

**Rhode Island Nurses Institute Middle College (RINI)  
RFP Facility Master Planner Questions**

Please note that some questions have been consolidated where the questions were the same or similar.

1. On behalf of Security101 we would like to have access to specifications and plans to this project to determine our bidding status. Could you please provide information to obtain access to this project?

Can we get access to existing drawings?

**Answer:** RINI does not currently have any specifications, plans, or drawings for this project.

2. Please indicate whether the LEA has already submitted its Letter of Intent (“LOI”) to RIDE.

**Answer:** RINI has not yet submitted its LOI to RIDE.

3. Please indicate which RIDE Approval Timeline the school intends to follow.

What is the anticipated approval timeline with RIDE? Has RINI submitted a Letter of Intent for Fall 2021 Approval, or is the approval timeline to be determined?

FY 2020 is noted in the RFP, confirm dates are not Fall 2022.

**Answer:** RINI intends to submit its LOI to RIDE by January of 2022, which will likely put RINI on the Fall Approval Timeline in 2022.

4. Is RINI intending to stay at their current location? If not, do they have a new location identified or is finding a new location part of the scope?

**Answer:** RINI has not made any definite decisions at this time, and finding a new location is part of the scope.

5. Facilities issues identified in Stage I often shape the scope of Stage II. Would it be possible to submit the RFP with Stage I as a set scope, and Stage II as a range, given the unknowns?

Confirm both a Stage I and Stage II RIDE submissions required as part of this proposal?

**Answer:** Both Stage I and Stage II RIDE submissions are required as part of this proposal. However, bidders can submit Stage I as a set scope, and Stage II as more of a range, as RINI understands there are many unknowns.

6. How many floors do you currently occupy?

**Answer:** 2.5 floors

7. What is the current total square footage?

**Answer:** RINI's currently space is approximately 37,500 s/f.

8. What is the total approved expansion square footage?

**Answer:** RINI does not know what the total approved expansion square footage is at this time.

9. Does RINI have a target project budget for the project?

What is the anticipated budget?

**Answer:** With respect to the budget for the educational facilities planner, RINI does not have a set budget, but will review and entertain a budgetary range based on the services being offered. With respect to the entire facilities search and/or new construction, RINI does not have a set budget at this time, but developing that budget will be part of the work RINI plans to do with the selected educational facilities planner.

10. The scope of work includes development of enrollment projections. Given the School's recent expansion approval, is there existing data that the team could draw from to fulfill this requirement, or is a formal demographics study required?

**Answer:** Yes, RINI has existing data that the team could utilize to fulfill this requirement.

11. The RFP indicates that the respondent may be tasked with conducting a fit analysis for different possible sites. a) How many sites should the respondent assume as the baseline for the purpose of the cost proposal? b) What type of sites are being considered - existing buildings to be renovated, lots for new construction, or renovation/addition?

Has a new site been identified? If not how many sites will be considered?

**Answer:** The respondent can assume three sites as the baseline for purposes of the cost proposal. RINI anticipates that three or more sites will be considered as necessary. At this time, all types of sites are being considered: existing buildings to be renovated, lots for new construction, and renovation/addition.

12. The RFP indicates that the respondent may need to engage a real estate advisor, if applicable. a) Has RINI already identified target sites? b) And how would RINI prefer to see this reflected in the cost proposal - as an allowance?

Has a new site been identified? If not how many sites will be considered?

**Answer:** At this time, RINI has not yet identified target sites. Bidders may provide this component in the cost proposal as an allowance.

13. What is RINI's target Council of Elementary and Secondary Education approval date?

**Answer:** RINI's target Council of Elementary and Secondary Education approval date will depend on what timeline RINI follows, as indicated in the Answer to Question #3.

14. Will a certified educational planner be required?

**Answer:** A certified educational planner is not required, but any relevant certifications will be considered as part of the review criteria, including the review criteria related to the respondent's experience, work products, references, and quality of personnel.

15. Please confirm that the LEA will provide a 5-year Capital Improvement Plan.

**Answer:** RINI anticipates that the selected educational facilities planner will assist RINI in developing a 5-year Capital Improvement Plan.

16. Is an independent cost estimator required?

**Answer:** RINI is not requiring an independent cost estimator at this time.

17. Are mechanical, electrical, structural, and fire protection engineers required as part of the study team?

**Answer:** Mechanical, electrical, structural, and fire protection engineers are not necessarily required as part of the study team. However, RINI expects that the educational facility planner shall provide and/or obtain architectural, planning, engineering, and other services as necessary to assist RINI in the development of a Master Plan, as part of a Necessity of School Construction application, if appropriate.

18. Are there MBE/WBE requirements for this RFP?

Are there extra points that will be considered for MBE/WBE participation?

**Answer:** RINI expects that any accepted bidder will be prepared to consider MBE/WBE requirements for any school construction project that RINI elects to pursue. MBE/WBE participation will be considered as part of the review criteria, including the review criteria related to the respondent's experience, work products, references, and quality of personnel.