



DATE: 8/21/2015

**ADDENDUM # 1**

BID NO. : 100156  
OPENING: 8/28/2015 3:00 PM  
COMMODITY: RADON MITIGATION IN URI RESIDENCE HALLS

---

Attached please find the following;

- \*The sign-in sheet from the Mandatory Pre-Bid Meeting held on 8/14/15.
- \*Changes and Clarifications to the bid documents.
- \*A revised Bid Form.

Due to the timing of this addendum, the bid opening date has been changed:

From: 8/26/2015  
To: 8/28/2015

  
\_\_\_\_\_  
Tracey A. Angell, Assistant Director  
URI Purchasing Department



"MANDATORY" PRE-BID CONFERENCE SIGN-IN SHEET

Mandatory pre-bid onference: Any vendor who intends to submit a bid proposal in response to this solicitation must have its designated representative attend the mandatory pre-bid conference. The representative must register at the pre-bid conference and disclose the identity of the vendor whom he/she represents. Because attendance at the pre-bid conference is mandatory, a vendor's failure to attend and register at the pre-bid conference shall result in disqualification of the vendor's bid proposal as non-responsive to the solicitation.

BID NUMBER:	100156	PURCHASING REPRESENTATIVE:	T. Argall
BID TITLE:	Badon mitigation		
LOCATION:	Gorham Hall		
PRE BID DATE AND TIME:	8/14/15 - 1PM	PRE BID END TIME:	-

Company Name:	Representative:	Email Address:	Phone Number
LLB ARCHITECTS	BRIAN VALENTINE	bvalentine@llbarch.com	421-7715
TWR Services	Edward A Beuregard	TWR Beuregard Verizon.net	508 325 5321
MATT JACQUES	URI	MATHEW_JACQUES@uri.edu	401-256-6256
E.W. BURMAN, INC.	CARL ANGELO	ESTIMATING@EWMAX.COM	401-738-5400
URI	Tracy Argall	tracy@uri.edu	401-874-0326
Tower Construction	Sal Poinjessio	ESTIMATING@TOWERCONSTRUCTIONCORP.COM	943-0110
URI	Ryan Pincine	ryanpincine@uri.edu	401 714 1283
HRC	Charles Hall	halle@uri.edu	401-267-8556

## Addendum #1

To: All Prospective Bidders  
From: LLB Architects

Date 21 August 2015  
Project 1420 URI-Radon Mitigation in Residence Halls  
Description Addendum #1 for Public Bid No. 100156

**Project Name:**

URI-Radon Mitigation in Residence Halls  
Kingstown, RI

### Part 1 - General

The attention of Bidders submitting proposals for the URI-Radon URI-Radon Mitigation in Residence Halls are called to the following Addendum to the Construction Documents and Project Manual Dated **August 29, 2014** prepared by LLB Architects

The items set forth herein, whether of revision, omission, addition, substitution, deletion, or clarification are all to be included in the bid.

The addendum modifies the original **Contract Documents and Project Manual** dated **August 29, 2014**. Portions of the Contract Documents and Project Manual not altered by this addendum shall remain in full force.

The number of the addendum (**Addendum No.1**) must be entered in the appropriate spaces on the required bid form(s).

### Part 2 – Submitted Questions

1. *Question: Specification Section 002010 lists an Allowance #3 (Payment to URI Student Escorts - \$10,000.00). This is not listed in the bid form. Should allowance #3 be included in the bid?*  
**RESPONSE: NO, ALLOWANCE #3 (Payment to URI Student Escorts - \$10,000.00) SHALL NOT BE INCLUDED IN THE BID FORM. THE DOLLAR VALUE SHALL BE OMITTED FROM SPECIFICATION SECTION 002010 ALLOWANCE #3 (PAYMENT TO URI STUDENT ESCORTS - \$10,000.00).**
2. *Question: The Bid Form lists start date for construction for Eddy, Wiley & Garrahy Halls as Dec 2014, is that correct since that date has passed?*  
**RESPONSE: NO, REVISED BID FORM IS ATTACHED.**

**Lerner Ladds Bartels**

161 Exchange St.  
Pawtucket, RI 02860

401.421.7715  
www.LLBarch.com

3. *Question: Substitutions, do they need to be submitted with bid or will substitutions be entertained after award?*  
**RESPONSE: SUPPLEMENTAL INSTRUCTIONS TO BIDDERS 00 2115-3, 3.3 THROUGH 3.34, SPECIFICALLY 3.3.2 INDICATES THE PROCEDURE FOR SUBSTITUTIONS PRIOR TO RECEIPT OF BID. AFTER AWARD, THE SUCCESSFUL BIDDER CAN REFER ALSO TO 01-2000-4, 1.08 D AND 01 6000; SO THEY CAN BE SUBMITTED BOTH PRIOR TO AND/OR AFTER AWARD AS LONG AS THE PROCEDURES STIPULATED ARE MET.**
4. *Question: Are there any warranties in effect for the existing roofs? If so who holds said warranties?*  
**RESPONSE: THE EXISTING ROOFS FOR EDDY, WILEY & GARRAHY HALLS ARE MODIFIED BITUMEN ROOFS, SO FLASHING, PATCHING AND PENETRATIONS SHALL COMPLY WITH ROOF MANUFACTURE'S WRITTEN REQUIREMENTS. A COPY OF THE WARRNTY IN EFFECT IS ATTACHED FOR REFERENCE.**
5. *Question: Have the buildings been tested for asbestos or other hazardous material?*  
**RESPONSE: NO ASBESTOS SAMPLING HAS BEEN DONE AS WORK AREAS ARE NEW CONSTRUCTION COMPLETED WITHIN THE LAST 10 YEARS USING NO HAZARDOUS MATERIALS.**
6. *Question: does the contractor own radon testing after the project to confirm radon levels are acceptable?*  
**RESPONSE: THE OWNER SHALL OWN TESTING OF EACH OF THE ROOMS IDENTIFIED IN THE BID DOCUMENTS, AFTER INSTALLATION OF THE RADON MITIGATION SYSTEM(S), TO VERIFY THAT THE LEVELS ARE ACCEPTABLE AND BELOW THE EPA ACTION LEVEL OF 4.0 pCi/L (UNITS: pCi/L = PICOCURIE PER LITER).**
7. *Question: are the radon test results available that generated the concern?*  
**RESPONSE: THE TEST RESULTS ARE ATTACHED TO THIS ADDENDUM.**

**Refer to attachments:**

Attachments

- A. Copy of Existing Roof Warranty for Eddy, Wiley & Garrahy.
- B. Copy of Eddy Radon Test Results dated 1-20-12.
- C. Copy of Garrahy Radon Test Results dated 1-20-12.
- D. Copy of Wiley Radon Test Results dated 1-20-12.
- E. Copy of Hillside Radon Test Results dated 4-2-13.
- F. Revised Bid Form to revised dates for Contract Time.

**End of ADDENDUM 1**



**Johns Manville**

Commercial Industrial Roofing Systems

**Peak Advantage Guarantee**

**Building Owner**

University of Rhode Island Student Housing  
Kingston, RI 02881

**Building Name**

University of Rhode Island Student Housing  
2 Complex Rd  
Buildings C  
Kingston, RI 02881

**Approved Roofing Contractor**

Greenwood Industries, Inc.  
PO Box 2800

Worcester, MA 01613

**Guarantee Number:** ANM101057445

**Date of Completion:** 10/1/2007

**Terms & Maximum Monetary Obligation to Maintain a Watertight Roofing System.**

**Years** 20      **\$**  
No Dollar Limit

**Coverage**

The components of the Roofing System covered by this Guarantee are:

**Membrane Spec. and Type** : 2FID-W  
**Insulation Type** : TNRG OTR  
**Accessories (Type and Quantity)** :

**Total Squares:** 280  
SBS

These Johns Manville Guaranteed components are referred to below as the "Roofing System" and ALL OTHER COMPONENTS OF THE OWNER'S BUILDING ARE EXCLUDED FROM THE TERMS OF THIS GUARANTEE.

Johns Manville guarantees to the original Building Owner that during the Term commencing with the Date of Completion, JM will pay for the materials and labor required to promptly repair the Roofing System to return it to a watertight condition if leaks occur due to: ordinary wear and tear, or deficiencies in any or all of the component materials of the Roofing System, or workmanship deficiencies in the application of the Roofing System.

**WHAT TO DO IF YOUR ROOF LEAKS**

If you should have a roof leak please refer to directions on the reverse side.

**LIMITATIONS AND EXCLUSIONS**

This Guarantee is not a maintenance agreement or an insurance policy; therefore, routine inspections and maintenance are the Building Owner's responsibility (see reverse side of this document). Failure to follow the Maintenance Program on the reverse side of this document will void the Guarantee. This Guarantee does not obligate JM to repair the Roofing System, or any part of the Roofing System, for leaks resulting from (a) natural disasters including but not limited to the direct or indirect effect of lightning, flood, hail storm, earthquake, tornado, hurricanes or other extraordinary natural occurrence and/or wind speeds in excess of 72 miles per hour, (b) misuse, abuse or negligence, (c) installation or material failures other than those involving the component materials expressly defined above the Roofing System or exposure of the Roofing System components to damaging substances such as oil or solvents or to damaging conditions such as vermin, (d) changes to the Roofing System or the Building's usage that are not pre-approved in writing by JM, or (e) failure of the Building substrate (mechanical, structural, or otherwise and whether resulting from Building movement, design defects or other causes) or improper drainage. JM is not responsible for leaks and damage resulting from water entry from any portion of the Building structure not a part of the Roofing System.

This Guarantee becomes effective when (1) it is delivered to Owner, and (2) all bills for installation, materials, and services have been paid in full to the Approved Roofing contractor and to JM. Until that time, this Guarantee is not in force and has no effect.

The Parties agree that any controversy or claims relating to this Guarantee shall be first submitted to mediation under the construction Industry Arbitration and Mediation Rules of the American Arbitration Association (Regular Track Procedures) or to such other mediation arrangement as the parties mutually agree. No court or other tribunal shall have jurisdiction until the mediation is completed.

TO THE FULLEST EXTENT PERMITTED BY LAW, JM DISCLAIMS ANY IMPLIED WARRANTY, INCLUDING THE WARRANTY OF MERCHANTABILITY AND THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, AND LIMITS SUCH WARRANTY TO THE DURATION AND TO THE EXTENT OF THE EXPRESS WARRANTY CONTAINED IN THIS GUARANTEE.

THE EXCLUSIVE RESPONSIBILITY AND LIABILITY OF JM UNDER THIS GUARANTEE IS TO MAKE REPAIRS NECESSARY TO MAINTAIN THE ROOFING SYSTEM IN A WATERTIGHT CONDITION IN ACCORDANCE WITH THE OBLIGATIONS OF JM UNDER THIS GUARANTEE.

JM AND ITS AFFILIATES WILL NOT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES TO THE BUILDING STRUCTURE (UPON WHICH THE ROOFING SYSTEM IS AFFIXED) OR ITS CONTENTS, LOSS OF TIME OR PROFITS OR ANY INCONVENIENCE. JM AND ITS AFFILIATES SHALL NOT BE LIABLE FOR ANY DAMAGES WHICH ARE BASED UPON NEGLIGENCE, BREACH OF WARRANTY, STRICT LIABILITY OR ANY OTHER THEORY OF LIABILITY OTHER THAN THE EXCLUSIVE LIABILITY SET FORTH IN THIS GUARANTEE.

No one is authorized to change, alter, or modify the provision of this Guarantee other than the Manager, Guarantee Services Unit or authorized delegate. JM's delay or failure in enforcing the terms and conditions contained in this Guarantee shall not operate as a waiver of such terms and conditions. This Guarantee is solely for the benefit of the Building Owner identified above and Building Owner's rights hereunder are not assignable. Upon sale or other transfer of the Building, Building Owner may request transfer of this Guarantee to the new owner, and JM may transfer this Guarantee, in its sole discretion only after receiving satisfactory information and payment of a transfer fee, which must be paid no later than 30 days after the date of Building ownership transfer.

In the event JM pays for repairs which are required due to the acts or omissions of others, JM shall be subrogated to all rights of recovery of the Building Owner to the extent of the amount of the repairs.

Because JM does not practice Engineering or Architecture, neither the issuance of this Guarantee nor any review of the Building's construction or inspection of roof plans (or the Building's roof deck) by JM representatives shall constitute any warranty by JM of such plans, specifications, and construction or in any way constitute an extension of the terms and conditions of this Guarantee. Any roof inspections are solely for the benefit of JM.

JM does not supervise nor is it responsible for a roofing contractor's work except to the extent stated herein, and roofing contractors are not agents of JM.

\*JOHNS MANVILLE ("JM") is a Delaware corporation with its principal mailing address at P.O. Box 5108, Denver, Colorado 80217-5108.

By : Pat McEvoy  
Title : Sr. Vice President  
Roofing Systems Group

Attorney-in-Fact



**Johns Manville**

*A Berkshire Hathaway Company*

10100 W. Ute Ave. (80127)  
P.O. Box 625001  
Littleton, CO 80162  
303 978 2000  
303 978 2808 fax

Dear Building Owner:

Attached to this letter is the Peak Advantage Roofing Systems Guarantee for the new roof recently installed on your building. We believe your building is now protected by one of the finest commercial roofing systems available on the market today. We appreciate the opportunity to provide you with a level of protection unmatched in the industry.

There are some things you should be aware of before you file this document away in a safe place:

1. This is NOT a maintenance agreement or an insurance policy. Johns Manville liability is strictly governed by the terms of the Guarantee. If you have any questions about this Guarantee, contact Johns Manville Guarantee Services at the appropriate number given below.
2. You are required to perform routine maintenance on the roofing system to keep the coverage to the Guarantee intact. For your convenience, a list of maintenance items is printed on the back of the Guarantee.

We hope that you never experience any difficulty with your roofing system. If you do have a problem, you should contact Johns Manville Guarantee Services at the appropriate numbers provided. Please have the Guarantee on hand so that we may more efficiently handle your inquiry.

Our Technical Services Department is staffed by some of the most experienced roofing professionals in the roofing industry. Please call on them for any questions you might have about commercial and industrial roofing and Johns Manville products.

Sincerely,

Raymond A. Dyer  
Sr. Technical Specialist, Guarantee Services  
Johns Manville Roofing Systems Group

Eastern Region	800/345-9603
Western Region	800/922-5922
<a href="http://www.jm.com">www.jm.com</a>	<a href="mailto:gsu@jm.com">gsu@jm.com</a>

# Preventative Maintenance Guidelines

Ongoing and proper maintenance of the roofing system is part of a building owner's responsibility under the terms of the guarantee agreement. Only allow approved JM Peak Advantage® Contractors to maintain or perform repairs on a guaranteed roofing system.



## Do's and Don't's of Roof Maintenance

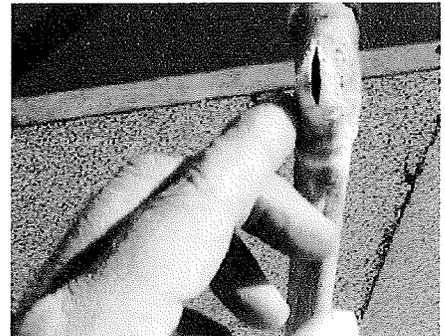
### Do...

- Perform inspections at least twice a year or as required by the guarantee. The ideal times to perform inspections are at the end of winter and the end of summer, when roofs have gone through the greatest amount of thermal stress (inspecting your roof for any trouble spots and to unclog drains in the spring and fall is also a good idea).
- Conduct additional inspections immediately after unusual occurrences such as heavy rains, high winds, hail, nearby fires, explosions, etc.
- Keep a file of all records and inspection reports relating to your roof.
- Advise equipment service personnel to be careful handling tools and heavy equipment on the roof. Log all such trips to the roof.
- Keep your roof clean and free of debris and contaminants.
- Establish a rooftop control policy. Keep access doors or hatches locked. Advise equipment service personnel to be careful.
- Keep roof drains free of debris.

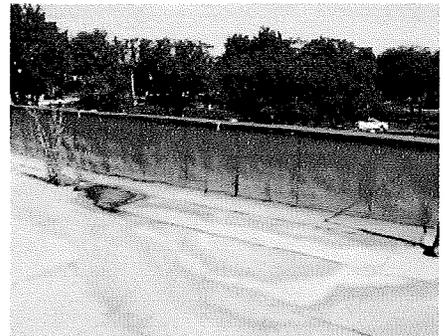
### Don't...

- Allow unqualified personnel to maintain your roof.
- Allow equipment service personnel to make penetrations into your roof; these are to be made only by an approved roofing contractor.
- Power-wash your roof. You may cause unintended damage!
- Puncture the membrane.
- Move heavy equipment across the roof.

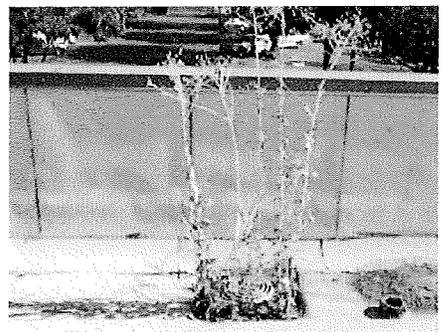
### Cause and Effect



Split in water line leaking



Evidence of water ponding



Weeds growing in drain due to excess water

## Maintenance Checklist

To ensure the integrity of the roofing system, it is important to contact JM before any alterations are made. We encourage all alterations and repairs to be completed by a JM Peak Advantage Contractor to ensure they meet the high standards of JM and the requirements outlined in the guarantee.

Below is a checklist of things to look for while on your roof. Good roofing practice recommends these areas be inspected twice annually to ensure the roofing system integrity.

### Building Exterior

General Condition  
Walls  
Roof Edge –  
Coping Caps or  
Gravel Stop/Gutter  
Fascia

Inspect all areas for signs of leaks and/or deterioration.

Inspect for deterioration, missing mortar and stains in walls indicating possible leaks.

A coping is a covering for the top of a wall that is exposed to weather. It is usually sloped to shed water to the roof. Check for cracking, splits and mortar integrity. Replace any damaged, loose or cracked areas. Caulk joints if necessary.

Inspect all surfaces for signs of leaks and/or deterioration.

### Building Interior

General Condition  
Walls  
Underside of Deck  
Ceilings

Inspect all areas for signs of leaks and/or deterioration.

Inspect all surfaces for signs of leaks and/or deterioration.

Inspect for stains, discoloration, spalled or rusted surfaces.

Inspect for evidence of staining.

### Field of Roof

General Condition  
Surfacing

Remove any debris such as leaves, small branches, dirt, rocks, etc. that have accumulated.

Minimize the amount of foot traffic on the roof whenever possible. Place walkway pads at roof entry areas and at rooftop equipment access panels.

Laps

Inspect the condition of membrane laps, if applicable.

### Drainage System

General Condition  
Gutters/Scuppers/Down  
Spouts/Drains

Water should flow freely, unobstructed from the roof.

Remove any debris from inside and the surrounding areas.

Make sure strainers and clamping rings are secure.

### Perimeter/Flashings

General Condition

Inspect attachment to make sure it remains watertight. All metal work must be caulked and watertight.

Only JM metal is covered by the JM Peak Advantage Guarantee.

Base Flashing

Inspect for adequate fastening at top of the flashing. Check attachment to the substrate. Inspect vertical flashing end laps and horizontal laps at membrane.

Counterflashing

Ensure that the counterflashing is well secured. Periodically remove and replace caulking to ensure watertight conditions. Only use commercial grade caulk suitable for rooftop application.

### Roof Top Units

General Condition

All roof penetrations are prone to leaks. All units should be installed using compatible roof materials and should be properly flashed. Be sure to have a JM Peak Advantage contractor assist in the installation and flashing of new rooftop equipment.

HVAC

Check condensation lines for positive drainage. Ensure they are flowing freely to roof drains. Condensation lines should rest on wood blocks or rubber supports and never directly on the roof surface. Ensure equipment is in good condition and working properly. Install protection/walkpads around perimeter of equipment that requires periodic maintenance.

Equipment Supports:  
Satellite Dishes, Signs,  
Antennas, etc.

Properly support all heavy equipment on vertical curbs. All vertical curbs should be properly flashed and covered with a metal cap. Use protection/walkpads below all lightweight horizontal wood equipment supports.

Lightning Protection  
Equipment Flashing

Should not penetrate the roof surface. Ensure there are no overly loose or dangling cables.

Ensure equipment base flashings are secure, watertight and counterflashed.

### Penetrations

General Condition

Do not allow exhaust fumes, petroleum or other chemicals or contaminants directly onto the roof. Contact JM if any chemicals or service fluids come into contact with the roofing system.

Pipes and Vents  
Penetration Pan/  
Pitch Pocket

Inspect the lap at membrane and vertical lap. Ensure that the top to the flashing is secured and caulked properly.

An enclosure made of sheet metal, rubber or other material used to flash penetrations through a roof system.

Often a source of leaks. Must be topped-off annually with compatible sealer.

### Expansion Joints

A structural separation between two building elements that allows free movement between the elements without damage to the building or roofing system. Check for excessive movement or deterioration. Check all end laps and repair or replace lap splice as necessary. JM Expand-O-Flash expansion joints are covered under the terms of the JM Peak Advantage Guarantee.

RS-7395 6-08 (New)





ETDU

## Certificate of Radon Analysis

The University of Rhode Island  
Environmental Health and Safety  
Public Safety  
177 Plains Road  
Kingston, RI 02881  
ATTN: David E. Welsh, CIH – Industrial Hygienist

Invoice #: 12-1076  
PO # 34807  
Date Received: 1-12-12  
Date Reported: 1-20-12

Number of rooms affected  
= # 3

Sample Location: Eddy Residence Hall  
2 Complex Road  
Kingston, RI 02881

Sample Description: 'Initial' Radon Testing 1/10/12 – 1/12/12

Sample	Canister ID	Area	Floor	Result (pCi/L)
1	2174768	073 Mechanical	Basement	1.0
2	2174773	070A	Basement	0.6
3	2174954	070E	Basement	1.7
4	2174953	070H	Basement	0.8
5	2174981	003 Boiler Room	Basement	2.6
6	2174980	002 Electrical	Basement	3.2
7	2174964	067	Basement	1.2
8	2174965	063 Laundry	Basement	0.4
9	2174785	062 Laundry	Basement	0.4
10	2174759	050 Lounge	Basement	1.5
11	2174756	050 Lounge (DUP)	Basement	1.3
12	2174753	050A	Basement	5.9
13	2175461	050B	Basement	2.5
14	2175426	050C	Basement	5.8
15	2171012	050D	Basement	2.0
16	2171040	050E	Basement	0.7
17	2175449	050F	Basement	3.8
18	2175427	050G	Basement	3.7
19	2175440	050H	Basement	2.8
20	2175419	050J	Basement	0.4
21	2170985	050K	Basement	3.4
22	2174757	107 Lounge	1 <sup>st</sup>	0.9
23	2174963	142	1 <sup>st</sup>	0.8
24	2174784	143	1 <sup>st</sup>	1.0
25	2174748	143 (DUP)	1 <sup>st</sup>	1.0
26	2174967	110 Lounge	1 <sup>st</sup>	0.6
27	2174769	110 Lounge	1 <sup>st</sup>	0.5

Sample	Canister ID	Area	Floor	Result (pCi/L)
28	2174973	110A	1 <sup>st</sup>	4.0
29	2174969	110B	1 <sup>st</sup>	2.9
30	2174959	110C	1 <sup>st</sup>	2.3
31	2174958	110D	1 <sup>st</sup>	3.0
32	2174971	110E	1 <sup>st</sup>	2.1
33	2174767	110F	1 <sup>st</sup>	3.2
34	2174764	110G	1 <sup>st</sup>	1.8
35	2174781	110H	1 <sup>st</sup>	1.9
36	2174758	110J	1 <sup>st</sup>	1.9
37	2174972	110K	1 <sup>st</sup>	3.2
38	2174760	120 Lounge	1 <sup>st</sup>	0.6
39	2174979	120A	1 <sup>st</sup>	3.0
40	2174782	120B	1 <sup>st</sup>	1.0
41	2174960	130 Lounge	1 <sup>st</sup>	1.2
42	2174754	130 Lounge (DUP)	1 <sup>st</sup>	1.0
43	2174780	130A	1 <sup>st</sup>	3.6
44	2174775	130B	1 <sup>st</sup>	1.0
45	2174737	130C	1 <sup>st</sup>	0.2
46	2174752	130D	1 <sup>st</sup>	2.2
47	2174610	130E	1 <sup>st</sup>	2.4
48	2171006	130F	1 <sup>st</sup>	0.3
49	2174975	130G	1 <sup>st</sup>	2.2
50	2175471	130H	1 <sup>st</sup>	0.7
51	2171031	130J	1 <sup>st</sup>	2.2
52	2175424	130K	1 <sup>st</sup>	0.4
53	2174943	Blank	1 <sup>st</sup>	0.1
54	2174741	Blank	1 <sup>st</sup>	0.6

*The above results printed in red are above the EPA action level of 4.0 pCi/L.*

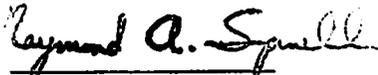
Units: pCi/L = Picocurie per Liter

**Radon Measurement Specialist:** Joseph J. Spinella  
**NRSB Certification #:** 2SS0006  
**RI Certification #:** RMC-073

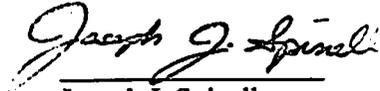
**Analytical work performed by:** RTCA : RI Certification # RAS 004  
 A copy of their report is enclosed.

12-1076  
URI – Eddy Residence Hall

*An organization or individual licensed and/or certified by the Rhode Island Department of Health to perform radon, radon progeny measurements, or radon mitigation services provides this notice to you. Any questions, comments, or complaints regarding the person performing these measurements or mitigation services may be directed to the Rhode Island Department of Health. Office of Occupational and Radiological Health, 3 Capitol Hill, Room 206, Providence, RI 02908-5097, (401) 277-2438.*



Raymond A. Spinella  
President/Co-Director



Joseph J. Spinella  
Co-Director

jjs  
enclosures



*CARRATT*

## Certificate of Radon Analysis

The University of Rhode Island  
Environmental Health and Safety  
Public Safety  
177 Plains Road  
Kingston, RI 02881  
ATTN: David E. Welsh, CIH – Industrial Hygienist

Invoice #: 12-1062  
PO # 34807  
Date Received: 1-11-12  
Date Reported: 1-20-12

**Sample Location: Garrahy Residence Hall**  
170 Flagg Road  
Kingston, RI 02881

*Number of rooms affected  
= # 1*

**Sample Description: 'Initial' Radon Testing 1/09/12 – 1/11/12**

Sample	Canister ID	Area	Floor	Result (pCi/L)
1	2175433	015	Basement	0.4
2	2175460	030	Basement	0.5
3	2175431	030E	Basement	0.7
4	2175470	030H	Basement	1.1
5	2175476	012	Basement	0.1
6	2175493	017 Laundry	Basement	1.3
7	2175459	022	Basement	3.0
8	2175462	021	Basement	2.8
9	2174747	020	Basement	2.0
10	2174926	050 Lounge	Basement	0.9
11	2175436	050A	Basement	0.5
12	2174923	050B	Basement	0.9
13	2175466	050C	Basement	1.6
14	2175477	050D	Basement	0.1
15	2175428	050E	Basement	1.8
16	2175422	060 Lounge	Basement	0.4
17	2175452	060A	Basement	2.1
18	2175418	060B	Basement	1.4
19	2175414	060B (DUP)	Basement	1.6
20	2175420	060C	Basement	1.6
21	2175490	060D	Basement	0.8
22	2175494	060E	Basement	3.2
23	2174935	116 Lounge	1 <sup>st</sup>	0.6
24	2175425	110 Lounge	1 <sup>st</sup>	1.3
25	2175421	110 (DUP)	1 <sup>st</sup>	0.7
26	2175415	110A	1 <sup>st</sup>	1.4

Sample	Canister ID	Area	Floor	Result (pCi/L)
27	2174952	110B	1 <sup>st</sup>	1.7
28	2174938	110C	1 <sup>st</sup>	2.9
29	2175417	110D	1 <sup>st</sup>	0.8
30	2175435	110E	1 <sup>st</sup>	1.3
31	2175446	105 Lounge	1 <sup>st</sup>	2.4
32	2174920	105 Lounge (DUP)	1 <sup>st</sup>	1.8
33	2175447	105A	1 <sup>st</sup>	3.1
34	2175409	105B	1 <sup>st</sup>	1.8
35	2175464	105C	1 <sup>st</sup>	3.2
36	2174941	105D	1 <sup>st</sup>	0.9
37	2174948	105E	1 <sup>st</sup>	2.9
38	2174933	105F	1 <sup>st</sup>	1.0
39	2175437	105G	1 <sup>st</sup>	5.2
40	2174939	105J	1 <sup>st</sup>	1.0
41	2174930	105K	1 <sup>st</sup>	1.0
42	2174944	103	1 <sup>st</sup>	0.4
43	2174929	102	1 <sup>st</sup>	0.6
44	2175434	101	1 <sup>st</sup>	1.1
45	2174740	190 Lounge	1 <sup>st</sup>	1.1
46	2174919	190 Lounge (DUP)	1 <sup>st</sup>	0.1
47	2174928	190A	1 <sup>st</sup>	0.6
48	2174932	190B	1 <sup>st</sup>	2.0
49	2174735	190C	1 <sup>st</sup>	3.1
50	2174739	190D	1 <sup>st</sup>	2.4
51	2174927	190E	1 <sup>st</sup>	2.7
52	2174940	180 Lounge	1 <sup>st</sup>	0.6
53	2174951	180 Lounge (DUP)	1 <sup>st</sup>	2.2
54	2174947	180A	1 <sup>st</sup>	0.4
55	2175439	180B	1 <sup>st</sup>	0.1
56	2174936	180C	1 <sup>st</sup>	0.3
57	2174742	180D	1 <sup>st</sup>	0.8
58	2174934	180E	1 <sup>st</sup>	1.3
59	2174916	170 Lounge	1 <sup>st</sup>	0.1
60	2174746	170C	1 <sup>st</sup>	1.4
61	2174734	170D	1 <sup>st</sup>	0.4
62	2174917	170E	1 <sup>st</sup>	1.7
63	2174950	019	Basement	0.6
64	2174942	013	Basement	1.3
65	2174763	Blank		0.1
66	2174961	Blank		0.1
67	2174736	Blank		0.1

*The above results printed in red are above the EPA action level of 4.0 pCi/L.*

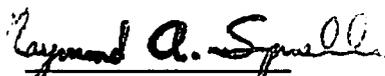
12-1062  
URI – Garrahy Residence Hall

Units: pCi/L = Picocurie per Liter

**Radon Measurement Specialist:** Joseph J. Spinella  
**NRSB Certification #:** 2SS0006  
**RI Certification #:** RMC-073

**Analytical work performed by:** RTCA : RI Certification # RAS 004  
A copy of their report is enclosed.

*An organization or individual licensed and/or certified by the Rhode Island Department of Health to perform radon, radon progeny measurements, or radon mitigation services provides this notice to you. Any questions, comments, or complaints regarding the person performing these measurements or mitigation services may be directed to the Rhode Island Department of Health. Office of Occupational and Radiological Health, 3 Capitol Hill, Room 206, Providence, RI 02908-5097, (401) 277-2438.*

  
Raymond A. Spinella  
President/Co-Director

  
Joseph J. Spinella  
Co-Director

ijj  
enclosures

WILEY



Northeast Environmental Testing Laboratory, Inc.

472 Smith Street Providence, Rhode Island 02908

(401) 454-3400

Certificate of Radon Analysis

The University of Rhode Island Environmental Health and Safety Public Safety 177 Plains Road Kingston, RI 02881 ATTN: David E. Welsh, CIH - Industrial Hygienist

Invoice #: 12-1075 PO # 34807 Date Received: 1-12-12 Date Reported: 1-20-12

Number of rooms affected = # 4

Sample Location: Wiley Residence Hall 180 Flagg Road Kingston, RI 02881

Sample Description: 'Initial' Radon Testing 1/10/12 - 1/12/12

Table with 5 columns: Sample, Canister ID, Area, Floor, Result (pCi/L). Contains 27 rows of radon test data.

Sample	Canister ID	Area	Floor	Result (pCi/L)
28	2171018	160D	1 <sup>st</sup>	0.6
29	2171015	160E	1 <sup>st</sup>	0.2
30	2171009	150 Lounge	1 <sup>st</sup>	0.2
31	2171038	150A	1 <sup>st</sup>	0.4
32	2171005	150B	1 <sup>st</sup>	0.8
33	2171033	150C	1 <sup>st</sup>	0.3
34	2170987	150D	1 <sup>st</sup>	0.6
35	2171036	150E	1 <sup>st</sup>	3.6
36	2171028	142 Laundry	1 <sup>st</sup>	0.6
37	2171010	135 Lounge	1 <sup>st</sup>	0.6
38	2171000	135 Lounge (DUP)	1 <sup>st</sup>	1.1
39	2170991	135A	1 <sup>st</sup>	0.8
40	2175467	135B	1 <sup>st</sup>	1.6
41	2171016	135C	1 <sup>st</sup>	1.3
42	2174925	135D	1 <sup>st</sup>	3.2
43	2175432	135E	1 <sup>st</sup>	5.6
44	2170998	135F	1 <sup>st</sup>	1.7
45	2171020	135G	1 <sup>st</sup>	0.5
46	2171025	135H	1 <sup>st</sup>	1.2
47	2171011	135J	1 <sup>st</sup>	0.3
48	2174924	135K	1 <sup>st</sup>	1.3
49	2171014	130 Lounge	1 <sup>st</sup>	1.0
50	2171032	130 Lounge (DUP)	1 <sup>st</sup>	1.0
51	2175413	130A	1 <sup>st</sup>	0.7
52	2170990	130B	1 <sup>st</sup>	1.2
53	2171004	130C	1 <sup>st</sup>	0.5
54	2170994	130D	1 <sup>st</sup>	2.4
55	2175484	130E	1 <sup>st</sup>	3.5
56	2170986	112	1 <sup>st</sup>	1.1
57	2171021	113	1 <sup>st</sup>	1.4
58	2175445	110 Lounge	1 <sup>st</sup>	2.1
59	2175463	110A	1 <sup>st</sup>	2.0
60	2175412	121	1 <sup>st</sup>	3.5
61	2175448	122	1 <sup>st</sup>	1.7
60	2174751	Blank	1 <sup>st</sup>	0.3
63	2175411	Blank	1 <sup>st</sup>	0.1
64	2174922	Blank	1 <sup>st</sup>	0.1

The above results printed in red are above the EPA action level of 4.0 pCi/L.

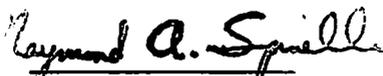
Units: pCi/L = Picocurie per Liter

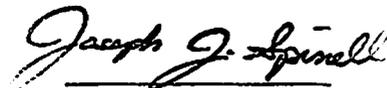
**Radon Measurement Specialist:** Joseph J. Spinella  
**NRSB Certification #:** 2SS0006  
**RI Certification #:** RMC-073

12-1075  
URI – Wiley Residence Hall

**Analytical work performed by: RTCA : RI Certification # RAS 004**  
A copy of their report is enclosed.

*An organization or individual licensed and/or certified by the Rhode Island Department of Health to perform radon, radon progeny measurements, or radon mitigation services provides this notice to you. Any questions, comments, or complaints regarding the person performing these measurements or mitigation services may be directed to the Rhode Island Department of Health. Office of Occupational and Radiological Health, 3 Capitol Hill, Room 206, Providence, RI 02908-5097, (401) 277-2438.*

  
Raymond A. Spinella  
President/Co-Director

  
Joseph J. Spinella  
Co-Director

jjs  
enclosures



## *Certificate of Radon Analysis*

The University of Rhode Island  
Environmental Health and Safety  
Public Safety  
177 Plains Road  
Kingston, RI 02881  
ATTN: David E. Welsh, CIH – Industrial Hygienist

Invoice #: 13-3183  
PO # 54515  
Date Received: 3-28-13  
Date Reported: 4-2-13

**Sample Location: Hillside Residence Hall – Kingston Campus**  
Kingston, RI 02881

**Sample Description: 'Initial' Radon Testing 3/26/13 – 3/28/13**

<b>Hillside Residence Hall</b>				
<b>Sample</b>	<b>Canister ID</b>	<b>Area</b>	<b>Floor</b>	<b>Result (pCi/L)</b>
1	2244232	A000	Ground	2.8
2	2239012	A001	Ground	3.3
3	2244209	A003	Ground	0.7
4	2239025	A004	Ground	0.2
5	2239035	A009 Apartment	Ground	5.1
6	2238953	A009A Bedroom	Ground	1.6
7	2238976	A009B Bedroom	Ground	8.5
8	2244225	B005 Lounge	Ground	0.9
9	2239005	B008 Mechanical Room	Ground	1.1
10	2239034	C001	Ground	0.2
11	2239009	RL000	Ground	1.1
12	2239038	RL001	Ground	1.9
13	2239003	RL001 (DUP)	Ground	1.8
14	2238980	RL002	Ground	1.4
15	2239020	RL003	Ground	1.3
16	2239007	RL004	Ground	1.5
17	2238975	RL007	Ground	1.7
18	2238981	RL009	Ground	2.3
19	2238989	RL010	Ground	2.9
20	2239011	RL013	Ground	1.2
21	2239019	RL016	Ground	6.0
22	2238985	RL017	Ground	2.8
23	2239021	RL019	Ground	2.5
24	2239028	RL020	Ground	3.5
25	2239037	RL021	Ground	2.1
26	2239040	RL022	Ground	3.8

Hillside Residence Hall				
Sample	Canister ID	Area	Floor	Result (pCi/L)
27	2239033	RL022 (DUP)	Ground	3.8
28	2238990	RL023	Ground	18.7
29	2238987	RL025	Ground	1.0
30	2239030	RL026	Ground	2.4
31	2238992	RL028	Ground	1.2
32	2239027	Blank		0.1
33	2238998	Blank		0.1

The above results printed in red are above the EPA action level of 4.0 pCi/L.

Units: pCi/L = Picocurie per Liter

**Radon Measurement Specialist:** Joseph J. Spinella  
**NRSB Certification #:** 2SS0006  
**RI Certification #:** RMC-073

**Analytical work performed by:** RTCA : RI Certification # RAS 004  
A copy of their report is enclosed.

*An organization or individual licensed and/or certified by the Rhode Island Department of Health to perform radon, radon progeny measurements, or radon mitigation services provides this notice to you. Any questions, comments, or complaints regarding the person performing these measurements or mitigation services may be directed to the Rhode Island Department of Health, Office of Occupational and Radiological Health, 3 Capitol Hill, Room 206, Providence, RI 02908-5097, (401) 277-2438.*

  
Raymond A. Spinella  
President/Co-Director

  
Joseph J. Spinella  
Co-Director

jjs  
enclosures

Hillside Residence Hall  
140 Campus Avenue  
Kingston, RI, 02881

'Initial' Radon Testing March 26-28, 2013

canister Placement

2244232

2239012

2244209

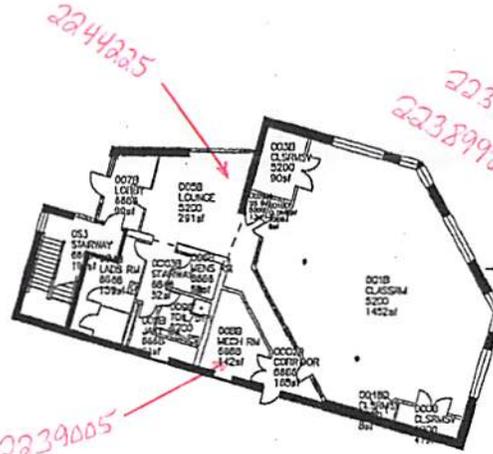
2239025

2239035

2238953

2238976

KC 76A	Page 1 of 6
HILLSIDE RESIDENCE HALL	
Building # 1576	
Floor: Ground	Date: 6/2/2012
Last updated: 10/2012	
Property & Support Services University of Rhode Island Kingston, Rhode Island	
Drawn by: CYF	Checked by:



2244225

2238992

2239030

2239040

2239028

2239019

2238989

2239007

2238980

2239009

(2239038)  
(2239003)

2239005

2238987

2238990

2239037

2238985

2239021

2239011

2238981

2238975

2239020

URI Hillside, Garrahy, Eddy & Wiley Halls - Radon Mitigation Project  
University of Rhode Island

**BID FORM**

To: The University of Rhode Island, Purchasing Office  
581 Plains Road, Kingston, RI 02881

Bidder:

_____	
Legal name of entity	
_____	
Address (street/city/state/zip)	
_____	
Contact name	Contact email
_____	
Contact telephone	Contact fax

**1. BASE BID PRICE**

The Bidder submits this bid proposal to perform all of the work (including labor and materials) described in the solicitation for this Base Bid Price (*including the costs for all Allowances, Bonds, and Addenda*):

\$ \_\_\_\_\_  
(base bid price *in figures* printed electronically, typed, or handwritten legibly in ink)

\_\_\_\_\_  
(base bid price *in words* printed electronically, typed, or handwritten legibly in ink)

• **Allowances**

The Base Bid Price ***includes*** the costs for the following Allowances:

No. 1: Testing and Inspection	\$5,000.00
No. 2: Unforeseen Structural Conditions	\$5,000.00

Total Allowances: \$10,000.00

URI Hillside, Garrahy, Eddy & Wiley Halls - Radon Mitigation Project  
University of Rhode Island

- **Bonds**

The Base Bid Price ***includes*** the costs for all Bid and Payment and Performance Bonds required by the solicitation.

- **Addenda**

The Bidder has examined the entire solicitation (including the following Addenda), and the Base Bid Price ***includes*** the costs of any modifications required by the Addenda.

*All Addenda must be acknowledged.*

Addendum No. 1 dated: \_\_\_\_\_

Addendum No. 2 dated: \_\_\_\_\_

Addendum No. 3 dated: \_\_\_\_\_

**2. ALTERNATES (Additions/Subtractions to Base Bid Price)**

The Bidder offers to: (i) perform the work described in these Alternates as selected by the State in the order of priority specified below, based on the availability of funds and the best interest of the State; and (ii) increase or reduce the Base Bid Price by the amount set forth below for each Alternate selected.

*Check "Add" or "Subtract."*

\_\_\_\_ Add \_\_\_\_ Subtract Alternate No. 1: **NA** \_\_\_\_\_

\$ \_\_\_\_\_  
(amount *in figures* printed electronically, typed, or handwritten legibly in ink)

\_\_\_\_\_  
(amount *in words* printed electronically, typed, or handwritten legibly in ink)

URI Hillside, Garrahy, Eddy & Wiley Halls - Radon Mitigation Project  
University of Rhode Island

\_\_\_\_ Add \_\_\_\_ Subtract Alternate No. 2: N/A

\$ \_\_\_\_\_

(amount *in figures* printed electronically, typed, or handwritten legibly in ink)

\_\_\_\_\_  
(amount *in words* printed electronically, typed, or handwritten legibly in ink)

\_\_\_\_ Add \_\_\_\_ Subtract Alternate No. 3: N/A

\$ \_\_\_\_\_

(alternate amount *in figures* printed electronically, typed, or handwritten legibly in ink)

\_\_\_\_\_  
(alternate amount *in words* printed electronically, typed, or handwritten legibly in ink)

**3. UNIT PRICES**

The Bidder submits these predetermined Unit Prices as the basis for any change orders approved in advance by the State. These Unit Prices include ***all*** costs, including labor, materials, services, regulatory compliance, overhead, and profit.

None.

**4. CONTRACT TIME**

The Bidder offers to perform the work in accordance with the timeline specified below:

- Hillside Hall
  - Start of construction: T.B.D. - any time after issuance of URI PO.
  - Substantial completion: 6 Weeks after issuance of URI PO.
  - Final Completion: 7 Weeks after issuance of URI PO.
  
- Eddy, Wiley, & Garrahy Halls:
  - Start of construction: Sunday, December 21, 2015.

URI Hillside, Garrahy, Eddy & Wiley Halls - Radon Mitigation Project  
University of Rhode Island

- o Substantial completion: Thursday, January 8, 2016.
- o Final completion, 3 listed Halls: Thursday, January 15, 2016.

**5. LIQUIDATED DAMAGES**

The successful bidder awarded a contract pursuant to this solicitation shall be liable for and pay the State, as liquidated damages and not as a penalty, the following amount for each calendar day of delay beyond the date for substantial completion, as determined in the sole discretion of the State: **\$ 500.00/day**

-----

**This bid proposal is irrevocable for 60 days from the bid proposal submission deadline.**

**If the Bidder is determined to be the successful bidder pursuant to this solicitation, the Bidder will promptly: (i) comply with each of the requirements of the Tentative Letter of Award; and (ii) commence and diligently pursue the work upon issuance and receipt of the purchase order from the State and authorization from the user agency.**

**The person signing below certifies that he or she has been duly authorized to execute and submit this bid proposal on behalf of the Bidder.**

**BIDDER**

**Date:** \_\_\_\_\_

\_\_\_\_\_  
Name of Bidder

\_\_\_\_\_  
Signature in ink

\_\_\_\_\_  
Printed name and title of person signing on behalf of Bidder

# \_\_\_\_\_

Bidder's Contractor Registration Number