would reimburse the state a substantial amount of money to generate electricity during off-peak hours. The economic analysis will evaluate the feasibility of this alternative.

A discussion followed concerning issuing a Letter of Interest for this work vs. a single source award.

Recommendation: Upon a motion made by Mr. DeQuattro, seconded by Mr. Bedrick and unanimously approved by the Committee, the Architectural/ Engineering/ Consultant Services Selection Committee (A/E/CS/SC) voted to table the recommendation of the Department of Mental Health, Retardation and Hospitals, until the next meeting of the Architectural/Engineering/Consultant Services Selection Committee. The Agency was requested to provide additional information to justify the single source recommendation. (9:44 a.m.)

2. Department of Administration (DOA): (9:48 a.m.)
 - A. RFQ #7002594 – Engineering and Design Services – Pastore Government Center
Voting Members: L. DeQuattro, G. Bedrick, A. Lisnoff

This item was previously discussion at the January 19, 2007 meeting of the A/E/CS/SC. This is a collaborative effort by the Department of Administration represented by A. Lisnoff and the Department of Transportation represented by P. Keenan. A. Lisnoff noted that, at the last meeting of the A/E/CS/SC there were questions about how finances were to be managed. Mr. DeQuattro stated that the Agency was directed to negotiate a flat fee or range of fees. Mr. Lisnoff replied that was not possible in this case and Mr. Keenan explained that this project is subject to the provisions of the federal Brooks Act that prescribes the method by which a qualifications based consultant is selected. Mr. DeQuattro stated he was familiar with the Brooks Act which provides for selection based on qualifications and then fee negotiation. A lengthy discussion followed concerning whether or not cost should be a factor in this type of evaluation.

Mr. DeQuattro asked if a flat fee could be requested for the conceptual design phase of this project and then a more flexible proposal for the design phase. Mr. Keenan stated that this was an option. Mr. Lisnoff and Mr. Keenan stated that potential subsurface issues (e.g., underground utilities) are difficult to predict and, therefore, to provide an accurate fee. Mr. Keenan offered the assistance of the Dept. of Transportation in monitoring monthly bills.

Recommendation: Upon a motion made by Mr. DeQuattro, seconded by Mr. Bedrick and unanimously approved by the Committee, the Architectural/ Engineering/ Consultant Services Selection Committee (A/E/CS/SC) accepts the recommendation of the Department of Administration's Technical Review Subcommittee, as approved by the Executive Director, and sends forward to the Director of Administration for her consideration the single name of Pare Engineering, the most responsive and responsible of the 11 firms that responded to the RFQ. The Agency was directed to negotiate a flat fee or range of fees for any phases of design that are appropriate for such fees. The Agency is authorized to move forward with contract negotiations and to return to the A/E/CS/SC for final contract approval. (10:25 a.m.)

- B. RFQ #7002771 – Architectural, Engineering and Design Services – Rhode Island School for the Deaf (10:27 a.m.)
Voting Members: L. DeQuattro, G. Bedrick, A. Lisnoff

A. Lisnoff noted that last year the Agency was given approval to hire a firm to do the program study for the School for the Deaf and, if an agreement could be reached on price, that firm would be hired for all architectural services. An agreement could not be reached and a new LOI was issued. Eight responses were received and shortlisted to 5.

Robinson Green Beretta (RGB) had the lowest fee and received 20 points for cost; this firm is technically well qualified. One of the important issues for consideration was the inclusion of a consulting deaf architect. There are two consulting deaf architects in the country that could be identified. Some of the respondents did not include a deaf consultant which was unacceptable for this project. The architect selected by RGB had slightly less experience in designing K-12 special needs schools than the architect selected by two of the firms, Saccoccio and Associates, Inc. (Saccoccio) and Design Partnership of Cambridge. Saccoccio recently completed a K-12 special needs school, The Meeting Street School, which was very similar in size and scope to the School for the Deaf; this became a critical issue.

Mr. Bedrick stated that there is a \$280,000 difference in the cost proposals submitted by the two highest ranking firms. Mr. Lisnoff responded that the Technical Review Subcommittee favors Saccoccio because of the experience with K-12 of the special needs consultant on their team and the fact that his company has, within the month, completed design of a similar school.

Mr. DeQuattro stated that \$280,000 is a good deal of money, and there is not a huge difference in the technical qualifications between the two highest ranking firms. If there were a greater difference in the technical qualifications, that would be taken into consideration. A lengthy discussion followed concerning the merits of the proposals of the two highest ranking firms: Saccoccio and RGB. The Committee went off the record at 11:00 a.m. and resumed at 11:15 a.m.

Recommendation: Upon a motion made by Mr. DeQuattro, seconded by Mr. Bedrick and unanimously carried, the Architectural/Engineering/Consultant Services Selection Committee (A/E/CS/SC) voted to table the recommendation of the Department of Administration until the next meeting of the A/E/CS/SC. The Committee had concerns about the Agency's verbal presentation as many comments made did not appear to be

reflected in the scoring or written summaries presented. The Committee requested the individual scoring sheets of each of the members of the Technical Review Subcommittee for review. This item will be presented at the next meeting of the A/E/CS/SC at which time a final decision will be made as to how to move forward with this procurement. (11:20 a.m.)

- C. RFP #B06298 – Design/Implement Self-Supporting Web Portal (11:25 a.m.)
Voting Members: L. DeQuattro, G. Bedrick, P. Petrone
Cost: Self-Funding

This item was presented at the 9/19/06 and 10/25/06 meetings of the A/E/CS/SC. P. Petrone noted that he drafted a follow-up memorandum to the initial evaluation that was conducted and summarized the re-assessment of the initial selection of the self-funding model. Included was financial information that the Agency will regularly request as a means to ensure oversight of program activities over time. Also included were a consolidated revenue statement and report of expenses for the calendar year 2006, and RI.gov/New England Interactive's manager's report for the month of December 2006.

Mr. Bedrick introduced a discussion concerning the Revenue and Expense Reports included in the evaluation report.

Recommendation: The Architectural/Engineering/Consultant Services Selection Committee (A/E/CS/SC) accepts the recommendation of the Department of Administration's Technical Review Subcommittee, as approved by the Chief Information Officer, and sends forward to the Director of Administration for her approval the single name of New England Interactive, the most responsive and responsible of the 3 firms that responded to the RFP. The Agency is authorized to move forward with contract negotiations with New England Interactive and return to the A/E/CS/SC for final contract approval. (11:39 a.m.)

Upon a motion made by Mr. DeQuattro, seconded by Mr. Bedrick and unanimously approved by the Committee, the meeting was adjourned at 11.39 a.m.

Supporting documentation is on file at the Division of Purchases.