AGENCY SOLICITATION SPECIFICATIONS
RFQ – REQUEST FOR QUOTE PUBLIC WORKS

Title: RFQ27007140 URI Washburn Hall Renovations Upper College Road Multi-Use Development Enabling

PRE-BID CONFERENCE: YES
Mandatory: NO
Location: Southern Entrance Washburn Hall, 75 Briar Lane, Kingston, RI 02881
Date: December 3, 2026
Time: 9:00 AM

BONDING REQUIREMENTS
Bid Surety Bond Required: YES
Payment and Performance Bond Required: YES

CONTRACT TERMS
The initial contract period will begin upon the issuance of the purchase order (approximately [January, 2027]) and continue through warranty and purchase order closeout [July 31, 2028]. Contracts may be extended based on approved change orders.

Insurance Requirements (#14 in Instructions to Vendors on Requirements tab)
In accordance with this solicitation, or as outlined in Section 13.19 of the General Conditions of Purchase, found at https://rules.sos.ri.gov/regulations/part/220-30-00-13 and General Conditions - Addendum A found at https://www.ridop.ri.gov/documents/general-conditions-addendum-a.pdf, the following insurance coverage shall be required of the awarded vendor(s):

General Requirements:

14a) ☒ Liability - combined single limit of $1,000,000 per occurrence, $1,000,000 general aggregate and $1,000,000 products/completed operations aggregate.

14b) ☒ Workers compensation - $100,000 each accident, $100,000 disease or policy limit and $100,000 each employee.

14c) ☒ Automobile liability - $1,000,000 each occurrence combined single limit.

14j) ☒ Other – Builder's Risk Insurance – Coverage equal to the face amount of the contract for construction.

AIA Contract

University of Rhode Island custom AIA contract designated below outlining the scope and special terms and conditions covering the work, *executed by an authorized representative of your company*. Vendor shall obtain the University of Rhode Island custom AIA contract directly from the University

9h) ☒ Other - AIA A101-2017 Standard Form of Agreement Between Owner and Contractor with URI Revisions AND AIA A201-2007 General Conditions of the Contract for Construction with URI.

SECTION A. BACKGROUND

Washburn Hall is located at 75 Briar Lane on the University of Rhode Island Kingston Campus. This Upper College Road Multi-Use Development Enabling (UCRMD) enabling project renovates portions of the existing building to address structural conditions and accommodate updated administrative office, conference, storage, and support spaces.

The work encompasses structural reinforcement at the basement through third-floor levels and limited architectural renovations on the second and third floors, with corresponding modifications to building systems. The project is intended to stabilize existing floor systems and provide functional renovated spaces, including new finishes and coordinated mechanical, electrical, telecommunications, fire alarm, and sprinkler work.

SECTION B: SCOPE OF WORK AND REQUIREMENTS

The Contractor shall furnish all labor, materials, tools, equipment, supervision, permits, inspections, testing, temporary protection, and incidentals necessary to complete the Work indicated in the Contract Documents. Work includes: (1) selective demolition and protection of existing construction; (2) new footings, bearing walls, posts, beams, headers, joist reinforcement, blocking and supplemental framing; (3) new and reconfigured second- and third-floor offices, conference rooms, storage and support spaces, including partitions, doors, hardware and finishes; (4) HVAC modifications, including but not limited to an energy recovery ventilator, ductwork, controls and testing/balancing; (5) electrical distribution, panelboards, lighting, controls, receptacles and telecommunications infrastructure; (6) sprinkler head and fire alarm modifications; (7) salvage and staging of Owner-designated items; and (8) patching, repairs, restoration, coordination and closeout. Refer to Section 01 1000 and all drawings and specifications for full requirements.

SECTION C: CONTRACT TIME

Anticipated PO:	January 2027
Start of construction:	May 24th, 2027
Substantial completion of construction & Certificate of Occupancy:	August 1st, 2027
Final completion of construction & Punchlist Completion:	January 15th, 2027
End of warranty and final purchase order closeout:	July 31st, 2028

SECTION D: ALLOWANCES

The Base Bid Price includes the cost of Allowances.

1.	Existing Foundation Wall Waterproofing:	$200,000
2.	Basement Interior Refinishing:	$150,000
3.	Security Cameras and Telecommunications/Data Installation:	$20,000
4.	**TOTAL ALLOWANCES:**	**$370,000**

SECTION E: LIQUIDATED DAMAGES

$10,000 per day incurred if the project is delayed to a point where the academic schedule is negatively impacted by construction.

SECTION F: ALTERNATES

N/A

SECTION G: UNIT PRICE

N/A

Please note that URI is exempt from the contract administrative fee instituted under R.I. Gen. Laws § 37-2-12.