



SALVE REGINA UNIVERSITY

REQUEST FOR PROPOSAL Ochre Court Terrace Restoration

Proposal Due Date: Thursday February 5th, 2026

Proposal Due Time: 4:30PM EST

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Project Overview

Project Name: **Ochre Court Terrace Restoration**

Project Location: Ochre Court, 16 Ochre Point Avenue, Newport, RI 02840

Project Duration: Work may be completed between February 2026 – November, 2026

Project Objective: Restore portions of the Ochre Court Terrace

Salve Regina University, herein after referred to as the "University", invites qualified and experienced contractors to submit proposals for the Ochre Court Terrace Restoration project. This Request for Proposal ("RFP") outlines the requirements and specifications of the project.

Notably, this work is being funded in part by a grant from the U.S. Department of Interior, National Park Service, pursuant to preservation properties included on the National Register. The project's objective is to preserve the terrace of Ochre Court, a building on the National Register of Historic Places.

About Salve Regina University

From our cornerstone mercy mission to the classic ideals of our liberal arts approach, tradition matters at Salve Regina. It's woven throughout our 80-acre campus, embedded in our historic buildings, and infused in the culture of Newport, Rhode Island.

Tradition at Salve Regina means we remember where we began. Since our founding by the Sisters of Mercy in 1934, we have grown to a community of more than 2,800 undergraduate and graduate students who proudly carry forward our mission in their personal and professional lives. Fully accredited by the New England Commission of Higher Education, we are committed to fueling the imagination and encouraging the academic ambitions of our bright and curious students.

Request for Proposal Schedule and Contact Information

Release Date: 01/14/2026

Deadline for Submission: 02/05/2026

Point of Contact: Salve Regina Purchasing Office

Email Address: purchasingoffice@salve.edu

Phone Number: 401-341-2343

Scope of Work

Salve Regina University requests proposals from qualified contractors for the restoration and replacement of portions of the Ochre Court Terrace in Newport RI. Due to the status of Ochre Court being included in the National Register of Historic Places, and the work being funded in part by a grant from the U.S. Department of the Interior, National Park Service work on the site must be in keeping with the **Secretary of Interior's Standards and Guidelines for Archeology and Historic Preservation**.

Additionally, as outlined in Appendix 3, there are a number of federal requirements imposed.

The work may begin with the selection of the contractor, and with coordination of the University on the availability of the work area. Completion of the work is anticipated to be no later than November of 2026.

Contractor shall propose a timeframe that fits in this window in their proposal.

Technical Specifications

See Appendix 1- project construction plans by A4 Architecture, Inc. PC., dated 03/27/2025:

Scope:

- The construction plans have separated the terrace into 8 zones of work. The contractor is asked to provide pricing for zones 1 through 4 as a base bid, with zones 5 through 8 as add alternates.

Schedule:

- The terrace at Ochre Court is used to host events from time to time, however it is anticipated that the work can be completed in less than a six-month time frame. The final scheduled shall be selected in the timeframe between the award date and November 30, 2026.
- It is anticipated that the work will take place in one zone at a time, allowing access and use of the adjacent terrace zones to continue while the restoration work takes place. Upon coordination with the university, it may be possible to complete multiple zones at the same time.
- The University may have certain dates where work will need to be suspended to allow events to continue uninterrupted. These dates will be coordinated at the time of scheduling.

*Salve Regina University reserves the right to change the RFP schedule. Should this happen, a notification will be sent, as well as posted on our website. If an emergency or unanticipated event interrupts normal University, the University Representative will issue, in writing, to all interested vendors, the new timeline and process. *

Submission Requirements

Contractors are required to submit the following information/documents in a detailed proposal:

- **Cost Proposal.** A breakdown of all costs including equipment, supplies, labor, permitting and any other associated expenses. See appendix 5 for the bid proposal form.
 - Cost for performing the base scope of work in zones 1 through 4 as identified on the project plans.
 - Costs for each of the additional zones 5 through 8 as identified on the project plans.
 - Unit prices for stone types and sizes listed for any unforeseen added scope.
 - Hourly labor rates (for potential added scope).
- **Proposed project timeline: (between February and November 2026)**
- **Company Profile:**
 - Company background and history.
 - Relevant experience in performing similar scope.
 - Relevant experience working on federally funded construction projects including those of historical significance
 - References from at least one previous client for a similar project.
- **Proof of Insurance & Compliance:**
 - Provide a certificate of insurance coverage.
 - Confirm your company's compliance with all applicable laws, licensing, and regulations.

Evaluation Criteria

Evaluation of proposals will include but may not be limited to the following criteria:

- Compliance with specifications and requirements.
- Cost competitiveness and value.
- Contractor experience and references.
- Contractor experience with federally funded projects including those of historical significance.
- Ability to meet proposed timeline and milestones.

Timeline

- **Release Date:** 01/14/2026
- **Site Visit Date:** Thursday 01/22/2026 @ 11:30am (meet on ocean side of Ochre Court)
- **Questions Due:** Monday 01/26/2026 @ 4:30pm
- **Responses to questions:** no later than Thursday 01/29/2026 @ 4:30pm
- **Submission Deadline:** Thursday 02/05/2026 @ 4:30pm

- **Anticipated Contractor Selection:** 02/06/2026
- **Anticipated Contract Award:** 02/13/2026
- **Project Commencement:** upon contract award
- **Project Completion Date:** no later than 11/30/2026

A non-mandatory site visit will be scheduled on Thursday 01/22/2026 @ 11:30am (meet on ocean side of Ochre Court). Please review the project requirements and all documents (see Appendices) prior to the site visit.

How to Submit a Proposal

Proposals must be submitted electronically in PDF format to **purchasingoffice@salve.edu** no later than **4:30pm EST, Thursday 02/05/2026**.

- Email subject line: "Ochre Court Terrace Restoration RFP– Salve Regina University"
- Late responses may not be accepted.

Clarifications and Questions

All inquiries and requests for clarifications must be submitted in writing via email to **purchasingoffice@salve.edu** by end of day **01/26/2026**. The University will respond to all questions no later than Thursday 01/29/2026 at 4:30pm.

Confidentiality

All information submitted in response to this RFP will be treated as confidential and used solely for the purpose of evaluating contractor Proposals.

Proposal Review/Right to Reject

Proposals will be reviewed to verify they meet all specified criteria in this RFP. This may include contacting references furnished in the contractor's Proposal, requesting reports on the contractor's financial stability, conducting demonstrations of the contractor's proposed product(s) and service(s) and reviewing results of past awards to the contractor by the University. The University reserves the right to reject any or all Proposals received and to waive any irregularities or informalities in the Proposals.

Contractual Agreement

The selected contractor will enter into a formal contract (see Appendix 2) with the University that outlines the terms and conditions of the engagement.

Conclusion

The University looks forward to receiving competitive Proposals from qualified contractors. By submitting a Proposal, contractors acknowledge their understanding and acceptance of the

terms and conditions outlined in this RFP. The awarded contract terms and conditions will be separately documented.

Appendix 1: Project Construction Plans

See separate attachment: SRU Terrace plans by A4 Architecture, Inc. PC., dated 03/27/2025

Appendix 2: Sample/Draft Contract and General Conditions

See separate attachment: DRAFT AIA A104-2017 Standard Abbreviated Form of Agreement Between Owner and Contractor

Appendix 3: Federal requirements

There are several federal requirements imposed on this work as the building, Ochre Court, is listed on the National Register of Historic Places, and the work will be funded in part by a grant from the U.S. Department of the Interior, National Park Service.

Guidelines, Terms and Conditions Flowed to Vendor from federal grant funds:

1. [Historic Preservation Standards and Guidelines - Historic Preservation \(U.S. National Park Service\)](#)

2. Department of Interior Standard Terms and Conditions, 2 CFR 200, 2 CFR 1402

[www.doi.gov/grant/doi-standard-terms-and-conditions](#)

2 CFR Part 200 Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards

2 CFR Part 1402 Financial Assistance Interior Regulation, Supplementing the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards

Recipients must comply with all applicable federal statutes, regulations, executive orders (Eos), Office Management and Budget (OMB) circulars. Any inconsistency or conflict in the Standard Terms and Conditions, Program-Specific Term and Conditions and any Special Award Conditions of this Award will be resolved according to the following order of precedence: federal laws, Executive Orders, federal regulations, applicable notices published in the Federal Register, OMB circulars, Standard Terms and Conditions, Program-Specific Terms and Conditions, and any Special Award Conditions.

3. Ensuring the Future is Made in All of America all of America's Workers Per E.O. 14005
4. Lobbying Prohibition
5. Assignment
6. Member of Congress
7. Agency
8. Conflict of interest; 2 CFR 200.318
9. Build America, Buy America – required use of American iron, steel, manufactured products and construction materials
10. Compliance with Americans with Disabilities Act and the Architectural Barriers Act
11. Unanticipated Discovery Protocols
12. GIS Spatial Data Transfer Standards
13. Consultant/contractor(s) must have the requisite experience and training in historic preservation or relevant field to oversee the project work.

Further information on Build America, Buy America:

The recipient or subrecipient should, to the greatest extent practicable and consistent with law, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured

products). The requirements of this section must be included in all subawards, contracts, and purchase orders under Federal awards.

(b) For purposes of this section:

(1) "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.

(2) "Manufactured products" means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

Federal agencies providing Federal financial assistance for infrastructure projects must implement the Buy America preferences set forth in [2 CFR part 184](#).

1. all iron and steel used in the project are produced in the United States--this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;
2. all manufactured products used in the project are produced in the United States —this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and
3. all construction materials are manufactured in the United States—this means that all manufacturing processes for the construction material occurred in the United States.

The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

For further information on the Buy America preference, please visit ["Buy America" Domestic Sourcing Guidance and Waiver Process for DOI Financial Assistance Agreements | U.S. Department of the Interior](#). Additional information can also be found at the White House Made in America Office website: [Made In America | OMB | The White House](#).

General construction and vendor requirements for projects involving federal funds:

1. Davis-Bacon Act: required contract provisions for non-federal entities receiving federal awards when the construction contracts over \$2,000 are awarded, they must contain a provision to comply with Davis-Bacon Act which stipulates laborers and mechanics are paid not less than the

prevailing wages determined by the Secretary of Labor and that wages are disbursed at least weekly

2. Recipients **may not award contracts, subawards, or grants** to parties currently:
 - Debarred
 - Suspended
 - Otherwise excluded from federal awards under 2 CFR Part 180.

Appendix 4: Davis Bacon Wage Rates

See separate attachment: Davis Bacon Wage Determination 01062026 Ochre Court Terrace

Appendix 5: Bid Form

See separate attachment: Bid Form SRU Ochre Court Terrace

End of RFP