

## MEMO

TO: The City of Central Falls / Central Falls School District

FROM: Peregrine Group

Date: March 11, 2024

RE: **CFHS – General Contractor Bid and Selection Recommendation**

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### SUMMARY

The City of Central Falls (“the City”) and the Central Falls School District (“CFSD”) in coordination with the Purchasing Department and project legal counsel has completed the bidding process for RFP 2023-0016 for construction of the new High School. The City received only one responsive bid from Brait Builders Corporation, located at 57 Rockwood Rd, Ste 3, Marshfield, MA 02050, with a total bid amount of \$88,712,500.00.

The bid package (153 pages – see attached summary pages) has been reviewed by the Purchasing Department and project legal counsel and found to be complete and proper. Based on adjustments to the overall project budget (see attached) the submitted bid is approximately \$1.88 million over the construction budget target of \$86.82 million.

### Recommendation

The OPM Team recommends awarding Brait Builders Corporation in the full amount of \$88,712,500 with the difference being funded out of Owner Contingency with a goal of pursuing additional savings and sources of funding, that if realized will replenish the Owner contingency line item.

Attachments: Central Falls High School Budget v. Bid Review  
Brait Builders Corporation Bid Cover Letter and Bid Summary  
Bid Opening Results and Recommendation Letter from Central Falls City Clerk – *Pending*  
Bid Opinion Letter from Savage Law - *Pending*

<b>CENTRAL FALLS HIGH SCHOOL BUDGET v. BID REVIEW</b>		
<b>March 11, 2024</b>		
		<b>Comment</b>
<b>Sources</b>		
Bond Funding Proceeds	\$ 100,548,787	Confirmed by City Finance
Closing Day Cash Transfer	\$ (119,521)	Confirmed by City Finance
<i>Paygo Spent on HS</i>	\$ 8,368,611	
<b>Total Sources</b>	<b>\$ 108,797,877</b>	
<b>Uses - 90% CD Approved Budget</b>		
Construction Cost Subtotal	\$ 86,095,420	
Owner Construction Contingency	\$ 4,038,589	
Soft Cost Subtotal	\$ 12,804,958	
Other Costs	\$ 5,130,100	
Total 90% Approved Budget	<b>\$ 108,069,067</b>	
<b>Delta (sources v uses)</b>	<b>\$ 728,810</b>	<i>Increase in project budget</i>
90% Construction Budget	\$ 86,095,420	
<i>Increase in Project Budget</i>	\$ 728,810	
<b>Adjusted Construction Budget/Target</b>	<b>\$ 86,824,230</b>	
<b>100% Bid</b>		
Brait Builders - Bid w.o. Alternates	<b>\$ 88,712,500</b>	<b><i>FINAL Award Recommendation to SBC</i></b>
Overage	\$ 1,888,270	
<b>Sources for Overage</b>		
<b>At Award - Contingency</b>		
Pre-Award Contingency	\$ 4,038,589	<i>Per 90% budget - set at 4.7% of 90% construction cost</i>
Contingency After Award	\$ 2,150,319	2.4%
<b>Post Award - VE/Other Sources</b>		
Possible Value Engineering/Savings - TBD	\$ (500,000)	<i>Target - review with bidder indicates 75% probability. Saving will be taken after award.</i>
Other Sources	TBD	RIDEM/Other
<b>Notes</b>		
1. Contingency will be replenished with any savings/other sources		
2. Bid excludes alternates		
3. Bid excludes field renovation/replacement/improvements		



**BRAIT CONSTRUCTION  
MANAGERS**

February 27, 2024

Alberto DeBurgo, City Clerk  
City Clerk's Office  
580 Broad St.  
Central Falls, Rhode Island 02863

Mr. DeBurgo,

Brait Builders has spent the last 30 years specializing as a General Contractor in school construction. Brait has over \$1 billion dollars of schools completed in the state of Massachusetts and completed the Barrington Middle School Project in Rhode Island. Brait Builders home office is located in Marshfield, MA with twenty-two full time employees. Aside from this current bid on Central Falls, the only other upcoming project we are actively bidding on will be in late March.

When it comes to being able to count on Brait to get the project done, we pride ourselves on being hands on and ready to take on any issues that may arise. Our phones will be on 24/7, not only during construction, but years down the road when any type of issue may come up. We were able to have the staff and students at Cape Cod Regional Technical High School, one year earlier than their originally scheduled date and this was done during the height of Covid.

Over the past thirty years, we have perfected a process that maximizes savings while producing a top-quality product. We are known throughout the industry by Architects, OPM's and Subcontractors alike as the contractor that always brings in our project ahead of schedule and under budget.

If selected to join the Central Falls project team as your General Contractor, we will be able to bring in some of the most highly qualified subcontractors at a very competitive cost.

Our team is fully capable and stands ready to take on the Central Falls Project.

Respectfully submitted,

Kaitlin Johnson  
President

Document 00 41 13  
FORM FOR GENERAL BID

**BID OF:** Brait Builders Corporation  
(Name of Bidder)

**TO:** City of Central Falls and Central Falls School District herein called the "Awarding Authority" or "City", per the attention of:

City of Central Falls  
Attn: Alberto DeBurgo, City Clerk  
City Clerk's Office  
580 Broad St.  
Central Falls, RI 02863

- A. The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents, to complete all Work as specified and indicated in the Bidding Documents for the stipulated Contract Price stated herein, and within the time limit indicated in this Bid and in compliance with the Contract Documents and all applicable legal requirements.
- B. The undersigned Bidder hereby declares that he or she has visited the site and the conditions present and has carefully examined the Bidding Documents, together with all Addenda issued, received and acknowledged below, and has familiarized himself or herself with the legal requirements (federal, state, and local laws, ordinances, rules and regulations) and other conditions which may affect the cost, progress or performance of Work, and has made independent investigations, deemed necessary by the Bidder.
- C. The undersigned Bidder hereby offers and agrees to provide all labor, services, products, and materials required in the performance of Work to complete the following named project:

Central Falls High School  
10 Higginson Avenue  
Central Falls, Rhode Island 02863

to the satisfaction of the Awarding Authority and the Architect and in accordance with the accompanying Bidding and Contract Documents, dated: October 13, 2023, as prepared by: Ai3 Architects, LLC., Framingham, Massachusetts, for the Contract price specified below, subject to additions and deductions according to the terms of the Contract Documents.

D. The proposed total contract price is: (Base Bid - NOT INCLUDING ALTERNATES)  
..... eighty eight million seven hundred twelve thousand five hundred ..... Dollars  
(total contact price amount in words, which governs)

(\$ 88,712,500.00 .....)  
(total contract price amount in numbers)

E. Addenda: The Bidder acknowledges receipt of the following addenda, and has taken them into consideration in the preparation of this Bid:

Addenda N<sup>o</sup>. 1,dated:12/19/23.Addenda N<sup>o</sup>. 2,dated:12/22/23.Addenda N<sup>o</sup>.3, dated:1/9/24.Addenda N<sup>o</sup>.4 dated:1/16/24  
Addenda N<sup>o</sup>. 5,dated:1/17/24.Addenda N<sup>o</sup>.6,dated:1/23/24.Addenda N<sup>o</sup>.7,dated:1/26/24.Addenda N<sup>o</sup>. 8, dated:1/30/24  
Addenda N<sup>o</sup>. 9,dated:2/6/24.Addenda N<sup>o</sup>.10,dated:2/9/24.Addenda N<sup>o</sup>.11,dated:2/13/24.Addenda N<sup>o</sup>.12, dated:2/20/24

F. Accompanying this proposal is a bid surety in the form of: (Bid bond) (Certified check) (Treasurer's check), payable to "City of Central Falls" in the amount of

\$ ..... five percent of contract price .....  
(bond amount in numbers)

G. Cost Breakdown of total contract price:  
(Sum of breakdown equals Proposed Bid Price).

1. Insurance	\$..... 440,000.00
2. Overhead and Profit	\$..... 2,000,000.00
3. General Conditions & Miscellaneous	\$..... 2,000,000.00
4. Shop Drawings, Product Data, Samples, and Other Specified Submittals	\$..... 20,000.00
5. Inspections and Testing,	\$..... 0
6. Asbestos remediation and related scope,	\$..... 65,000.00
7. Site and building demolition,	\$..... 500,000.00
8. Cast-in-place concrete including formwork, waterstops, reinforcing, grouting, underslab vapor retarders, and accessories	\$..... 3,500,000.00
9. Precast architectural concrete,	\$..... 200,000.00
10. Concrete finishing, concrete sealers,	\$..... 3,500,000.00
11. Precast architectural concrete,	\$..... 0
12. Masonry,	\$..... 1,800,000.00
13. Structural steel and steel decking,	\$..... 6,600,000.00
14. Cold-formed metal framing,	\$..... 2,000,000.00
15. Metal fabrications, stairs and railings,	\$..... 2,400,000.00
16. Rough carpentry,	\$..... 400,000.00
17. Sheathing,	\$..... 1,000,000.00
18. Finish Carpentry, interior and exterior,	\$..... 1,500,000.00
19. Architectural woodwork, solid surfacing,	\$..... 1,000,000.00
20. Waterproofing,	\$..... 500,000.00
21. Thermal insulation, closed cell sprayed foam insulation	\$..... 400,000.00
22. Sprayed acoustical plaster,	\$..... 0

23. Exterior finish system,	\$ 0
24. Air and vapor barriers	\$ 400,000.00
25. Metal wall panels, with associate cladding support	\$ 1,200,000.00
26. Composite wall panels, with associated cladding support	\$ 1,200,000.00
27. Fiber cement siding, with associated cladding support	\$ 1,200,000.00
28. PVC roofing system, roof specialties, roof accessories, vegetated roof systems	\$ 1,600,000.00
29. Sheet metal roofing, sheet metal flashing and trim,	\$ 400,000.00
30. Fireproofing,	\$ 300,000.00
31. Firestopping,	\$ 75,000.00
32. Joint sealants and expansion joints,	\$ 50,000.00
33. Hollow metal doors and frames, flush wood doors, door hardware, sound control doors	\$ 1,000,000.00
34. Sliding door systems, coiling counter doors, coiling doors and grilles, sliding glass panels, multi-leaf vertical lift doors, flexible strip doors, pass windows	\$ 0
35. Bullet resistant storefront, bullet resistant panels	\$ 300,000.00
36. Storefront, entrances, and curtain walls, fire rated glazing systems	\$ 2,000,000.00
37. Glazing, and glazing films	\$ 200,000.00
38. Louvers and vents	\$ 30,000.00
39. Non-load bearing framing, shaft wall gypsum board and sheathing, access doors, and acoustical insulation	\$ 3,400,000.00
40. Tiling	\$ 285,000.00
41. Acoustical Ceilings	\$ 760,000.00
42. Wood strip and plank flooring, resilient wood flooring, athletic wood flooring	\$ 320,000.00
43. Resilient floor, rubber flooring, static control flooring, resilient base	\$ 290,000.00
44. Resinous flooring	\$ 320,000.00
45. Carpeting, carpet tile, entry mats and grates	\$ 70,000.00
46. Wall coverings, vinyl wall cladding, sanitary wall panels	\$ 640,000.00
47. Acoustical room components	\$ 620,000.00
48. Painting and Coatings	\$ 620,000.00
49. Toilet compartments, toilet accessories, cubicle curtain track.	\$ 100,000.00
50. Lockers	\$ 45,000.00

51. Folding panel partitions	\$ 27,500.00
52. Miscellaneous specialties ( <i>not otherwise broken out</i> )	\$ 600,000.00
53. Appliances, and food service equipment	\$ 830,000.00
54. Laboratory equipment, chemical storage, kilns	\$ 200,000.00
55. Theater and stage equipment	\$ 400,000.00
56. Interior Gymnasium equipment, all types	\$ 192,000.00
57. Exterior playfield equipment and structures	\$ 44,000.00
58. Window treatment	\$ 100,000.00
59. Manufactured Casework, all types	\$ 1,000,000.00
60. Audience seating	\$ 167,000.00
61. Bleachers	\$ 122,000.00
62. Metal building systems, pre-engineered restroom	\$ 30,000.00
63. Elevators	\$ 400,000.00
64. Fire Protection	\$ 1,300,000.00
65. Plumbing	\$ 3,200,000.00
66. Heating, Ventilating & Air Conditioning	\$ 7,200,000.00
67. Electrical, communications, electronic safety and security	\$ 12,200,000.00
68. Earthwork	\$ 9,000,000.00
69. Exterior improvements (excluding lawns and planting)	\$ 650,000.00
70. Lawns, plants, and related soils	\$ 800,000.00
71. Utilities (excluding Municipal Drainage Infrastructure)	\$ 3,000,000.00
72. Municipal Drainage Infrastructure	\$ 0
<b>Total ( Items 1 through 72 )</b>	<b>\$ 88,712,500.00</b>
Total should equal amount of base bid.	\$.....

- H. Changes to the Contract: The undersigned Bidder proposes the following maximum mark-up percentages for Contractor's fee, overhead, profit and taxes, computed on the total of labor and materials only, which apply to ADDITIONAL WORK authorized by the Owner during the performance of the Work.
1. For subcontractors, allow 10 percent ( 10%) on their own work.
  2. For the Contractor, allow 5 percent ( 5%) on the Work of subcontractors.
  3. For the Contractor, allow 10 percent ( 10%) on Work of his/her own employees.
- I. The Bidder hereby agrees to commence work within 7 days from Date of Agreement, to pursue the Work with diligence, and bring the Phase 1 of the Project to Substantial Completion, or Owner acceptance for occupancy prior to August, 2025, and Substantial Completion of Phase 2 prior to December, 2025.

- J. The undersigned agrees that, if he is selected as the Contractor, he will within 30 calendar days, after presentation thereof by the Owner, execute a contract in accordance with the terms of this Proposal and furnish a Performance Bond and also a Labor and Material or Payment Bond, each of a surety company qualified to do business under the laws of the State of Rhode Island and satisfactory to the Owner and each in the sum of the contract price, the premiums for which are to be paid by the Contractor and are included in the contract price.
- K. The undersigned Bidder agrees to provide, as an integral part of this Bid, a separate attachment, entitled "CONTRACTOR'S QUALIFICATION STATEMENT".
- L. Labor: The undersigned hereby certifies that he/she is able to furnish labor and services that can work in harmony with all other elements of labor employed or to be employed on the Work.
- M. The Bidder agrees that this Bid shall be good and may not be withdrawn for a period of 60 calendar days after the scheduled closing time for receipt of bids.
- N. The Bidder understands the Owner's right to reject any and all bids.
- O. The undersigned further certifies under the penalties of perjury that this bid is an all respects bona fide, fair, and made without collusion, or fraud with any other person. As used in this document, the word "person" shall mean any natural person, joint venture, partnership, corporation, or other business or legal entity.

Date of Bid: ..... 2/27/2024 .....

Brait Builders Corporation  
.....  
(Name of Bidder - Company Name)

BY *Kaitlin Johnson* Kaitlin Johnson - President  
.....  
(Name of person signing Bid & Title)

57 Rockwood Road  
.....  
(Business Mailing Address)

Marshfield, MA 02050  
.....  
(City/Town, State and Zip Code)

781-837-6400  
.....  
(Business Telephone Number)



Corporate Seal  
*State of  
Massachusetts*

Note: If the bidder is a corporation, indicate state of incorporation under signature and affix corporate seal; if partnership, give full names and residential address of all partners; and if an individual give residential address if different from business address.

End of Document



Document 00 43 23  
 BID ATTACHMENT  
 ALTERNATES FORM

- A. Alternates: The Bidder submits the following alternate prices, as described in the Bidding Documents, which are to be added to or deducted from the Contract Price indicated on the Bid Form, as may be selected by the Owner for inclusion into this Contract. (In the event that an alternate does not affect the Contract Price, the Bidder shall remark "No Change".)
- B. Alternates listed herein are described in Section 01 23 00 – ALTERNATIVES and in individual Specification Sections

Alternate Number	Description	Add Alternates	Deduct Alternates
1	Theatrical Equipment	\$ 1,208,500.00	\$ .....
2	Outdoor Furniture	\$ 273,600.00	\$ .....
3	Outdoor Classroom	\$ 212,000.00	\$ .....
4	Resilient Tile Flooring	\$ 168,000.00	\$ .....
5	Freight Farm Unit	\$ 262,280.00	\$ .....
6	Throwing Events	\$ 285,880.00	\$ .....
7	Classroom Lighting	\$ 188,660.00	\$ .....
8	Classroom Doc Cameras	\$ 13,900.00	\$ .....
9	Sports Lighting	\$ 137,470.00	\$ .....
10	Trees	\$ 183,750.00	\$ .....

End of Document