



**Request for Proposals
General Contracting Services**

INTRODUCTION

Through this Request for Proposals (together with all attachments hereto, this “RFP”), Rhode Island Housing seeks proposals from qualified firms to provide general contracting services for construction of new offices.

INSTRUCTIONS

1. One original and two copies of your proposal should be submitted to Rhode Island Housing, 44 Washington Street, Providence, RI 02903-1721, Attn: Guy V. Pirolli, Real Estate Manager. Proposals should be concise and include all attachments and work samples. Proposals must be presented on business letterhead.

A mandatory walk-through to view the proposed areas will be held on **Tuesday, September 8, 2015 at 8:00 a.m.** Rhode Island Housing staff will be available to review the specifications and discuss the concept of the projects. Interested parties are encouraged to field verify the space at this time to use in any design plan.

Proposals are due to the office of Rhode Island Housing, 44 Washington Street, Providence, RI 02903-1721, Attn: Mr. Guy V. Pirolli, **by 5:00 p.m., Thursday, September 17, 2015.**

A cover sheet with the following information must be displayed on the proposal package:

Name of Bidder
Address of Bidder
Due Date
RFP – Slade/Garr Building Tower Office Renovations

Proposals may be withdrawn or amended by bidders at any time prior to the proposal submission date. If a significant mistake has been made by an apparent low bidder, the bidder will be given the option of fulfilling the contract at the proposed price or withdrawing the proposal. If an extension error has been made, the unit price will prevail.

Respondents are advised that all submissions (including those not selected for engagement) may be made available to the public on request upon completion of the process and award of a contract(s). Accordingly, any information included in the proposal that the respondent believes to be proprietary or confidential should be clearly identified as such.

SCOPE OF WORK

Rhode Island Housing is seeking proposals for general contracting services for the construction of five (5) offices, ranging in size from 80 square feet to 250 square feet, in our corporate buildings known as the Slade/Garr Building, 44 Washington Street, Providence, Rhode Island.

The Scope of Work, including drawings and required plans and specifications developed by Union Studios, is set forth as Attachment A. All measurements are to be verified on site.

The successful candidate will be expected to perform construction services set forth in the Scope of Work including, but not limited to: ceiling grid installation, wall construction, drywall installation, finish plastering, carpet installation and electrical modifications. The successful candidate will also be responsible for the hiring and oversight of all professional personnel and trades that may be required to complete the intended projects.

All HVAC system installation/modifications for these offices are to be completed by owner's HVAC contractor currently completing work on other areas throughout the building; however, the successful candidate will be required to coordinate all construction set forth in the Scope of Work with the owner's HVAC contractor.

Copies of the Scope of Work can be obtained at the office of Rhode Island Housing during the hours of 8:30 AM to 5:00 PM, Monday – Friday, located at:

**Rhode Island Housing
44 Washington Street
Providence, RI 02903**

Contact for documents if needed:

**Guy Pirolli - Phone: 401.457.1290
Email: gpirolli@rhodeislandhousing.org**

ITEMS TO BE INCLUDED WITH YOUR PROPOSAL

A. General Firm Information

Provide a brief description of your firm, including at least the following information:

1. Name of the principal(s) of the firm
2. Name, telephone number and email address of a representative of the firm authorized to discuss your proposal
3. Address of all offices of the firm
4. Number of employees of the firm.

B. Experience and Resources

1. Describe your firm and its capabilities. In particular, support your capacity to perform the Scope of Work. Please include the following information:

2. Indicate which principals and associates from your firm would be involved in providing services to Rhode Island Housing. Provide appropriate background information for each such person and identify his or her responsibilities.
3. Please provide a detailed list of references including a contact name and telephone number for organizations or businesses for whom you have performed similar work.
4. Identify any material litigation, administrative proceedings or investigations in which your firm is currently involved. Identify any material litigation, administrative proceedings or investigations, to which your firm or any of its principals, partners, associates, subcontractors or support staff was a party, that has been settled within the past two (2) years.

C. Fee Structure

The cost of materials and services is one of the factors that will be considered in awarding this contract. The information requested in this section is required to support the reasonableness of your fees.

1. Please provide a cost proposal for the Scope of Work using the pricing schedule form provided at Attachment B. Without limiting the foregoing, include all costs for any additional design services, shipping, delivery (including all transportation, packaging, crates, containers, insurance, duty and brokerage charges), installation, tax, and any other costs or fees that may be incurred in the performance of the Scope of Work.
2. Provide an itemized breakdown of billing rates, hourly costs, and reimbursable expenses for any services that may be requested in addition to the services previously described.
3. Please provide any other fee information applicable to the engagement that has not been previously covered that you wish to bring to the attention of Rhode Island Housing.
- 4. Please note that all work must be quoted at prevailing wage.**

D. Miscellaneous

1. Rhode Island Housing encourages the participation of persons of color, women, persons with disabilities and members of other federally and State-protected classes. Describe your firm's affirmative action program and activities. Include the number and percentage of members of federally and State-protected classes who are either principals or senior managers in your firm, the number and percentage of members of federally and State-protected classes in your firm who will work on Rhode Island Housing's engagement and, if applicable, a copy of your Minority- or Women-Owned Business Enterprise state certification.
2. Discuss any topics not covered in this Request for Proposals that you would like to bring to Rhode Island Housing's attention.

E. Certifications

1. Please submit a complete response to the Certifications set forth in Attachment C.
2. Please include a letter from your president, chairman or CEO certifying that (i) no member of your firm has made inquiries or contacts with respect to this Request for Proposals other than in an email or written communication to **Guy V. Pirolli, gpirolli@rhodeislandhousing.org**, seeking clarification on the Scope of Work set forth in this proposal, from the date of this RFP through the date of your proposal, (ii) no member of your firm will make any such inquiry or contact until after **Thursday, September 17, 2015**, (iii) all information in your proposal is true and correct to the best of her/his knowledge, (iv) no member of your firm gave anything of monetary value or promise of future employment to a Rhode Island Housing employee or Commissioner, or a relative of the same, based on any understanding that such person's action or judgment will be influenced and (v) your firm is in full compliance with Chapter 27 of Title 17 of the Rhode Island General Laws, Reporting of Political Contributions by State Vendors.

EVALUATION AND SELECTION

Rhode Island Housing staff will review all proposals and make a determination based on levels of capacity and stated expertise. All responsive proposals will be evaluated based on the following factors:

- Professional capacity to undertake the scope of work.
- Proposed Fee
- Ability to perform some work within time constraints set by Rhode Island Housing, namely after hour work from 5:00 PM up to 12:00 AM weekdays and 7:00 AM to 4:00PM weekends
- Ability to meet specifications, terms and conditions set forth in the Scope of Work and the Contract Terms
- Previous work experience and performance with Rhode Island Housing and/or similar organizations
- Recommendations of references
- Review of client list
- Portfolio quality
- Other pertinent information submitted

RFP respondents should have renovation experience working in an occupied commercial office building.

Rhode Island Housing may invite one or more finalists to make presentations.

In its sole discretion, Rhode Island Housing may negotiate with one or more firms who have submitted proposals for all or part of the office construction work identified in the Scope of Work. Rhode Island Housing's objective is to award the proposal to one bidder. However Rhode Island Housing reserves the right to award this proposal to multiple bidders on an item-by-item or item group basis.

By this Request for Proposals, Rhode Island Housing has not committed to undertaking the work set forth. Rhode Island Housing reserves the right to reject any and all proposals, to rebid the original or amended scope of services and to enter into negotiations with one or more respondents. Rhode Island Housing reserves the right to make those decisions after receipt of responses. Rhode Island Housing's decision on these matters is final.

Please direct all inquiries seeking clarification on the Scope of Work in writing by email to: Guy V. Pirollo at gpirollo@rhodeislandhousing.org. The deadline for written inquiries is **Tuesday, September 15, 2105**.

Any responses to written inquiries that materially change or clarify the RFP will be distributed by addenda to all parties that have received a copy of the RFP.

ATTACHMENT A

See Union Studio Drawings, dated August 28, 2015.

ATTACHMENT B

DOCUMENT 004113 - BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

BID INFORMATION

Bidder: _____.

Project Name: **Rhode Island Housing Slade/Garr Building Tower Office and Conference Room Construction.**

Project Location: **Rhode Island Housing, #44 Washington Street, Providence, RI 02903.**

Owner: **Rhode Island Housing.**

Architect: **Union Studio Architecture & Community Design.**

Architect Project Number: 1443-04

CERTIFICATIONS AND BASE BID

Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Union Studio Architects and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of: _____ Dollars (\$_____).

BID GUARANTEE

The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 days after a written Notice of Award, if offered within 60 days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the following amount constituting five percent (5%) of the Base Bid amount above: _____ Dollars (\$_____).

In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the cash, cashier's check, certified check, U.S. money order, or bid bond.

SUBCONTRACTORS AND SUPPLIERS

The Contractor will utilize the following companies for the indicated Work. All subcontractors/suppliers with contract amounts in excess of \$10,000 shall be listed. Include one name only for each trade. The list will be made part of the Contract.

Subcontractor/Supplier	Company	Contract Amount

TIME OF COMPLETION

The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect, and shall fully complete the Work within 60 calendar days.

ACKNOWLEDGEMENT OF ADDENDA

The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

Addendum No. 1, dated _____.

Addendum No. 2, dated _____.

Addendum No. 3, dated _____.

Addendum No. 4, dated _____.

BID SUPPLEMENTS

The following supplements are a part of this Bid Form and are attached hereto.

Bid Form Supplement - Bid Bond Form (AIA Document A310).

CONTRACTOR'S LICENSE

The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in the State of Rhode Island, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

SUBMISSION OF BID

Respectfully submitted this _____ day of _____, 2015.

Submitted By _____
(Name of bidding firm or corporation).

Authorized Signature: _____
(Handwritten signature).

Signed By: _____
(Type or print name).

Title: _____
(Owner/Partner/President/Vice President).

Witness By: _____
(Handwritten signature).

Attest: _____
(Handwritten signature).

By: _____
(Type or print name).

Title: _____
(Corporate Secretary or Assistant Secretary).

Street Address: _____.

City, State, Zip _____.

Phone: _____.

License No.: _____.

Federal ID No.: _____
(Affix Corporate Seal Here).

ATTACHMENT C

CERTIFICATIONS

1. Has your firm (or you) been subject to criminal conviction by the State of Rhode Island, or any other jurisdiction? Yes [] No []
2. Has any contract with your firm been terminated for cause? Yes [] No []
3. Has your firm ever withdrawn from a contract during its performance? Yes [] No []

4. Rhode Island Housing insists upon full compliance with Chapter 27 of Title 17 of the Rhode Island General Laws, Reporting of Political Contributions by State vendors. This law requires any state vendor who enters into a contract to provide services to an agency such as Rhode Island Housing, for the aggregate sum of \$5,000 or more, to file an affidavit with the State Board of Elections concerning reportable political contributions. The affidavit must state whether the state vendor (and any related parties as defined in the law) has, within 24 months preceding the date of the contract, contributed an aggregate amount in excess of \$250 within a calendar year to any general officer, any candidate for general office, or any political party.

Have you or your firm (and any related parties as defined in the law), within 24 months preceding the date of this contract, contributed an aggregate amount in excess of \$250 within a calendar year to any general officer, any candidate for general office, or any political party. Yes [] No []

If yes have you or your firm, filed an affidavit with the State Board of Elections concerning reportable political contributions. Yes [] No []

5. Does any Rhode Island "Major State Decision-maker", as defined below, or the spouse or dependent child of such person, hold (i) a ten percent or greater equity interest, or (ii) a Five Thousand Dollar or greater cash interest in this business? Yes [] No []

For purposes of this question, "Major state decision-maker" means:

(i) All general officers; and all executive or administrative head or heads of any state executive agency enumerated in § 42-6-1 as well as the executive or administrative head or heads of state quasi-public corporations, whether appointed or serving as an employee. The phrase "executive or administrative head or heads" shall include anyone serving in the positions of director, executive director, deputy director, assistant director, executive counsel or chief of staff;

(ii) All members of the general assembly and the executive or administrative head or heads of a state legislative agency, whether appointed or serving as an employee. The phrase "executive or administrative head or heads" shall include anyone

serving in the positions of director, executive director, deputy director, assistant director, executive counsel or chief of staff;

(iii) All members of the state judiciary and all state magistrates and the executive or administrative head or heads of a state judicial agency, whether appointed or serving as an employee. The phrase "executive or administrative head or heads" shall include anyone serving in the positions of director, executive director, deputy director, assistant director, executive counsel, chief of staff or state court administrator,

If your answer is "Yes", please identify the Major State Decision-maker, specify the nature of their ownership interest, and provide a copy of the annual financial disclosure required to be filed with the Rhode Island Ethics Commission pursuant to R.I.G.L. §§36-14-16, 17 and 18.

If you have answered "Yes" to any of the foregoing, please explain the circumstances below:

CERTIFICATION BY RESPONDENT:

I hereby certify that the information submitted with this Proposal is true, correct and complete to the best of my knowledge and belief.

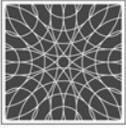
Authorized Representative

Signature

Title

Date

Failure to submit this document or incomplete submission may result in the proposal/offer being determined to be non-responsive.



ADDENDUM

ADDENDUM NO.: 01
DATE: 9/09/2015
PROJECT: Rhode Island Housing
Slade Building - New Tower Offices
PROJECT ADDRESS: Rhode Island Housing
44 Washington Street
Providence, RI 02903

TO: Respective Bidders

This Addendum forms an integral part of and modifies the Bid Documents for the subject Project, dated August 28, 2015. Receipt of this addendum must be acknowledged by the Contractor on the Bid Form.

ITEM #	ITEM DESCRIPTION
GENERAL & DRAWINGS	
1	<p>Floor Finishes & Wall Base:</p> <ul style="list-style-type: none">▪ The existing carpet and resilient wall base will not be removed within the area of new construction.▪ It is the intention that portions of the existing carpet tile be removed to accommodate the installation of the new partitions only. The Contractor will be responsible for installing and/or replacing any carpet tile as required to render a finished floor.▪ The Owner will furnish any required carpet tile to the Contractor for installation.▪ The Contractor is responsible for furnishing and installing new resilient wall base at both sides of the new partition and at any areas where existing electric baseboard radiation has been removed. Wall base specifications are as follows:<ul style="list-style-type: none">○ Johnsonite Traditional Wall Base, 4" straight (toeless) for carpet installation.○ 2nd Floor: #21 - Platinum○ 3rd Floor: #59 - Heather Green○ 4th Floor: #09 - Clay○ 5th Floor: #05 - Stone



UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN

2	Doors & Hardware: <ul style="list-style-type: none">▪ All new doors and hardware shall be as follows:▪ Doors: All doors to be premium grade, pre-finished birch to match existing offices doors. Glazing stops/beads at full light doors shall be birch finish in lieu of metal.▪ Door Hardware: All new Office door hardware to be Arrow, office function, Grade 1, cylindrical locksets with lever handles and removable cores. Furnish and install 1-1/2 pair butt hinges, door silencers, wall stops and door mounted coat hooks. All new hardware shall match existing office hardware manufacturer, type, style and finish.
3	Sprinkler Work: <ul style="list-style-type: none">▪ All required sprinkler work (if any) will be addressed by the Owner directly.
4	Elevator Access: <ul style="list-style-type: none">▪ Access to and use of the freight elevator will be allowed. Such elevator is located at the south (rear) end of the Garr Building and is directly accessible from the Eddy Street utility entrance.
5	Electric, Lighting, Voice & Data: <ul style="list-style-type: none">▪ The Contractor shall be responsible for providing the following electric, lighting, voice and data Work under this Contract:<ul style="list-style-type: none">○ 5th Floor Office: Relocate surface mounted light fixtures as required to accommodate installation of the new Office partition.○ 2nd, 3rd, 4th & 5th Floor Offices: Furnish and install two (2) new quadruplex wall mounted electric receptacles on the office side of the new partition. All wiring and circuitry for new receptacles shall be run in electrical metallic tubing (EMT), back to the existing electric subpanels located on the west side of the existing stairwell enclosure.○ 2nd, 3rd, 4th & 5th Floor Offices: Furnish and install two (2) new wall mounted combination voice and data backboxes on the office side of the new partition. Provide 3/4" conduit (EMT) with pull string from backbox to top of new partition. All voice and data wiring, termination and faceplates by Owner.○ Install all new receptacles and/or backboxes at 18" above the floor.
6	Wall Finishes: <ul style="list-style-type: none">▪ All new wall surfaces shall receive a veneer plaster finish.<ul style="list-style-type: none">○ Revise Interior Partition Type 'A1' on sheet A102 to include (1) layer 5/8" plaster base board on each side of the partition in lieu of 5/8" standard gypsum board.▪ All paint finishes are by the Owner.
7	New Quiet Room: <ul style="list-style-type: none">▪ Add the construction of a new Quiet Room to the proposed scope of work to be included under this Contract.▪ The new Quiet Room will be located in the old 'Subway' sandwich shop portion of the Rhode Island Housing Garr Building, accessible from Eddy Street and the rear service Corridor adjacent to the elevators.▪ Refer to the attached drawings for additional information and scope of work clarification.



UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN

8

Pre Bid Walkthrough:

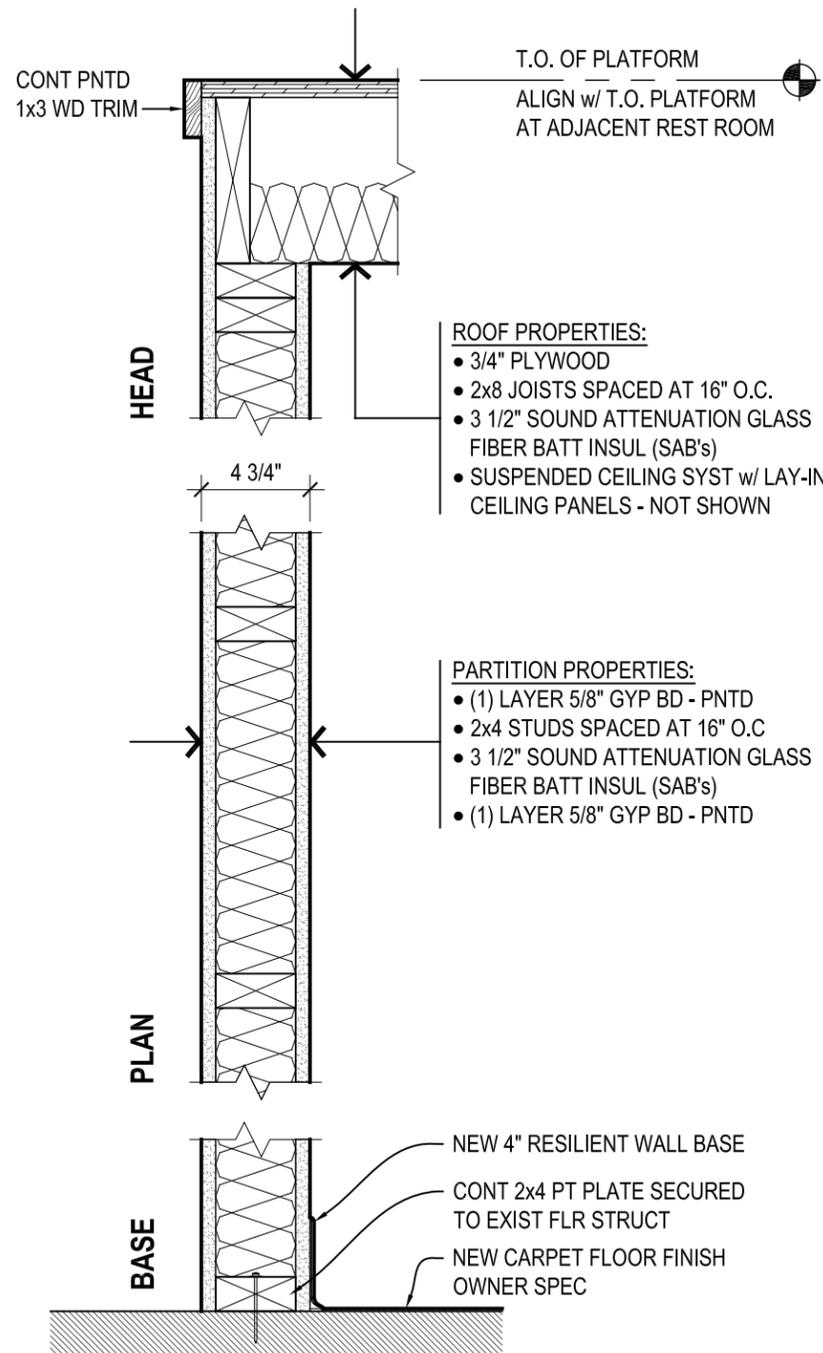
- The Owner will host another no mandatory pre bid walkthrough for any interested parties on Tuesday September 15th at 8:00 a.m. It is requested that any interested parties notify the Owner in advance of their attendance at such walkthrough.

Drawings:

New Quiet Room

- Sheet Ao, Notes & Partition Types, dated 9/09/2015.
- Sheet A1, Floor Plan & Keynotes, dated 9/09/2015.
- Sheet A2, Reflected Ceiling Plan, dated 9/09/2015.

END OF ADDENDUM NO. 01



A1 TYPICAL NON BEARING INTERIOR PARTITION
NO FIRE-RESISTIVE RATING SCALE: 1 1/2"=1'-0"

GENERAL NOTES:

- GENERAL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE RHODE ISLAND STATE BUILDING CODE (SBC-1), THE INTERNATIONAL BUILDING CODE (IBC), 2012 EDITION AND ALL OTHER APPLICABLE STATE AND LOCAL CODES, AS WELL AS ANY REQUIREMENTS SET FORTH BY ALL AUTHORITIES HAVING JURISDICTION.
- ALL FLOOR LEVELS ON ALL DRAWINGS ARE ASSUMED TO BE AT ESTABLISHED DATUM UNLESS NOTED OTHERWISE.
- DISCREPANCIES: THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR OF ANY VARIATIONS REQUIRED IN ORDER TO CONFORM TO CODE REQUIREMENTS, RULES AND REGULATIONS. UPON RECEIPT OF SUCH INFORMATION, THE ARCHITECT WILL FORWARD WRITTEN INSTRUCTION TO ALL CONCERNED PARTIES. ANY SUCH DISCREPANCY, OMISSION OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND WORK SHALL BE PERFORMED IN A MANNER DIRECTED BY THE ARCHITECT.
- DRAWING SCALES: THESE DRAWINGS ARE PREPARED TO THE SCALES NOTED. HOWEVER, DIMENSIONS ARE NOT BE DERIVED BY SCALING THE PLANS, SECTIONS OR DETAILS. THE CONTRACTOR SHALL CONTACT THE ARCHITECT WITH ANY QUESTIONS PERTAINING TO DIMENSIONS OR DETAILS PRIOR TO COMMENCING ANY WORK.
- THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR THEIR EMPLOYEES USE ON THE PROJECT TO ENSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONS USING THE SURROUNDING FACILITIES WHO COME INTO CONTACT WITH THE AREA OF CONSTRUCTION. THE CONSTRUCTION AREA SHALL BE PROPERLY BARRICADED TO PREVENT INTRUSION BY PERSONS NOT ASSOCIATED WITH THE CONSTRUCTION OF THIS FACILITY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING CONSTRUCTION THAT IS SCHEDULED TO REMAIN IN PLACE OR INTACT. ANY DAMAGE INCURRED TO SUCH ITEMS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION.
- PROVIDE FIRE-TREATED LUMBER AS REQUIRED BY THE BUILDING CODE.
- ALL DIMENSIONS ARE ACTUAL AND ARE TAKEN TO THE FACE OF STUD, FACE OF CONCRETE WALL, FACE OF CMU WALL OR FACE OF FRAME, UNLESS NOTED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND PROPERLY INSTALLING ALL FIRESAFING, FIRE/SMOKE STOPPING AT ALL PENETRATIONS OR OPENINGS AT INTERSECTIONS OF RATED WALLS AND STRUCTURAL ELEMENTS, AT ALL PENETRATIONS OR OPENINGS THROUGH FIRE-RESISTIVE RATED WALLS AND AT ANY OTHER AREAS WHERE FIRE AND SMOKE MAY PENETRATE.
- THE CONTRACTOR(S) SHALL FURNISH AND INSTALL ALL MATERIALS AND SERVICES NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND IN THE SPECIFICATIONS UNLESS NOTED OTHERWISE. PROVIDE ALL LABOR, TRANSPORTATION, EQUIPMENT AND SERVICES NECESSARY TO PERFORM THE WORK.
- THE CONTRACTOR (AND THEIR SUBCONTRACTORS) SHALL BE LICENSED BY THE STATE IN WHICH THE PROJECT IS LOCATED AND APPROVED IN ADVANCE BY THE OWNER.
- THE CONTRACTOR SHALL FILE ALL APPLICATIONS AND PAY FOR ANY REQUIRED PERMITS AND INSPECTIONS.
- THE CONTRACTOR SHALL COORDINATE ALL SUBCONTRACTOR WORK.
- ALL WORK SHALL BE COORDINATED WITH THE OWNER. THE CONTRACTOR SHALL MEET WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION.

- THE CONTRACTOR SHALL CHECK WITH THE OWNER FOR COORDINATION OF THE WORK UNDER THIS CONTRACT WITH WORK OF OTHER TRADES. OWNER'S REGULATIONS GOVERN ALL ASPECTS OF OUTSIDE CONTRACTORS WORKING ON THE PROPERTY.
- PRIOR TO ORDERING ANY MATERIALS OR PERFORMING ANY WORK, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS IN AREAS COVERED BY THESE DOCUMENTS. THE EXISTING CONDITIONS DEPICTED ON THE DRAWINGS ARE BASED UPON INFORMATION TAKEN FROM LIMITED FIELD INVESTIGATIONS. THE CONTRACTOR SHALL MAKE REQUIRED ADJUSTMENTS AS NECESSITATED BY ACTUAL FIELD CONDITIONS AT NO ADDITIONAL COST TO OWNER OR ARCHITECT AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION. NO ALLOWANCES WILL BE MADE FOR UNFAVORABLE CONDITIONS OR EVENTS WHICH MIGHT HAVE BEEN UNFORSEEN FROM A THOROUGH EXAMINATION OF THE SITE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE CONSEQUENCES OF ACTING ON ASSUMPTIONS.
- THE CONTRACTOR SHALL KEEP THE JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS FROM PROJECT SITE AND SHALL PROVIDE AN ACCEPTABLE MEANS FOR REMOVING SUCH DEBRIS. ALL DEBRIS SHALL BE REMOVED FROM THE SITE ON A DAILY BASIS.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING FLOORS, WALLS, WINDOWS, DOORS, CEILINGS, HARDWARE, FIXTURES, APPLIANCES, DEVICES AND ACCESSORIES THAT ARE TO REMAIN INTACT WHILE PERFORMING THE SPECIFIED WORK AND REPAIR ANY DAMAGE TO SUCH ITEMS THAT OCCURS AS A RESULT OF DEMOLITION OR CONSTRUCTION.
- UNLESS INDICATED OTHERWISE, ALL MATERIAL FURNISHED AND INCORPORATED INTO THE WORK SHALL BE NEW, UNUSED AND OF QUALITY STANDARD TO THE INDUSTRY FOR FIRST CLASS WORK OF SIMILAR NATURE AND CHARACTER. INSTALL ALL MATERIALS TO THE MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARD OF THE TRADES INVOLVED.
- THE SITE WILL REMAIN OCCUPIED DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ANY NECESSARY MEASURES TO PROTECT THE WORKERS AND OTHER PERSONS THROUGHOUT THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COVERING ALL SMOKE DETECTORS DURING WORK HOURS AND FOR REMOVING COVERS AT THE CONCLUSION OF THE WORK DAY.

PROJECT SCOPE OF WORK:

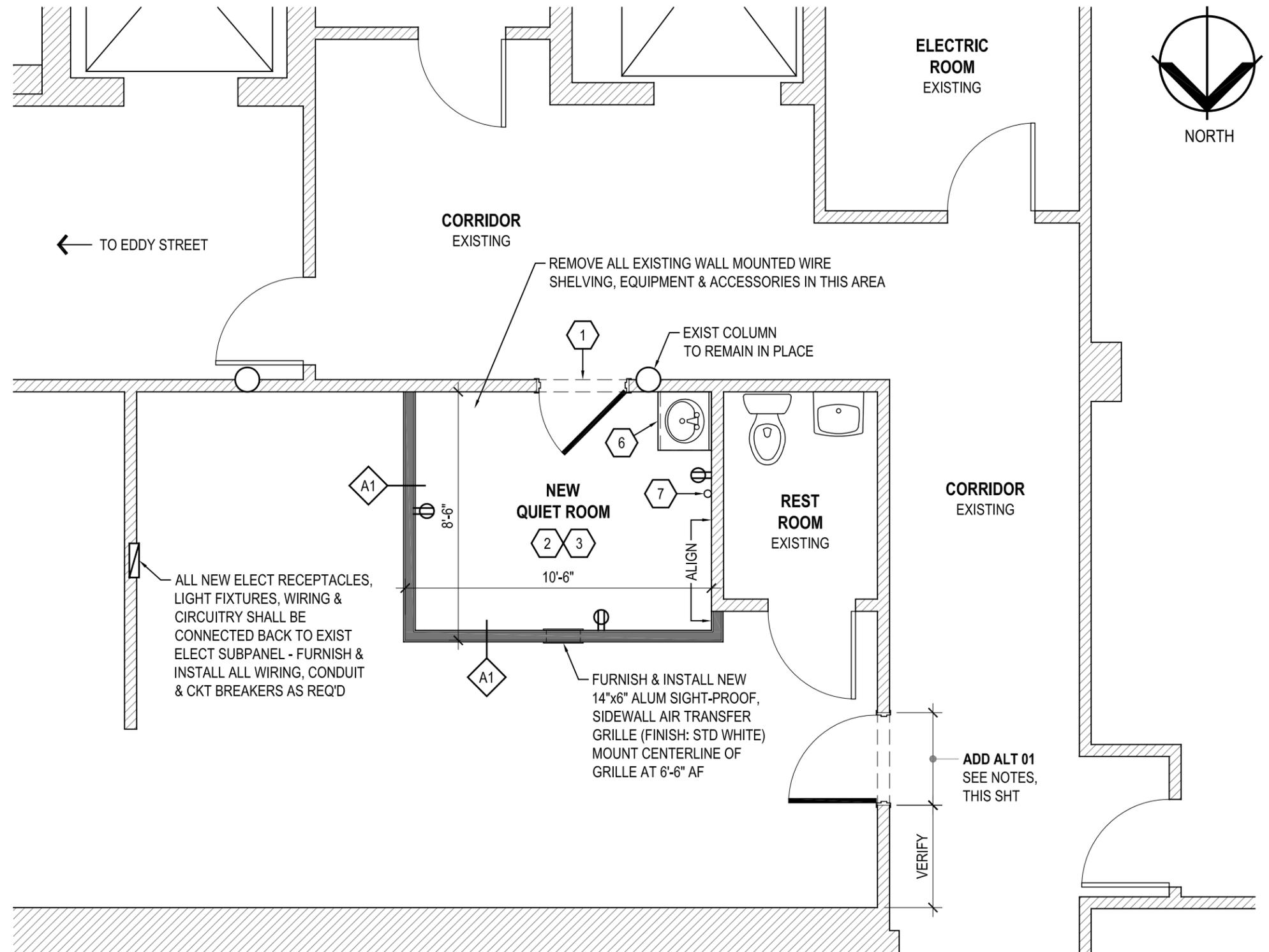
THIS PROJECT CONSISTS OF WORK AT THE FIRST (GROUND) FLOOR OF THE RHODE ISLAND HOUSING SLADE BUILDING AND AS OUTLINED BELOW:

- THE PROPOSED SCOPE OF WORK SHALL CONSIST OF THE INSTALLATION OF NEW INTERIOR PARTITIONS, NEW DOORS WITH FRAMES, CEILING SYSTEM, LIGHT FIXTURES, WALL FINISHES, FLOOR FINISHES, ELECTRICAL, PLUMBING AND FIRE PROTECTION WORK, ALONG WITH ALL ASSOCIATED DEMOLITION AND PARTIAL REMOVALS AS REQUIRED FOR THE INSTALLATION OF A NEW QUIET ROOM.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL WORK AS REQUIRED TO ACHIEVE THE PROPOSED DESIGN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY UNDERSTAND AND COMPREHEND THE FULL SCOPE OF WORK AS WELL AS THE DESIGN INTENT OF THIS PROJECT. THE CONTRACTOR SHALL CONSULT THE ARCHITECT AND/OR OWNER IF THERE ARE ANY QUESTIONS OR CONCERNS PERTAINING TO THIS RESPONSIBILITY AS IT PERTAINS TO THE CONTRACT. REQUESTS FOR ADDITIONAL COMPENSATION BASED ON THE LACK OF UNDERSTANDING OF THE PROJECT SCOPE OF WORK WILL NOT BE ACCEPTED.

TITLE:	NOTES & PARTITION TYPES	
JOB #:	14-4300	A0
DATE:	9.09.15	
SCALE:	AS NOTED	
ISSUE:	FOR BID	

KEY NOTES:	
1	CUT OPENING IN EXIST FIRE-RESISTIVE-RATED WALL FURNISH & INSTALL NEW 3'-0"x7'-0" (3-HOUR) PAINTED FLUSH STEEL DOOR & FRAME WITH ALUMINUM TRANSITION THRESHOLD & PRIVACY LOCKSET WITH LEVER HANDLE.
2	FURNISH & INSTALL NEW COMMERCIAL GRADE CARPET FLOOR FINISH WITH COORDINATING 4" HIGH RESILIENT WALL BASE.
3	PRIME AND PAINT ALL NEW AND EXISTING WALL SURFACES. PRIOR TO PAINT APPLICATION, REMOVE DUST, DIRT, RUST, SCALE, GREASE AND OTHER SURFACE CONTAMINATION. REPAIR MINOR DEFECTS IN EXISTING WALL SURFACES WITH SPACKLE OR PATCHING PLASTER AS REQUIRED.
4	FURNISH & INSTALL NEW SUSPENDED CEILING GRID SYSTEM WITH SQUARE LAY-IN ACOUSTICAL CEILING TILE (ACT) PANELS. ARMSTRONG ULTIMA SQUARE LAY-IN FINE TEXTURE (24"x24"x3/4") WITH PRELUDE 15/16" SUSPENSION SYSTEM; COLOR: WHITE.
5	FURNISH & INSTALL NEW 2'x2' LED RECESSED DIRECT/INDIRECT LIGHT FIXTURE. CONNECT NEW FIXTURE(S) TO EXISTING ELECTRIC SUBPANEL LOCATED IN THE 'SUBWAY' SPACE AND PROVIDE SEPARATE SWITCHING. CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS AND CIRCUITRY PRIOR TO INSTALLING FIXTURES AND MAKING FINAL CONNECTIONS.
6	FURNISH & INSTALL NEW 24" ALL WOOD CONSTRUCTION VANITY BASE CABINET WITH POSTFORM PLASTIC LAMINATE COUNTERTOP WITH INTEGRAL BACKSPASH; DROP-IN OVAL, VITREOUS CHINA LAVATORY; SINGLE LEVER HANDLE, DECK MOUNT LAVATORY FAUCET, DRAIN, TRAP, SUPPLIES, SHUT-OFFS AND ALL OTHER COMPONENTS AND ACCESSORIES AS REQUIRED FOR A COMPLETE, OPERATIONAL SYSTEM. NEW SINK DRAIN, WATER SUPPLIES AND VENT SHALL BE TIED INTO EXISTING DRAIN AND WATER SUPPLY LINES IN EXISTING BASEMENT BELOW OR ADJACENT RESTROOM.
7	REMOVE AND RELOCATE EXISTING INDIRECT DRAIN LINE. REROUTE TO NEW NEW TERMINATION LOCATION AS DIRECTED BY THE OWNER.
8	FURNISH & INSTALL NEW CEILING REGISTER AND ASSOCIATED DUCTWORK. CONNECT TO DUCT TO EXISTING SUSPENDED HVAC UNIT SERVICING THE SPACE. PROVIDE SYSTEM BALANCING AT COMPLETION OF NEW WORK.
9	FURNISH & INSTALL NEW SEMI-RECESSED PENDENT SPRINKLER HEAD WITH ESCUTCHEON PLATE. PROVIDE NEW PIPING DROP FROM ABOVE AND CONNECT TO EXISTING SPRINKLER PIPING.
ALT 01	CUT OPENING IN EXIST FIRE-RESISTIVE-RATED WALL FURNISH & INSTALL NEW 3'-0"x7'-0" (3-HOUR) PAINTED FLUSH STEEL DOOR & FRAME WITH ALUMINUM TRANSITION THRESHOLD & ENTRANCE LOCKSET WITH LEVER HANDLE.
NOTE	THE OWNER WILL AWARD A SEPARATE CONTRACT FOR ALL HVAC AND MECHANICAL RELATED WORK ASSOCIATED WITH THE CONSTRUCTION OF THE NEW QUIET ROOM. THIS CONTRACTOR SHALL COOPERATE FULLY WITH SEPARATE CONTRACTORS SO WORK ON THOSE CONTRACTS MAY BE CARRIED OUT SMOOTHLY, WITHOUT INTERFERING WITH OR DELAYING WORK UNDER THIS CONTRACT.



1
A1 **QUIET ROOM FLOOR PLAN**
SCALE: 1/4"=1'-0"

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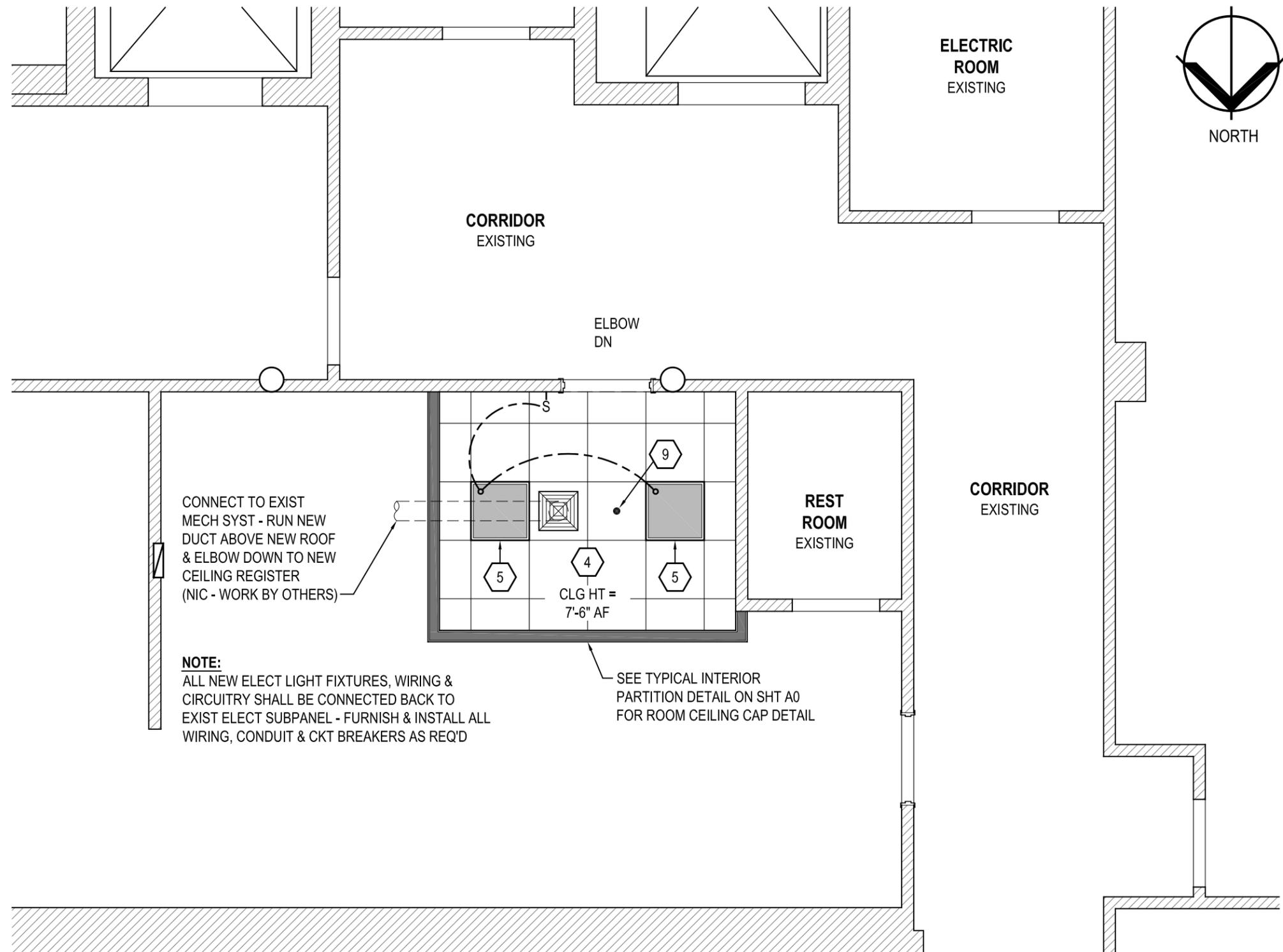
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JOB #:	14-4300
DATE:	9.09.15
SCALE:	1/4" = 1'-0"
ISSUE:	FOR BID

A1



1
A2 **QUIET ROOM REFLECTED CEILING PLAN**
SCALE: 1/4"=1'-0"

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JOB #:	14-4300	
DATE:	9.09.15	
SCALE:	1/4" = 1'-0"	
ISSUE:	FOR BID	