

**Solicitation Information**  
4 April 11

RFP # 7448473

**TITLE: Design-Build of Catwalks, Platforms, & Ladders, @ Whipple Hall Boiler Plant at RI College**

Submission Deadline: 2 May 11 @ 10:00 AM (Eastern Time)

**PRE-BID/ PROPOSAL CONFERENCE: YES Date: 18 April 11 Time: 10:00 AM (EDT)**  
**Mandatory : YES**  
**Location: Physical Plant, 2<sup>nd</sup> Floor Conference Room**  
**Rhode Island College, 600 Mt. Pleasant Avenue, Providence, RI**

Questions concerning this solicitation may also be e-mailed to the Division of Purchases at [questions@purchasing.ri.gov](mailto:questions@purchasing.ri.gov). Questions must be received no later than 14 April 11 @ 12:00 Noon (ET). Questions should be submitted in a *Microsoft Word attachment*. Please reference the RFP# on all correspondence. Questions received, if any, will be posted on the Internet as an addendum to this solicitation. It is the responsibility of all interested parties to download this information.

**SURETY REQUIRED: Yes**

**BOND REQUIRED: Yes**

Jerome D. Moynihan, C.P.M., CPPO  
Assistant Director for Special Projects

**Vendors must register on-line at the State Purchasing Website at [www.purchasing.ri.gov](http://www.purchasing.ri.gov).**

**NOTE TO VENDORS:**

**Offers received without the entire completed four-page RIVIP Generated Bidder Certification Form attached may result in disqualification.**

**THIS PAGE IS NOT A BIDDER CERTIFICATION FORM**

## **1. INTRODUCTION**

### **1.0 GENERAL INFORMATION**

The Rhode Island Department of Administration/Office, on behalf of Rhode Island College, is soliciting proposals from qualified firms to provide for Design-Build services, as described elsewhere herein, and in accordance with the terms of this request and the State's Governing Terms and Conditions, which is available on the State of Rhode Island Division of Purchases internet home page [www.purchasing.ri.gov](http://www.purchasing.ri.gov).

The Design-Build Services are for the complete design, supply, and installation of new platforms and ladders in the Whipple Hall Boiler Plant

This is a Request for Proposal (RFP), not an Invitation to Bid: response will be evaluated on the basis of relative merits of the proposal, in addition to price; there will be no public opening and reading of responses received by the Office of Purchases, pursuant to this Request, other than to name those Offerors who have submitted proposals.

The RFP states the instructions for submitting proposals, the procedures and criteria by which a vendor may be selected and the contractual terms by which The State of Rhode Island intends to govern the relationship between it and the selected vendor.

### **1.1 Definition of Parties**

Rhode Island College with henceforth be referred to as RIC or the College Respondents to the RFP shall be referred to as Offerors. The Offeror to whom the contract is awarded shall be referred to as the Contractor

#### **1.1.1 Terms/Definitions**

"Request for Proposal", or "RFP", refers to this document or the contents of this document.

"Customer" or "State" refers to the State and/or associated State institution or agency covered under this RFP

The terms "Vendor", "Bidder", and "Offeror" used herein all refer to the vendor submitting a response to this RFP. The terms "proposal" and "response" are synonymous.

Throughout this document the word "project" refers to the Design-Build services for design, supply and installation of catwalks, platforms, and ladders in the Whipple Hall Boiler Plant.

## **1.2 Instructions and Notification to Offerors**

### **1.2.1 General Conditions**

This contract will be awarded under the State of Rhode Island Division of Purchases general conditions of purchasing which are available on the State of Rhode Island's website <http://www.purchasing.ri.gov>

Potential offerors are advised to review all sections of this RFP carefully, and to follow instructions completely, as failure to make a complete submission as described herein may result in rejection of the proposal.

Interested parties are instructed to peruse the Division of Purchases web site on a regular basis, as additional information relating to this solicitation may be released in the form of an addendum to this RFP.

### **1.2.2 Mandatory Pre-Proposal Conference**

There will be a mandatory pre-proposal conference on 18 April 2011, at 10:00 AM (allow 1 – 2 hours to include a tour of the building), at Whipple Hall Boiler Plant, Rhode Island College, 600 Mt. Pleasant Avenue, Providence, RI. This will provide vendors with the opportunity to talk to the staff responsible for administering the project. Vendors will also be taken on a tour of the buildings in order to familiarize themselves with the project.

Prospective bidders may also make written inquiries concerning this RFP to obtain clarification of requirements. See the cover page of this solicitation for instructions.

Beyond the terms and conditions expressed herein, no additional discussions regarding this solicitation with State Employees will be permitted.

### **1.2.3 MBE Goal**

The State of Rhode Island has a goal of ten percent (10%) participation by MBE's in all State procurements. For further information, visit the website [www.mbe.ri.gov](http://www.mbe.ri.gov). To speak with an MBE officer, call (401) 574-8253.

### **1.2.4 Equal Employment Opportunity**

**§ 28-5.1-1 Declaration of policy.** – (a) Equal opportunity and affirmative action toward its achievement is the policy of all units of Rhode Island state government, including all public and quasi-public agencies, commissions, boards and authorities, and in the classified, unclassified, and non-classified services of state employment. This policy applies in all areas where the state dollar is spent, in employment, public service, grants and financial assistance, and in state licensing and regulation. For further information, contact the Rhode Island Equal Employment Opportunity Office, at 222-3090.

### **1.2.5 E-Verify Vendor Requirement**

E-verify is no longer a requirement for submitting offers to the State of Rhode Island

### **1.2.6 No Guarantee of Services**

Selection of Vendor under this RFP is not a guarantee that the Vendor will be selected to provide services during the agreement period. Vendors and services will be selected by Customer based on need, in addition to vendor qualifications, pricing, and ability

### **1.2.7 Proposal Costs**

All costs associated with developing or submitting a response to this solicitation, or to provide oral or written clarification of its content, shall be borne by the offeror. The State assumes no responsibility for these costs

### **1.2.8 Proposal Validity**

Responses are considered to be irrevocable for a period of not less than one hundred and twenty (120) days following the opening date, and may not be withdrawn, except with the express written permission of the State Purchasing Agent.

All pricing submitted will be considered to be firm and fixed unless otherwise indicated herein.

### **1.2.9 Foreign Corporations**

In accordance with Title 7, Chapter 1-2 of the General Laws of Rhode Island, no foreign corporation, a corporation without a Rhode Island business address, shall have the right to transact business in the state until it shall have procured a Certificate of Authority to do so from the Rhode Island Secretary of State (401-222-3040). *This is a requirement only of the selected vendor(s)*

### **1.2.10 Right to Reject**

The State reserves the **right to reject** the proposal of any vendor that fails to comply with all of the specifications and requirements contained herein. The State also reserves the right to approve or reject a vendor's participation in any portion of the requested services without rejecting the vendor's entire offer.

### **1.2.11 Modifications to RFP**

The State reserves the right to revise, modify, supplement, or withdraw this RFP at any time. Vendors are encouraged to visit the Division of Purchases' website on a regular basis, as any additional information relating to this solicitation will be released in the form of addenda relating to this RFP.

### **1.2.12 Submission Materials**

All materials submitted regarding this RFP will become the property of the State and will only be returned to the vendor at the State's option. Disqualification of a vendor or non-acceptance of the RFP does not eliminate this right. Bidders are advised that all materials submitted to the State for consideration in response to this Request will be considered to be public records, as defined in Title 38 Chapter 2 of the Rhode Island General Laws, without exception, and will be released for inspection immediately upon request, once an award has been made.

### **1.2.13 RFP Submission Compliance**

Proposals which are not present in the Division of Purchases at the time of opening for any cause will be determined to be late and not considered. For the purposes of this requirement, the official time and date shall be set by the time clock in the Division of Purchases reception area. Proposals faxed, or emailed, to the Division of Purchases will not be considered.

## 2.0 BUILDING DESCRIPTION

### Whipple Hall Boiler Plant

The Whipple Hall Boiler Plant is located in the basement of Whipple Hall. This is the central boiler plant for the campus and it operates year-round, twenty four hours per day, seven days per week. The plant contains three active boilers and two inactive boilers. The inactive boilers are scheduled to be dismantled and removed prior to the work in this project taking place. There are two elevated tanks (condensate tank & DA tank) that require regular access. Finally, there are several PRV valves located near the ceiling that must be accessed regularly. Floor plans of the building are attached.

## 3.0 SCOPE OF WORK

3.1 The following scope items shall be considered the minimum requirements. The offeror shall include any additional scope items in their proposal that they believe will allow RIC to better meet the project objective.

3.2 **General** – Provide complete design, supply, and installation of platforms and ladders in the boiler plant. The December 2010 Safety Compliance Survey Report prepared by Triumvirate Environmental and the attached Conceptual Plan shall be the basis for design development. Dimensional information provided is approximate. Offeror shall confirm all dimensions for the development of the proposal.

### 3.3 Platforms, Catwalks, and Ladders

3.3.1 Locations – The December 2010 Safety Compliance Survey Report (attached) identifies the areas that will be addressed as part of this project and identifies the applicable OSHA requirement. Conceptual Plan (attached) shows the approximate locations of the proposed platforms, catwalks, and ladders. The exact locations and configurations shall be determined as part of the design.

3.3.2 Materials – Catwalks and platforms shall be constructed using slip resistant, galvanized steel, bar grating by Unistrut, McNichols Co. or equal. Structural members shall be galvanized steel. Ladders shall be galvanized steel and have slip-resistant treads. Railings and Toeboards shall be galvanized steel.

- 3.3.3 Design Load – Offeror to determine appropriate design load for intended use. Grating system to be designed in accordance with design load and maximum spans between supports.
- 3.3.4 Support – Support of all platforms, catwalks, and ladders shall be from the floor or structural members of the building. Designer shall verify that existing structure can support proposed loads and design and install additional structural members and reinforcing as required to support platforms, catwalks, and ladders. Platforms, catwalks, and ladders shall be bolted, clamped, clipped, screwed, or welded to the support system as appropriate.
- 3.3.5 Access to Valves/Equipment – The new platforms shall be fabricated such that RIC has access to maintain and/or remove valves or other equipment that will be under the platform or penetrate the platform. Provide penetrations and/or removable sections as appropriate.
- 3.3.6 OSHA Compliance – All work shall be in conformance with OSHA 29CFR 1910 Subpart D. Particular attention is called to:
- 1910.27 – Fixed Ladders
  - 1910.23 - Guarding floor and wall openings and holes
- 3.3.7 Design calculations – Catwalks, platforms, and ladders shall be designed by a structural engineer licensed in the State of Rhode Island. Catwalks, platforms, and ladders shall be designed to support the intended load with a factor of safety. Supporting calculations stamped by a P.E. (structural) shall be provided with shop drawing submittals.
- 3.3.8 Project Components – The project consists of the following components:
- 3.3.8.1 Condensate Tank Platform – Fabricate & install a platform that extends around the perimeter of the condensate tank on three sides as depicted in the attached sketch. Platform shall be elevated and approximately 10 feet from the floor. The platform will be multi-tiered in order to access equipment.

Fabricate & install ladder from the ground floor to the platform. Platform shall be equipped with railings and toeboards in conformance with OSHA.

- 3.3.8.2 Boiler #3/PRV Platform – Fabricate & install a platform that extends from the existing walkway on the upper level of the boiler room under the PRV stations and over boiler #3 to the south wall as depicted in the attached sketch. Platform shall be elevated and approximately 12 feet from the floor. The platform will be multi-tiered in order to access equipment. Fabricate & install ladder from the ground floor to the platform on the east side of boiler #3. Platform shall be equipped with railings and toeboards in conformance with OSHA.
- 3.3.8.3 Boiler #4 Platform - Fabricate & install a platform over boiler #4 as depicted in the attached sketch. Platform shall be elevated and approximately 12 feet from the floor. Fabricate & install ladder from the ground floor to the platform on the east side of boiler #4. Platform shall be equipped with railings and toeboards in conformance with OSHA.
- 3.3.8.4 Boiler #5/DA Tank Platform - Fabricate & install a platform that runs along the east wall over boiler #5 and around the DA Tank as depicted in the attached sketch. Platform shall be elevated and approximately 12 feet from the floor. The platform will be multi-tiered in order to access equipment. Fabricate & install ladder from the ground floor to the platform on the southwest corner of boiler #5. Fabricate & install ladder from the platform to the top of the DA Tank. Platform shall be equipped with railings and toeboards in conformance with OSHA.
- 3.3.8.5 Miscellaneous - Fabricate & install approximate 15 foot ladder from the ground floor to access water feed valve. Fabricate & install railing in salt storage area.

3.4 Schedule – This project shall be completed by approximately June 30, 2011

- 3.5 Meetings** - Meet with representatives from Facilities and Operations at outset of project to discuss details of project prior to beginning work. Plan for at least semi-weekly progress meetings during the design phase and weekly progress meeting during the construction phase
- 3.6 Codes & Laws** – The design and construction shall conform to all national, state, and local applicable codes and laws. Platforms and ladders shall be manufactured and installed per Occupational Safety & Health Act (OSHA) – General Industry Standards 29 CFR 1910 Subpart D.
- 3.7 Existing Data Review** - Review existing building plans and conduct detailed onsite reviews of the boiler plant. Plan for a ½ day meeting with boiler plant staff to review their specific needs with regard to platform locations and accessibility to equipment or specific work areas.
- 3.8 Approval by State Building Commissioner** – The design documents must be approved by the Rhode Island State Building Commissioner. Submit to their office (with copy to College) for review on behalf of the College. The offeror shall modify documents based on the Building Commissioner’s requirements.
- 3.9 Draft Submittal** - Submit three (3) copies of the design plans and specifications within 45 days of contract award for review and comment.
- 3.10 Final Submittal** - Revise draft designs in accordance with RIC comments within 15 (fifteen) days of receipt of comments and submit to Rhode Island State Building Commissioner for review and approval. Revise as necessary and once approved submit five (5) copies of the final plans and specifications within 15 days of receipt of comments of draft (hard copy and electronic copy (AutoCAD & PDF)). All designs shall be stamped by a Professional Engineer (structural) licensed in the State of Rhode Island.
- 3.11 Construction** – Offeror shall be responsible for all aspects of construction. All construction staff shall possess valid Rhode Island licenses in their respective disciplines, including but not limited to welders, electricians, plumbers, pipefitters.
- 3.11.1 Access to Buildings & Work Hours** – The Boiler Plant in use throughout the year. The Offeror will need to coordinate activities with ongoing operations. It shall be assumed that at least some of the work will need to

be conducted during nights and/or weekends. This shall be reflected in the vendor's fee structure, as there will be no additional compensation for work outside normal work hours. It shall also be assumed that there will be some days where particular types of work will not be allowed to minimize disturbance to College activities.

- 3.11.2 **Normal work hours** shall be M-F, 7:30 am to 4:30 pm, excluding holidays. The offeror must complete the work in a manner so as not to disrupt ongoing full use of the facility. Work outside of normal work hours must be requested at least 48-hrs. in advance and must be approved by the College Engineer.
- 3.11.3 **Permits** - Offeror is responsible for obtaining and paying for all required permits including but not limited to building permits, electrical permits, and plumbing permit from the State Building Code Commissioner's office.
- 3.11.4 **Materials** - Offeror shall supply all materials and equipment required for this project. All materials shall conform to current codes and standards.
- 3.11.5 **Shop Drawings** - Submit five sets of shop drawings for all materials for the College's review and approval. Ensure submittals are consistent with the design, College standards, and all applicable codes and laws. Drawings must be approved by the College Engineer prior to materials being ordered. No materials will be accepted on the job site without approved shop drawings.
- 3.11.6 **Storage of Materials** - At the jobsite, all materials are to be stored in a place and manner which protect them from damage and the effects of weather. Flammable materials are not to be stored inside campus buildings. Coordinate storage requirements and proposed locations with the College Engineer.
- 3.11.7 **Manufacturer's Directions** - All manufacturer's articles, materials, and other equipment shall be supplied, installed, connected, erected, used, cleaned, and conditioned as directed by the manufacturer's instructions unless otherwise approved by the College Engineer.

- 3.11.8 **Davis-Bacon** – Offeror is required to pay prevailing wages as set forth by the Rhode Island Department of Labor and Training and the Davis Bacon Wage Rate Schedules. Submit two copies of certified payrolls for offeror and all sub-contractors with each pay request
- 3.11.9 **Red-line Drawings** – Offeror shall maintain a set of red-line drawings on-site reflecting as-built conditions. Red-lines shall be marked on final design drawings. Red-line drawings shall be presented at each progress meeting for review by the College.
- 3.11.10 **Cleanup** – Offeror is responsible for site cleanup. All trash and construction debris shall be removed from the building on a daily basis. Offeror shall broom clean, vacuum, dust, and wet mop all surfaces affected by the construction on a daily basis. The offeror is responsible for the proper and legal disposal of all materials. The cost of such disposal shall be included in the offeror's pricing. The offeror shall also remove all marks, stains, fingerprints, and other soil or dirt from all painted, decorated and stained surfaces. To clean a given surface, only cleaning materials which are recommended by the manufacturer of the surface to be cleaned are to be used. All damages to exterior or interior walls or exposed ceilings will be completely finished (painted as necessary) so as to match adjacent surfaces.
- 3.11.11 **Protection of Personnel and Property** – The Offeror shall conduct their work in such a manner to protect the personnel and property of the College, students, or employees from loss, injury, or damage. Where dust, plaster, or debris is anticipated as a result of overhead construction, drop cloths should be placed to protect property and poly should be hung to contain dust. Offeror shall repair, replace, and/or compensate any damage, injury or loss resulting from this project. The College shall not be responsible for offeror equipment/security.
- 3.11.12 **Cleaning Materials** – To clean a given surface, only those cleaning materials which are recommended by the manufacturer of the surface to be cleaned shall be used.
- 3.11.13 **Finished Surfaces Work** – Damages to walls, ceilings, floors (such as smeared, scratched, or gouged masonry members or sheetrock) will be completely finished (painted as appropriate) so as to match the finish,

texture, and surface plane of adjacent surfaces. Any damages to the existing bricks are to be concealed by a caulking; or such bricks are to be replaced and mortared in. Spot painting of any damage repairs to the walls will be required.

- 3.11.14 **O&M Manuals** – Vendor shall supply three (3) copies of O&M manuals for the fire alarm and sprinkler system for each building. O&M manuals shall be bound in three-ring binders and shall be divided into sections with a table of contents listing the contents of each section. O&M manuals shall include: equipment cut sheets, manufacturer's maintenance information on all components of the system, as-built drawings, system operational instructions, spare parts lists, and any other information pertinent to the operation and maintenance of the fire alarm systems.
- 3.11.15 **As-Built Drawings** – Use red-line drawings and original design documents to develop As-built plans on AutoCad. Provide three (3) sets of as-built drawings and a CD with both AutoCad and PDF electronic files.
- 3.11.16 **Payment** – Submit pay requisitions at the end of each month using AIA forms. College will withhold 10% retainage. At project outset submit a schedule of values. Upon completion of work, notify College Engineer and a joint inspection will be scheduled.
- 3.11.17 **Start-Up and Training Operations** – Conduct start-up operations and personnel instruction. Start-up shall include actual start-up and systems adjustment; complete system demonstration and performance verification; the furnishing of maintenance data and spare parts lists; the setting and adjustment of all controls and accessories; and trouble-shooting and the provision of a troubleshooting guide. The required testing is to include all equipment installed by this contract. Contractor will instruct the College Engineer and Physical Plant personnel on the operation and maintenance requirements of all equipment that is installed. Training shall be done onsite and scheduled according to availability of RIC staff. Two duplicate training sessions (on different days) shall be provided to ensure adequate staff receive training.
- 3.11.18 **Warranty** –The offeror shall leave the facility in proper working order and shall replace any work, material, or equipment provided under this contract which develops defects, other than due to vandalism, within one

year from the date of final acceptance by the College, without additional expense to the College. Offeror shall register all products with manufacturer on behalf of the College to initiate manufacturer warranties.

#### **4.0 QUALIFICATIONS**

- 4.1** Offerors shall have at least 10 years of experience in the design and installation of platforms, catwalks, and ladders. It is preferable that offerors have conducted at least 3 designs and installations of similar size and complexity in the last 5 years. It is preferable that at least one (1) of these shall have been completed in the State of Rhode Island. Offerors shall have thorough knowledge of local and national codes, including but not limited to OSHA 29 CFR 1910, Subpart D. It is preferable that offerors have experience working with and obtaining design approvals from the Rhode Island State Building Commissioner's office.
- 4.2** The installation of the platforms, catwalks, and ladders shall be conducted by contractor(s) holding valid licenses in Rhode Island. Any required welding is to be accomplished by a RI-certified welder.

#### **5.0 AVAILABLE DOCUMENTS**

Documents available to the Offerors are as follows:

- Building Plans
- Campus Map
- Safety Compliance Survey Report, December 2010

#### **6.0 PROJECT DELIVERABLES**

The following is a list of end products that should result from the project:

- 6.1 Draft Plans and Specifications (3 copies)**
- 6.2 Final Plans and Specifications (approved by State Fire Marshal and FM Global) (5 copies)**
- 6.3 Installed and inspected platforms, catwalks, and ladders.**
- 6.4 O&M Manuals – three (3) copies**
- 6.5 As-Built Drawings – Three hard copies and electronic files (AutoCAD and PDF).**

#### **7.0 PRE-PROPOSAL QUESTIONS AND MEETING**

##### **Pre- Proposal Conference**

A **mandatory** pre-proposal conference will be held on the date & time indicated on page one of this solicitation, at Rhode Island College. The purpose of this conference is to answer

questions and provide further clarification as may be required. Firms planning to attend this pre-proposal conference, or to get directions to the campus, visit <http://www.ric.edu/aboutRIC/directions.php>.

A tour of the Whipple Hall Boiler Plant will follow the pre-proposal conference.

The information discussed at this pre-proposal meeting will be released as an addendum to the RFP and posted on the Internet at [www.purchasing.ri.gov](http://www.purchasing.ri.gov)

### **Pre-Submission Questions**

Questions, in **Microsoft Word Format**, concerning this solicitation may be emailed to the Division of Purchases at [questions@purchasing.ri.gov](mailto:questions@purchasing.ri.gov) no later than the Date & Time indicated on page 1 of this solicitation. Please reference the RFP on all correspondence. Answers to questions received, if any, will be posted on the Internet as an addendum to this solicitation. It is the responsibility of all interest parties to download this information.

## **8.0 PROPOSAL SUBMISSION REQUIREMENTS AND FORMAT**

### **Submission Requirements**

- A completed and signed three-page RIVIP Bidder Certification Cover Form, available at [www.purchasing.ri.gov](http://www.purchasing.ri.gov).
- A summary section providing an overview of the services being proposed.
- Evidence of Qualifications as described in Section 4.0, Section 8.0 and Section 9.0. It is preferable for the Response to contain the actual text of the RFP followed by the Vendor's response to that paragraph.
- An exceptions listing, by paragraph number, of any specifications that have not been met (exceptions for specifications relating to services not being offered do not need to be provided).
- A completed and signed W-9 (taxpayer identification number and certification.) Form is downloadable at [www.purchasing.ri.gov](http://www.purchasing.ri.gov).
- Vendor may include further sections or appendices containing drawings, planning documents, or any other supplementary information the Vendor would like to include in their response. Additional information such as marketing and sales brochures is welcome, but is in no way a substitute for the information requested above.
- Not-to-exceed fee and approach to establishing fee. Documents are to be signed, sealed, and separate from the technical response.

### **Submission Format**

**The deadline for submission is indicated on page one of this solicitation.**

Offers to provide the services covered by this Request must be received by the Division of Purchases on or before the date & time indicated on page one of this solicitation. Responses (an original plus 5(five) copies) should be mailed or hand-delivered in a sealed envelope marked ["RFP #7448473 – RIC Design-Build of Catwalks, Platforms, & Ladders – Whipple Hall Boiler Plant"] to:

**RI Dept. of Administration**  
**Division of Purchases, 2<sup>nd</sup> floor**  
**One Capitol Hill**  
**Providence, RI 02908-5855**

NOTE: Proposals received after the above-referenced due date and time will not be considered. Proposals misdirected to other State locations or which otherwise not presented in the Division of Purchases by the scheduled due date and time will be determined to be late and may not be considered. Proposals faxed, or emailed, to the Division of Purchases will not be considered. The "official" time clock is located in the reception area of the Division of Purchases.

*In addition to the multiple hard copies of proposals required, offerors are requested to provide their proposal in electronic format (CDRom) Microsoft Word / Excel OR PDF format is preferable **Only 1 electronic copy is requested and it should be placed in the proposal marked "original"**.*

A Selection Committee will evaluate submitted proposals on the basis of the above criteria items. Consultant Teams may be invited to appear before the Committee for in-person presentations. The Committee will then make a qualifications based recommendation for final selection to the Rhode Island State Division of Purchases for final award determination.

Notwithstanding the above, the State reserves the right not to award this contract or to award on the basis of cost alone, to accept or reject any or all responses, and to award in its best interest.

Proposals found to be technically or substantially non-responsive at any point in the evaluation process will be rejected and not considered further.

**Proposal submission should include (in addition to above):**

8.1 Firm information – Provide name, address, phone number, primary contact person, and number of years firm has been designing and installing fire alarm systems and sprinkler systems. Provide resumes of key personnel who will be assigned to the project including project manager and site superintendent.

8.2 Reference Projects – Provide a list of at least three similar projects completed in the last five years, including reference contact person and phone number, date of project

installation, and cost of project. It is preferable that at least one of these projects was completed in the State of Rhode Island.

8.3 Sub-contractor Listing – Use the attached Fee Form to provide a list of sub-contractors to be used on project, their role on the project, and the percentage of the total fee their work comprises. In addition, proposal should include sub-contractor address, sub-contractor qualifications (project references, resumes of key personnel), description of proposed work.

8.4 Schedule – Provide a detailed proposed project schedule from date of award. Schedule shall reflect completion of both design and construction by June 30, 2011. Demonstrate that firm has capacity to complete the project on schedule.

8.5 Costs – Use the attached Fee Form to provide Fee information.

## 9.0 EVALUATION FACTORS

In order to select the Vendor that will be awarded this RFP, the RFP responses will be evaluated in the following manner.

The College will convene a Selection Committee that will score each response. The response will be scored in the following categories, in which each category is given a weight factor expressed in a percentage of the total. The evaluation categories are:

- **Experience in performing design and installation of platforms, catwalks, and ladders and technical expertise (45 Technical points)**

The offerors will be evaluated on their demonstrated experience in designing similar systems. Offerors shall have at least 10 years of experience in the design and installation of platforms, catwalks, and ladders. It is preferable that offerors have conducted at least 3 designs and installations of similar size and complexity in the last 5 years, and it is preferable that at least one (1) of these projects was completed in the State of Rhode Island. Offerors shall have experience working with and obtaining design approvals the Rhode Island State Building Commissioner's office.

The offerer shall demonstrate expertise in the design and installation of platforms, catwalks, and ladders, and other appropriate disciplines. Knowledge of all local and national safety codes is mandatory. Describe how the project will be managed and include the names and resumes of all key personnel (project manager, project engineer, site superintendent) who would work on project.

- **Ability to Complete Project Within Schedule (25 points)**

It is important to the College that the offeror complete this work within the proposed schedule. Proposal should demonstrate that the company has sufficient staffing and that the proposed staff is available to complete the work required

- **Fees (30 Cost points)** The fee will be evaluated along with the above items as a factor in selection. This project is structured as a lump sum fee. A 15% contingency shall be included for unforeseen circumstances. Use of contingency funds must be pre-approved in writing by the College.

### 10.0 SELECTION PROCESS

The Selection Committee will evaluate and score all proposals, using the criteria described earlier in this solicitation and repeated below.

\_\_\_\_\_ Experience and Technical Expertise  
0-45 points

\_\_\_\_\_ Ability to Complete Project on Schedule  
0-25 points

\_\_\_\_\_ Fee  
0 – 30 points

**Fee Form**

Lump Sum Fee	\$
Contingency (15% of lump sum)	\$
Total	\$

*Note: Fees should be provided in numbers (i.e. \$100.00) and writing (i.e. one hundred dollars and zero cents).*

Listing of Proposed Subcontractors

Company	Type of Work To Be Completed (i.e. role on project)	Approximate % of Total Fee

Company: \_\_\_\_\_

Name of Representative (typed or printed):

\_\_\_\_\_

Signature of Representative

Date

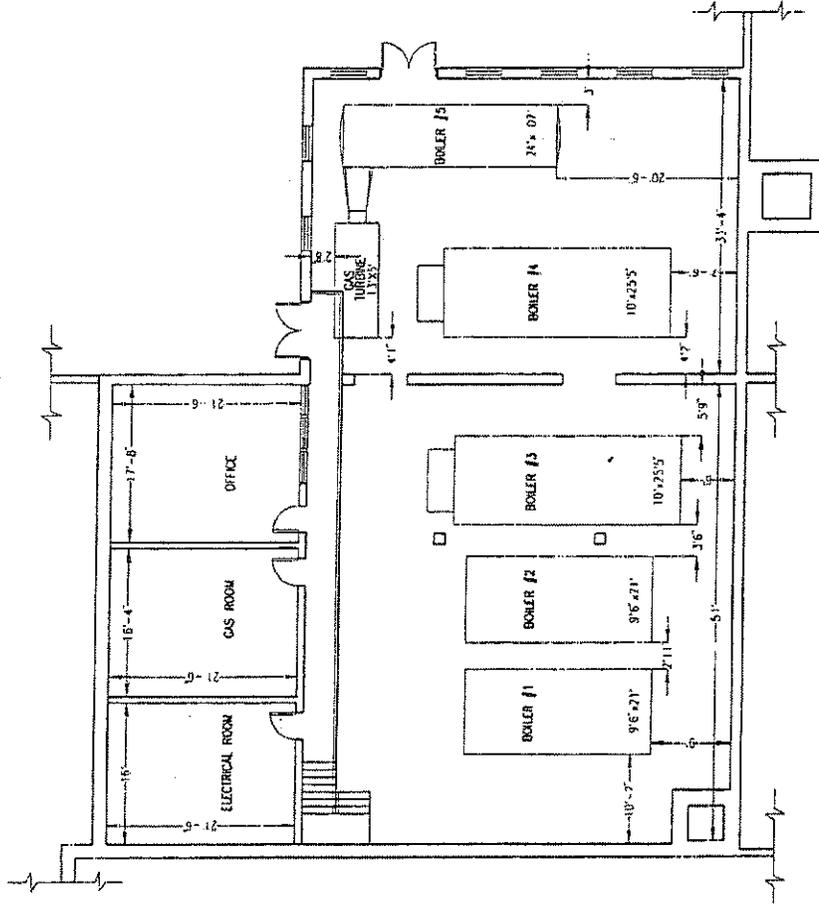
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RHODE ISLAND COLLEGE

Whipple Hall



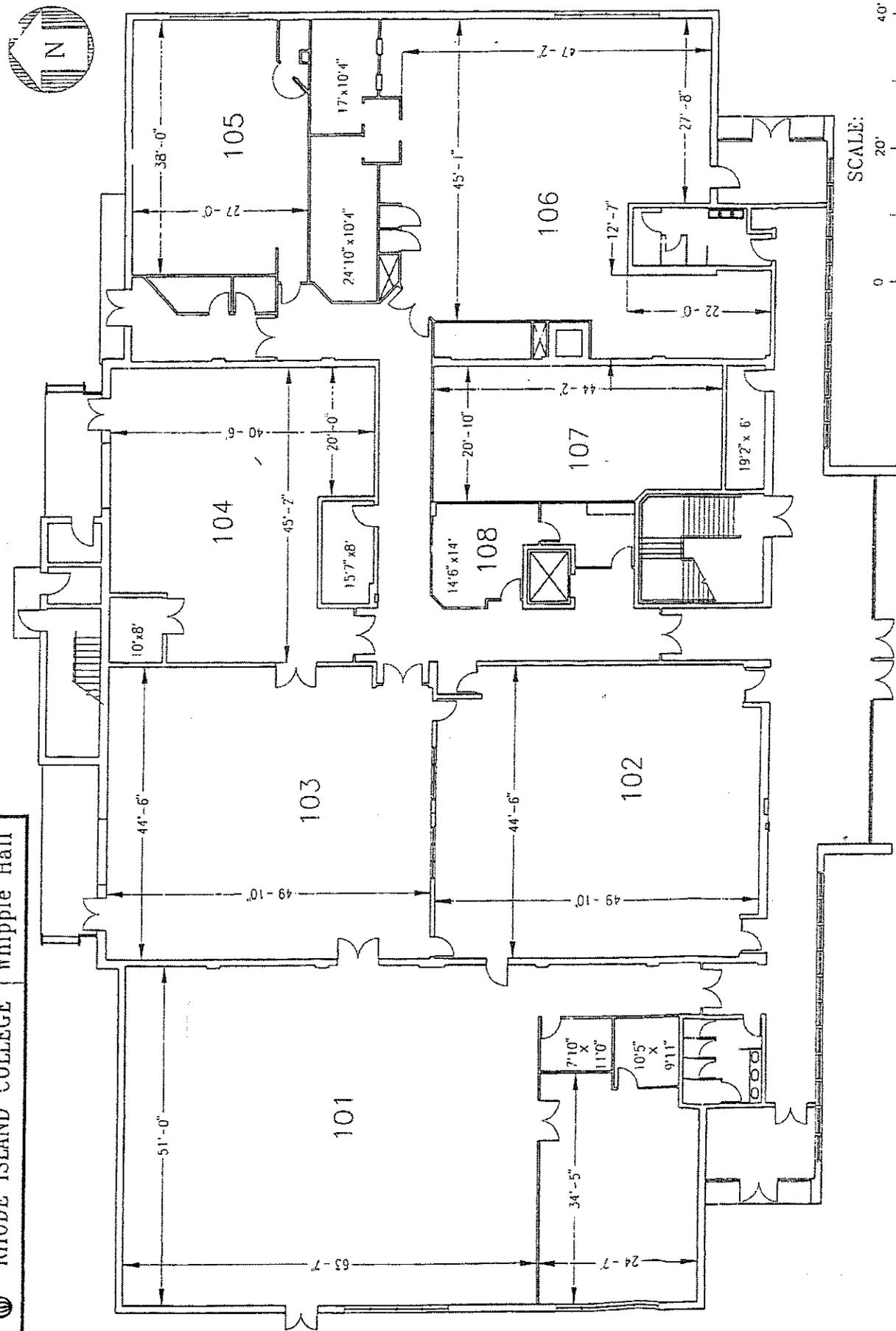
SCALE:



PLAN: Basement Floor

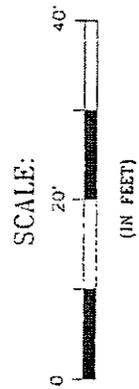
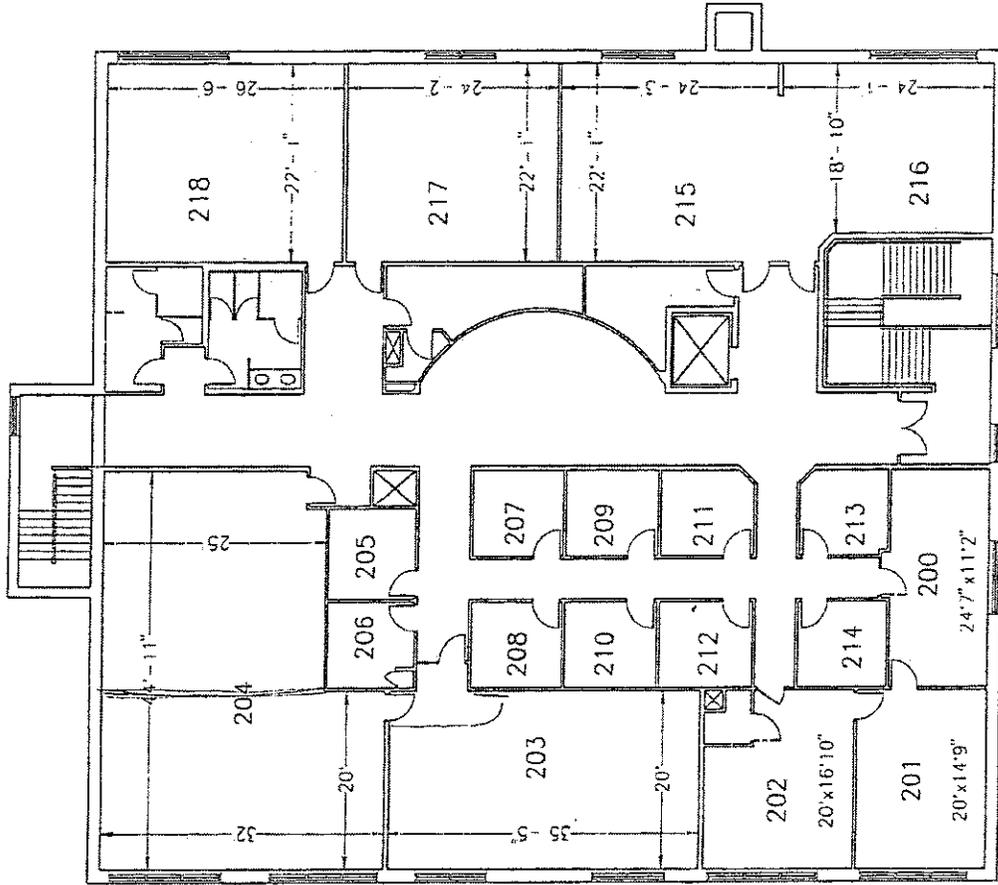
Page 11

J Vickers, Plant Engineer

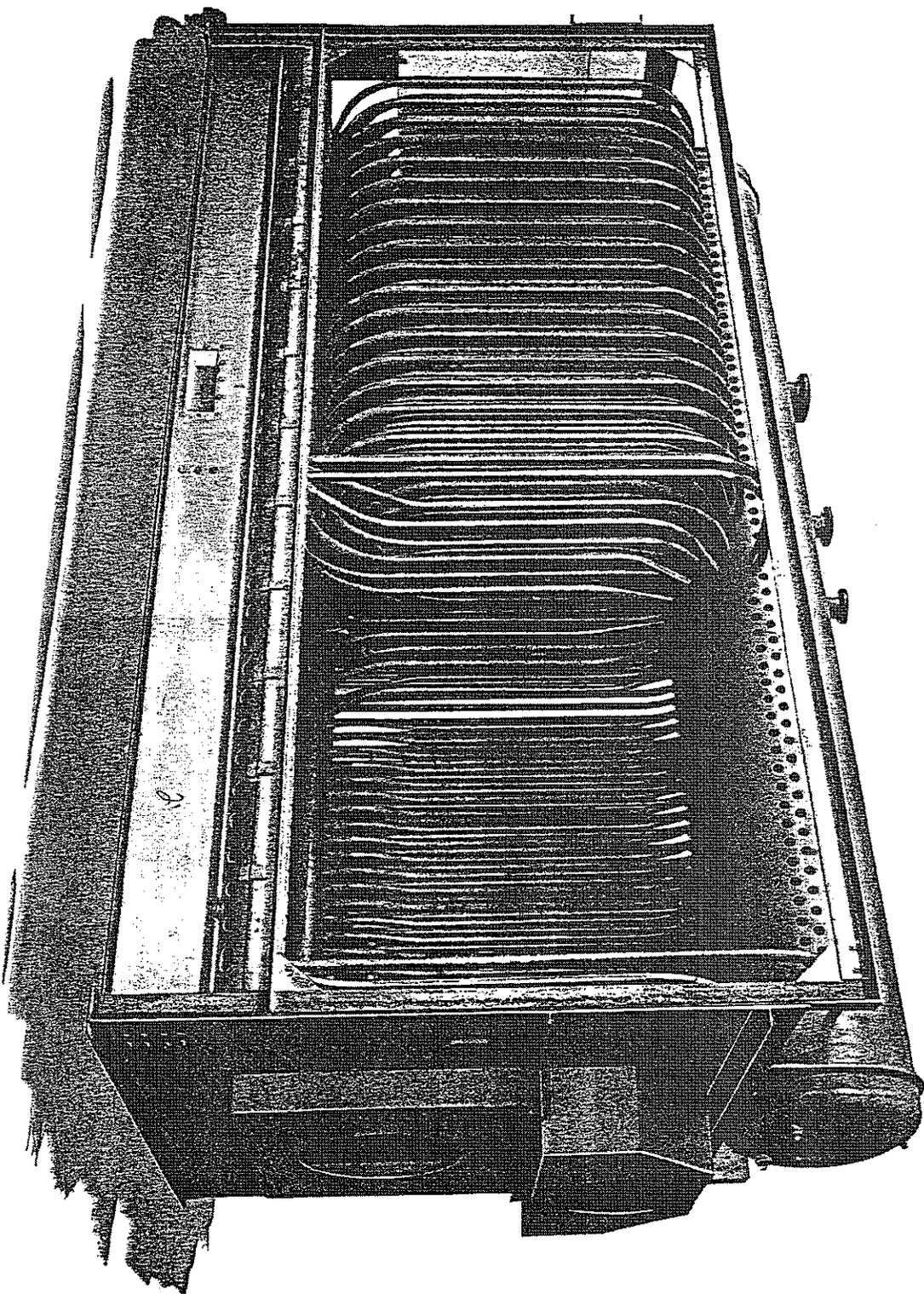




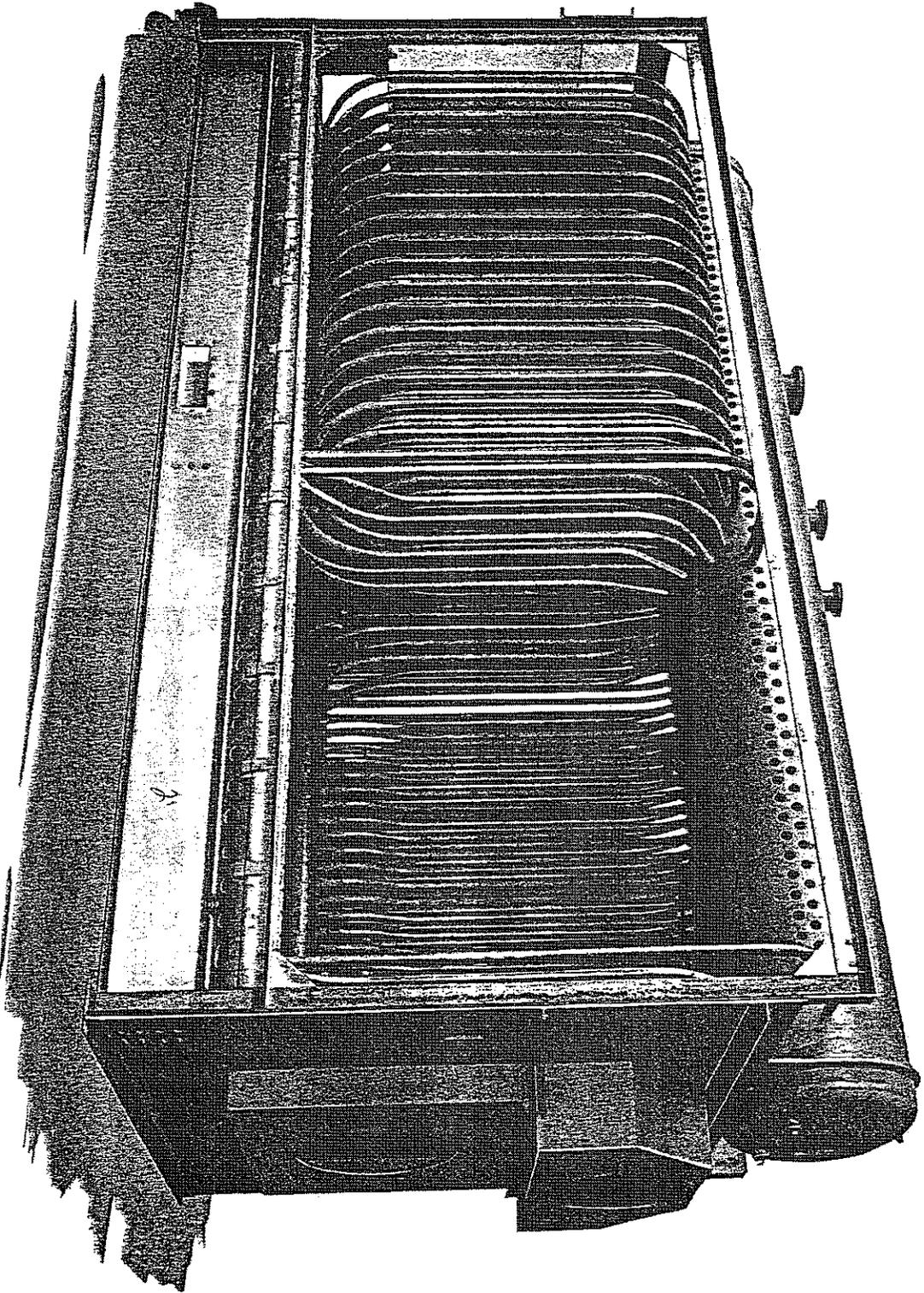
ROOM #	DIMENSIONS
205	10'3" X 10'
206	9'8" X 10'
207	9'8" X 10'3"
208	9'8" X 10'5"
209	9'8" X 10'4"
210	9'8" X 10'4"
211	9'8" X 10'4"
212	9'8" X 10'4"
213	9'8" X 10'1"
214	9'8" X 10'1"



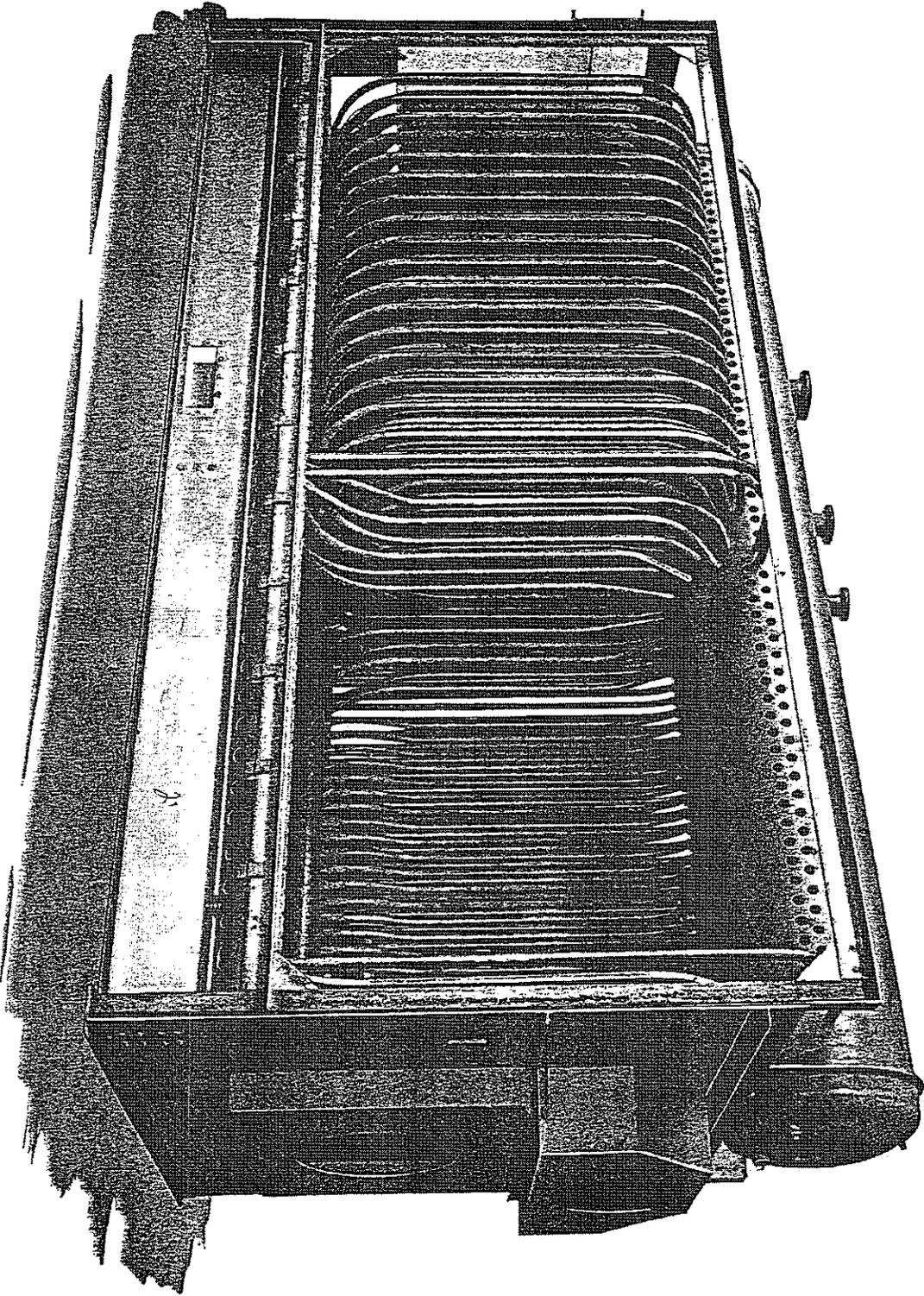
*View of "CPM" Generator With Side Casing Tile and Insulation Removed*



*View of "CPM" Generator With Side Casing Tile and Insulation Removed*



*View of "CPM" Generator With Side Casing Tile and Insulation Removed*



# **SAFETY COMPLIANCE SURVEY REPORT**

**Rhode Island College  
Providence, RI**

Conducted and prepared by:

**Triumvirate Environmental  
61 Inner Belt Road  
Somerville, MA 02143**

**December 2010**

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**TRIUMVIRATE  
ENVIRONMENTAL**

PROVIDING LONG-TERM, INNOVATIVE SOLUTIONS

**Rhode Island College  
REPORT ON SAFETY COMPLIANCE SURVEY**

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**Rhode Island College**  
**REPORT ON SAFETY COMPLIANCE SURVEY**  
Performed by Triumvirate Environmental

**Compliance Survey Overview**

A safety compliance survey was conducted by Triumvirate Environmental (Triumvirate) at Rhode Island College (RIC) located in Providence, RI on December 6<sup>th</sup>, 2010. This survey was conducted by Michael Covenor, Senior Compliance Advisor.

The compliance survey was conducted in the power plant located in Whipple Hall on the RIC campus. The scope of the survey includes walking - working surfaces and fall protection issues within the power plant space.

**Objective**

Triumvirate was commissioned by RIC to perform a general safety compliance review of the college's power plant operations located in Whipple Hall on the RIC campus to identify areas of concern with walking and working surfaces and fall protection. The review focused on general compliance with the following federal laws and implementing regulations:

Occupational Safety & Health Act (OSHA) - General Industry Standards 29 CFR 1910 Subpart D, (e.g., Walking-Working Surfaces).

**Methods Used and Tasks Performed**

Onsite at the RIC campus on December 6, 2010, Triumvirate conducted an opening meeting with Kevin Fitta and Ken Deedy of RIC's staff to discuss the objectives, content and methodology of the survey and to answer any questions and concerns of RIC personnel. Following the meeting, a facility site walk-through was conducted during which compliance with the applicable safety regulations was observed and documented.

This report contains the surveyors' observations and findings by regulatory program, and includes regulatory references and recommendations for improvements at the RIC power plant.

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**COMPLIANCE SURVEY REPORT -**  
**Rhode Island College**

**OCCUPATIONAL SAFETY and HEALTH ACT (OSHA)**

Federal Occupational Safety and Health Act (OSHA) regulations applicable to General Industry are set forth in 29 CFR Part 1910. Each facility must determine which regulations are applicable to their operations and develop and implement programs accordingly. Written programs and recordkeeping requirements are also imposed.

**FACILITY SURVEY**

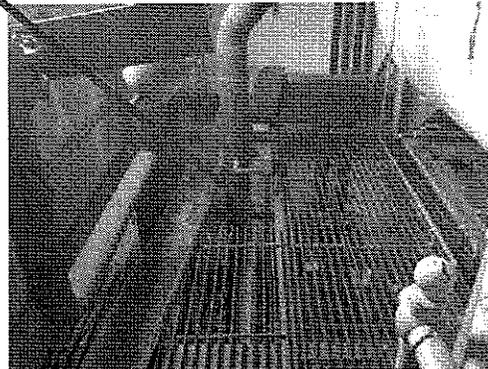
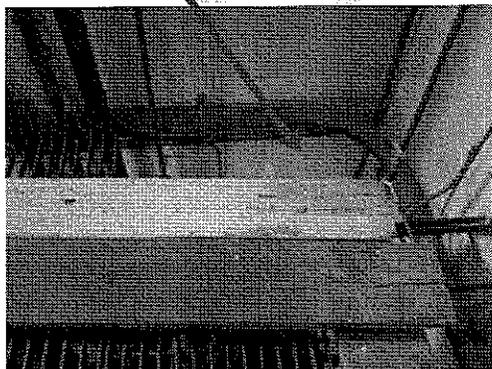
OSHA has established safety standards which are designed to ensure the safety and health of employees. These standards include those related to specific employee job functions and tasks, operation and design of equipment and machinery, design and layout of workplaces, and safety-related equipment. The purpose of the facility survey is to identify potential deficiencies which are related to employee activities and to the facility and its operations.

**A. Walking and Working Surfaces - Subpart D**

Subpart D of the OSHA General Industry regulations (29 CFR 1910 21-30) establishes minimum requirements to ensure that employees have a safe and efficient working area as to prevent slips and falls.

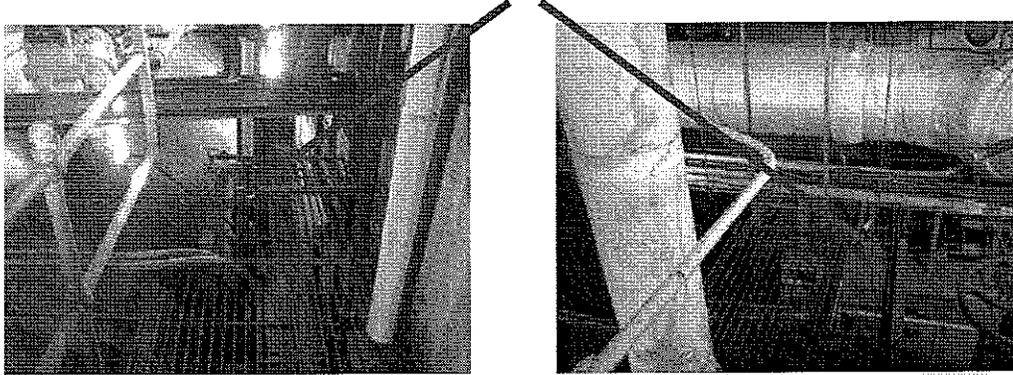
**Findings - Catwalk Area around DA Tanks**

Floor Holes not guarded (1910 23(a) (8)), guardrails not provided (1910.22 (c))



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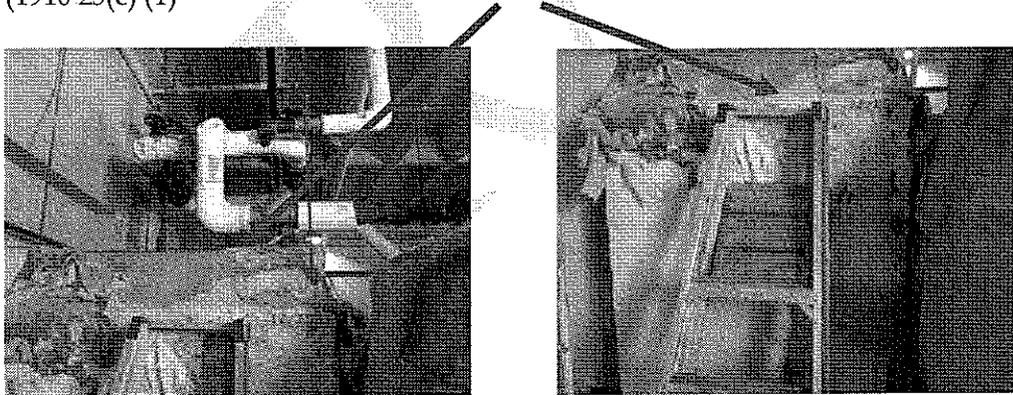
Open-sided floors not protected by a standard railing (1910.23(c) (1)), guardrails not provided (1910.22 (c))



Existing platform presents trip hazards (1910.22) and contain floor holes (1910.21(a) (1) and do not provide guardrails 1910.22 (c)

Floor loading markings are not indicated on any of the existing platforms (1910.22(d))

Employees are accessing elevated work platforms without proper fall protection (1910.23(c) (1))



***Recommendations - Catwalk Area around DA Tanks***

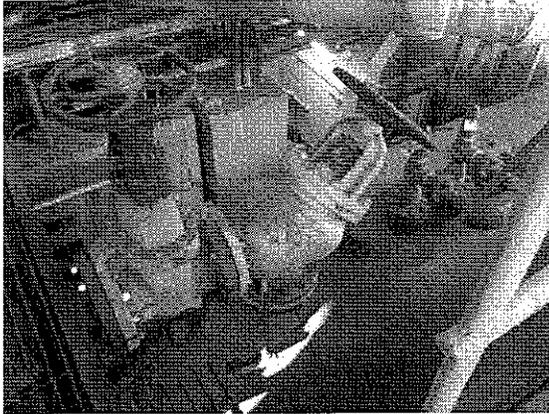
1. Rebuild existing work platforms and walkways to comply with OSHA regulations 1910 Subpart D. Specifically, this construction shall be in compliance with 1910.23(e)(1 - 3) for railings, 1910.23(e)(4) for toe boards. Flooring and platforms shall be of standard design and construction in compliance with local building codes and 1910 subpart D.
2. Fabricate and install a fixed industrial ladder and walkway/ work platforms to access top DA Tank and # 4 Boiler Breach. Fixed industrial ladder shall be

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in compliance with 1910 27, walkways and work platforms shall be of standard design and construction and in compliance with local building codes and 1910 subpart D.

**Findings - # 5 Boiler**

Employees are accessing elevated work platforms without proper fall protection (1910 23(c) (1), guardrails not provided 1910 22 (c))

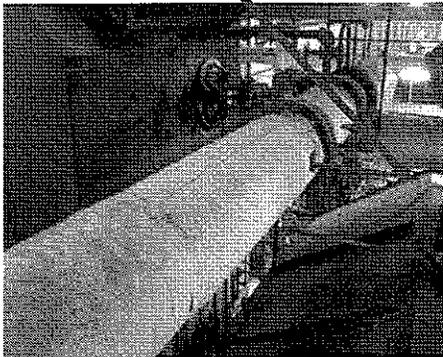


**Recommendations - # 5 Boiler**

Fabricate and install a work platform to access top of # 5 boiler, including framework, flooring, railings and toe boards in accordance with 1910 Subpart D. Specifically, this construction shall be in compliance with 1910.23(e)(1 - 3) for railings, 1910.23(e)(4) for toe boards. Flooring and platforms shall be of standard design and construction in compliance with local building codes and 1910 subpart D.

**Findings - # 4 & # 3 Boilers**

Employees are accessing elevated work platforms without proper fall protection (1910.23(c) (1))



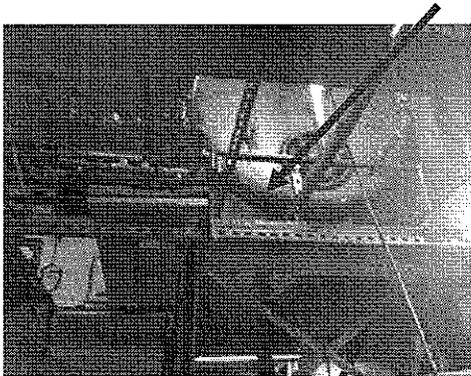
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*Recommendations - # 4 & # 3 Boiler*

Fabricate and install a work platform to access top of # 4 & # 3 boilers, including framework, flooring, railings and toe boards. Specifically, this construction shall be in compliance with 1910 23(e) (1 - 3) for railings, 1910 23(e) (4) for toe boards. Flooring and platforms shall be of standard design and construction in compliance with local building codes and 1910 subpart D

*Findings - Condensate Make-up Tank*

Elevated runways/ elevated work platforms are not equipped with a standard railing (1910 23(c) (2))



Employees are accessing elevated work platforms from a non-compliant fixed ladder (1910.27)



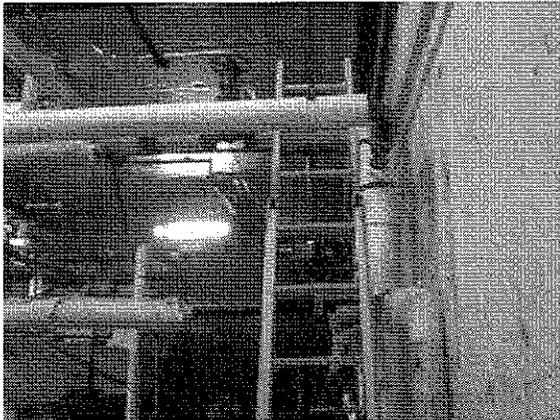
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*Recommendations - Condensate Make-up Tank*

Fabricate and install a work platform and fixed ladder to access the condensate make-up tank, including framework, flooring, railings and toe boards. Fixed industrial ladder shall be in compliance with 1910.27, walkways and work platforms shall be of standard design and construction and in compliance with local building codes and 1910 subpart D.

*Findings - Emergency Feed Water Crossover*

Improper use of a portable ladder, employees need to climb over pipe while on the ladder in order to reach the valve and the ladder is placed on the stair platform when in use. (1926.1053 (b) 8, 9, 21)



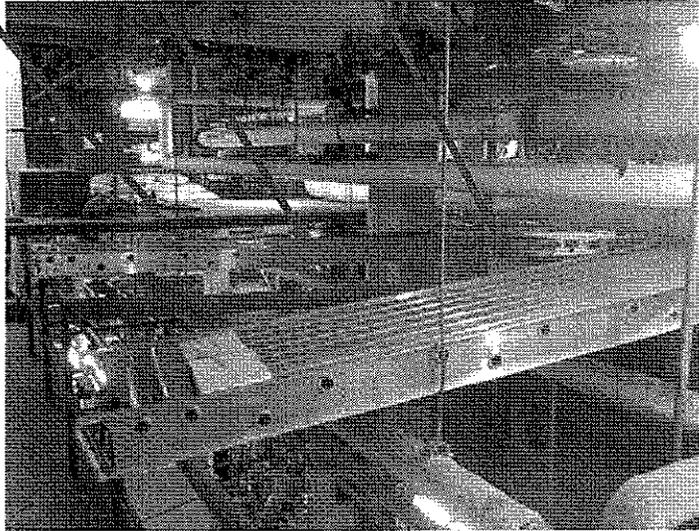
*Recommendations - Emergency Feed Water Crossover*

Relocate the valve in order to facilitate the operation of the valve without the use of a portable ladder or fabricate and install a fixed industrial ladder in accordance with 1910.27.

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**Findings - Steam line reducing stations**

Employees are accessing elevated work platforms without proper fall protection (1910.23(c) (1))

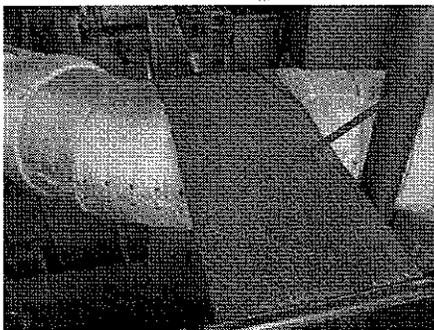


**Recommendations - Steam Line Reducing Stations**

Fabricate and install a work platform to access the steam line reducing stations, including framework, flooring, railings and toe boards in accordance with 1910 Subpart D. Specifically, this construction shall be in compliance with 1910 23(e)(1 - 3) for railings, 1910.23(e)(4) for toe boards. Flooring and platforms shall be of standard design and construction in compliance with local building codes and 1910 subpart D.

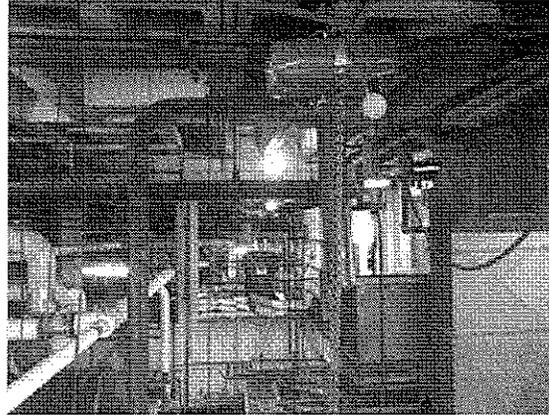
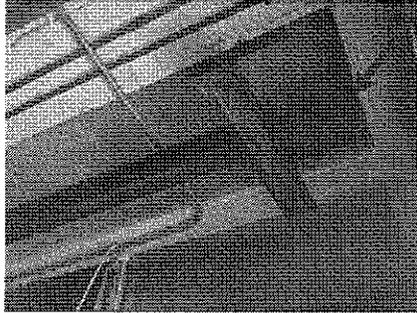
**Findings - Equipment & Drum Hoisting Station**

Employees are accessing elevated work platforms without proper fall protection (1910 23(c) (1)), guardrails are not provided (1910.22 (c)).



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The hoisting station does not appear to be in compliance with the applicable standards in 1910.179 (b) (2 and 3). The hoisting station is not marked with the load ratings in accordance with 1910.179 (b) (5).



***Recommendations - Equipment and Drum Hoisting Station***

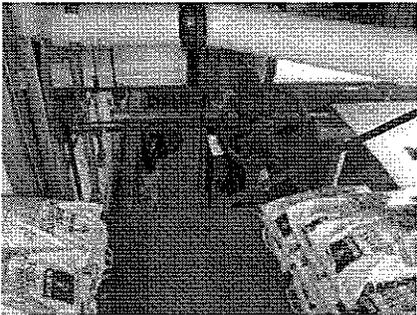
The hoisting station including the hoisting mechanism and associated framework should be tested by a qualified engineer to ensure it meets the requirements of 1910.179 (b) (2 and 3)

The load rating for the hoisting station shall be marked in accordance with 1910.179 (b) (5).

Fabricate and install a work platform to access the hoisting station, including framework, flooring, railings and toe boards in accordance with 1910 Subpart D.

***Findings - Platform where boiler salts are stored***

Employees are accessing elevated work platforms without proper fall protection (1910.23(c) (1)), guardrails are not provided (1910.22 (c)).



***Recommendations - Platform where boiler salts are stored***

Install guardrail in accordance with 1910.23 (e).

---

Triumvirate appreciates the opportunity to be of assistance to Rhode Island College, please contact me at 617-599-6879 if you have any questions.

Sincerely,

Michael Covenio  
Senior Compliance Advisor

Cc: Kevin Poulin, Account Manager

DRAFT



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Department of Administration
DIVISION OF CAPITAL PROJECTS AND PROPERTY MANAGEMENT
BUILDING CODE COMMISSION
One Capitol Hill
Providence, RI 02908-5859
(401)-222-3032 FAX 222-2599

February 22, 2011

PROJECT NUMBER:

11-009.011

TO:

Kevin Fitta

RIC

600 Mt. Pleasant Ave

Providence, RI 02908

RE:

Whipple Hall Catwalks, Platforms & Ladders

Bid / Design / Build Scope of Services

DISTRIBUTION:

Approval file

Project File

Agency

Designer

J. O'Hara

C. Newton

N. Mogadham

J. Kakela

ebrady@ric.edu

Kfitta@ric.edu

John.OHara@purchasing.ri.gov

Charles.Newton@doa.ri.gov

Dawn.Conaty@doa.ri.gov

Jeannine.Greco@doa.ri.gov

Bid Specification for Design Build Project have been received for review

Date of Plans / Last Revision

February 22, 2011

Prepared By:

Kevin Fitta

\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

Titled:

Whipple Hall Boiler Room Catwalks, Platforms & Ladders

Bid Specification Only

Schematic Plans

Site Plans

I hereby certify I have reviewed the above submitted documents

\_\_\_\_\_ And find that issuance of a State of Rhode Island building permit is not required

X And find that Building Permits are required.

X Permits will be issued only after application, review, and approval of a submission of professionally prepared plans and specifications by the appropriate Design Professional.

X Permit application and payment of permit fees will be required by the appropriate licensed or registered contractor. Further approval may also be required from the Rhode Island Fire Marshall or other State and Local agencies having jurisdiction

This approval letter does not constitute permission to proceed to reproduce bid documents. Such authorization can only be granted by the User Agency or Department, who you should contact for authorization to proceed

The User, Department, or Agency, is advised by copy of this notice that documents required for bidding purposes must be in a format designated by the Division of Purchasing. The contract recipient will submit a copy of this document and a copy of an approved requisition for the project to proceed to permitting, along with any conditions of this approval to be accepted by the Building Code Commission

[Signature]
Building Commissioner's Signature

2/22/11
Date: