



Department of Administration / Division of Purchases
One Capitol Hill, Providence, Rhode Island 02908-5855
Web Site: www.purchasing.ri.gov
27 April 2012

Addendum # 3

LOI # 7449659

Title: Engineering Services: Building Envelope Repairs & Leak Investigation for the RI Youth Training School.

Submission Deadline: 25 May 2012 @ 11:00 AM (Eastern Time)

- Six questions / State responses are posted for review.
- Questions can be submitted until 14 May 2012

A handwritten signature in black ink, appearing to read 'Jerome D. Moynihan'.

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

Q1: Where may we obtain a copy of attachment A be obtained?

A1: Attachment A is released in Addendum #2, currently posted on www.purchasing.ri.gov

Q2. Under item #1 of Section 2, we have a question concerning 'the review of all leakage reports and investigations'. Could you please provide a list of all the leakage reports and investigations such that we can determine where to conduct the additional leak investigations required in item #2? This is necessary in order to determine the resources necessary under item #2 and for the length of time necessary to have these resources on site "... to perform the disassembly and reconstruction in order to adequately investigate leaks."

A2: Attachment A is the only available report and investigation available at this time.

Q3. Under item #3 "...addressing the worst leaks in both buildings..." Will the State identify the worst leaks from their point of concern in a priority list prior to submission of this proposal LOI#7449659? This is necessary in order to accomplish item #4 "...to repair the worst leaks."

A3: The worst leaks are in the area of A105 in the Benton Building, in the entry way cantilever overhang of the YDF, in the hallway of the YDC building living units and in the medical suite of the YDF building. We will attempt to show these areas and other concerning leakage areas to individuals attending the prebid meeting.

Q4. Under item #4 Again, will the State define the worst leaks and provide a priority of leaks to design fixes for prior to developing the construction cost estimate for Phase I under item 5, so that as the plans and specifications, for addressing the worst leaks in both building, will be reasonably design/detailed and determined to address and correct the worst leaks in line with the States available funding. Especially should the cost to fix all leaks and/or identified deficiencies exceed the available funding? This question is asked so as not to move too far in to Phase II design work while providing Phase I services and have the Phase II canceled by the State under Section 3 item 4 [page 10 of 10].

A4. The State, working closely with the chosen vendor, will identify those leaks it wishes addressed in phase I.

Q5. Under Section 3, D Additional Terms and Conditions, item #8 [page 10 of 10]:

As the successful firm will be 'hiring' construction crews under Section 2 item #2, what is the calendar time that the successful firm and its construction crew will have to await payment from the submission of their monthly invoice until payment

from the State to the successful firm will be made? This question is asked so as to prepare the construction trade contractor when payment can be anticipated to be made to them.

A5. Applications for payment can be made early in the month following the month in which services were provided. Once approved, all attempts will be made to process payments so as not to delay the receipt of funds.

Q6. If additional exterior envelope deficiencies are discovered in the leak investigations, are those to also be addressed and how? Example, should the exterior air barrier [weather barrier] system is found to be compromised in areas; should that condition also be addressed and corrected during the design services for water infiltration remediation? As we all know, that a compromised air barrier system can contribute in various ways to moisture infiltration.

Follow up question, #06A, would this deficiency be addressed in Phase I or Phase II?

A6. There is no hard and fast answer to this question/issue. The goal is to use available funding to minimize further building damage or deterioration. Working closely with the vendor, we will try to strategically address as many areas of concern as possible during phase I. Working with the end user and through the capital allocation process, we will attempt to identify funding for the estimated cost of further remediation design and construction.

END