



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Department of Administration  
DIVISION OF PURCHASES  
One Capitol Hill  
Providence, RI 02908-5855

Tel: (401) 574-8100  
Fax: (401) 574-8387  
Website: [www.purchasing.ri.gov](http://www.purchasing.ri.gov)

September 11, 2012

**ADDENDUM NUMBER THREE**

**RFQ # 7457976**

**TITLE: RE-ROOFING & EXTERIOR BUILDING – ENVELOPE REPAIRS –  
BENJAMIN RUSH & LOUIS PASTEUR BUILDINGS**

**Closing Date and Time: 9/24/12 at 1:45 PM**

**Per the issuance of this ADDENDUM # 3  
(17 pages, including this cover sheet)**

**SEE ATTACHED**

**Specification Change /Addition / Clarification**

## *Castellucci, Galli Corporation*

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Architects  
175 High Service Avenue  
No. Providence, RI 02911

Telephone: 401-353-0607  
Fax: 401-353-0488  
james.r.castellucci@verizon.net  
www.castelluccigalli.com

JOB NO.: 11-13

DATE: September 10, 2012

PROJECT: Re-Roofing & Exterior Building-Envelope Repairs at the Benjamin Rush State Office Building, Building No. 55, 35 Howard Avenue, Cranston, RI and the Louis Pasteur State Office Building, Building No. 57, 25 Howard Avenue, Cranston, RI, for the RI Department of Mental Health, Retardation & Hospitals, Pastore Complex, Cranston, Rhode Island

REPORT TO: Ed Rudegeair, Assoc Dir. Facilities and Maintenance

REPORT FROM: James R. Castellucci, R.A.

DATE OF PRE-BID CONFERENCE: August 30, 2012

TIME OF PRE-BID CONFERENCE: 10:00 A.M. ENDED: 11:00 A.M.

PLACE OF PRE-BID CONFERENCE: Louis Pasteur Building No. 57, Cranston, Rhode Island.

PERSONS ATTENDING:

1. Refer to attached attendance sheet

PURPOSE: Pre-Bid Conference; to inform Bidders of project requirements, review important aspects of the Contract Documents.

COMMENTS: See attached.

### TRANSACTIONS OF PRE-BID CONFERENCE

COPIES TO: Those attending;  
All Bidders

PLEASE PRINT

CASTELLUCCI GALLI CORPORATION

• ARCHITECTS •  
ATTENDANCE SHEET

PROJECT #: 11-13

DATE: 8-30-12

PROJECT NAME: RE-ROOFING of

TIME: 10:00 AM

EXTERIOR BLDG - ENVELOPE REPAIRS  
@ BEN RUSH & L.P. BLDGS.

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RFQ # 7457976

NAME OF ATTENDEE	TELEPHONE & FAX #S	EMAIL ADDRESS (e) & BUSINESS ADDRESS (A)
1. Ray Santos	O (401) 274-6630 F 331-3404	A Apollo Roofing & Sheet Metal, Inc. 316 Lockwood St Providence, RI 02907 e ray@apolloroofingri.com
2. Chris Carroll	O (401) 942-7744 F ex 308 (401) 942-3536	A Chris@pezzcon.com e Bids@pezzcon.com
3. BRIAN ROSS	O 401-943-3800 x105 401-580-7909 cell F 401-943-3822	A TRAC BUILDERS 1761 PLAINFIELD PIKE JOHNSTON, RI 02919 e BROSS@TRACBUILDERS.COM
4. Mike ST. PAGES LO	O 232-0562 F 349-2409	A ECM RI JOHNSTON RI 02919 e M5156@aol.com e cmr@aol.com
5. RUSSELL VIBLIOTTE	O 401 272-4741 F 401 272-4761	A M + J CONSTR. CO. INC E ZUM STREET JOHNSTON, RI 02919 e RVIBLIOTTE@MAMAJCONSTRUCTIONCO.COM
6. BEN PESATURO	O 401-732-5400 F 401-732-9545	A E.W. BURMAN 33 VERMONT AVE WASHNICK, RI 02888 e ESTIMATE@E.W.BURMAN.COM

PLEASE SUBMIT BUSINESS CARD TO ARCHITECT

PLEASE PRINT

11-13 -

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8-30-12

ATTENDANCE SHEET - CONTINUED

NAME OF ATTENDEE	TELEPHONE & FAX #S	EMAIL ADDRESS (e) & BUSINESS ADDRESS (A)
7. SAC <del>TOVEGESSA</del>	O 913-0110 F 944-4041	A 2158 Plainfield Pike CLANSTON, RI 02931 e SAC@TowerConstructionCorp.com
8. Jay Fitzgerald	O 401-996.0574 F 1.866.331.2563	A 204 Lept RD Cumberland RI. e Jay@allPhaseRestoration
9. Greg Arnold	O F	A e eagle.net
10. Ed Rudegear	O 462-3043 F 462-3091	A e edward.rudegear@doz.ri.gov
11. BRUNO KUROWSKI	O 641-3374 F	A e bkurovski@doz.ri.gov
12. JIM CASTELLUCCI ARCHITECT.	O 401-353-0607 F	A CASTELLUCCI, GALLI CORP. ARCHITECTS 175 HIGH SERVICE AVE. NO. PROV., R.I. 02911 e JCASTI905@YAHOO.COM

PLEASE SUBMIT BUSINESS CARD TO ARCHITECT

COMMENTS:

1. This Report of Pre-Bid Conference shall be considered Addendum No. 3.
2. The project scope of work was reviewed by Architect. A tour of the existing building exterior was scheduled for Thursday, September 6, 2012, 10:00 A.M.
3. Bidders are directed to carefully review the Contract Documents prior to submitting their bid, particularly the following sections of the Project Manual, most of which were reviewed at this Pre-Bid Conference:
  - **Section 00020-1, Invitation To Bid:** Bids are due Monday, September 24, 2012, 1:45 P.M. at the RI Division of Purchases, 2<sup>nd</sup> Floor, One Capitol Hill, Providence, RI (unless otherwise noted via Addendum)
  - **Section 00100, Instructions to Bidders.**
  - **00110, Supplementary Instructions to Bidders:** Particularly 1.01A & B, 1.02 A & B, 1.03 A, 1.04A, 1.05A (NOTE: Conditional bids will NOT be accepted), 1.09 A & 1.10A. Additional moneys will not be allowed to the contractor due to product and materials cost increase subsequent to the Bid Due Date.
  - **00300, Bid Form:** Bidders are directed to execute the entire Bid Form; that omission of any portion of the Bid Form, such as, but not limited to Bid Alternate Costs, Unit Prices, etc. may disqualify the Bidder. NOTE: The attached pages “00300-1 (REVISED)”, “00300-2 (REVISED)”, “00300-3 (REVISED)” & “00300-4 (REVISED)” supersedes pages “00300-1”, “00300-2”, “00300-3”, and “00300-4” of the Project Manual.
  - **00420, Contractor’s Qualification Statement. (SUBMIT WITH THE BID PACKAGE) NOTE:** Architect referenced the 3/9/12 correspondence prepared by the Rhode Island Historical Preservation & Heritage Commission (RIHP&HC). Architect emphasized:
    - The successful bidder must be experienced in slate roof repairs as well as replacement.
    - The award of the bid package for roofing will be determined in consultation with RIHPHC, based upon available funding for the project. Samples of the following work will be reviewed by RIHPHC staff architect for approval prior to the start of that work: pointing samples, cleaning samples, masonry sealant sample, replacement brick samples, window shop drawings, and slate and/or asphalt roof shingle samples.
    - The RIHPHC will require samples of the replacement materials.
    - Architect reported that the RIHPHC will be instrumental in selecting the contractor.
  - **00800, Supplementary General Conditions:** Particularly 1.01B, 1.02B, 1.07 all, particularly 9.3.2.1, the retained amount shall remain at 10% throughout the project, 9.3.3.1, 1.10B, D.2, H, I & J.
  - **00820, Prevailing Wage Rates:** NOTE: The Contractor shall submit original certified payroll reports, weekly, to the Owner (Ed Rudegear) and copies of same to the Architect. The Contractor shall comply with worker classifications and maintain O.S.H.A. certificates.
  - **00855, Photographs:** Particularly page 1.
  - **01010, Summary of the Work:** Bidders are directed to carefully review this section, particularly 1.01, 1.03 A, B, C, G, I, K, L & O; 1.04 E, F, G, I & M; 1.06, 1.07 E, F & G, 1.08 A & D and 1.09B.
  - **01012, Contractor’s Use of the Premises:** Particularly 1.02 C & D and 1.06 C.

- **01020, Project Allowances:** Bidders are reminded to include the specified project allowances in their Base Bid. BE AWARE OF 1.01B, C.3, 1.03, A.2, .3 AND .4. Each project allowance shall be **per building**, bid accordingly.
- **01100, Alternates:** Insert in the Project Manual, the attached pages “01100-1 (REVISED)” AND “01100-2 (REVISED)” in place of the current “01100-1”.
- **01113, Hazardous Materials Procedures:** Insert the attached “Section 01113, Hazardous Materials Procedures”, three (3)-pages, in place of the current “Section 01113” in the Project Manual. **NOTE:** Bidders shall assume that the roofing materials to be removed contain asbestos and lead contaminants in quantities which require abatement and/or mitigation. Lead is assumed to be existing in quantities requiring abatement/mitigation within caulking and sealants, paint and other materials as they apply to this project. Each bidder shall include in their bid, the cost to provide hazardous materials procedures in strict conformance with the applicable attachment herein and in strict compliance with State and Federal guidelines, whichever is most stringent. The “Hazardous Materials Procedures Allowance” shall only be utilized for Hazardous Materials Procedures above and beyond that specified as part of the Base Bid Scope of Work.

Should the contractor encounter “suspect” hazardous materials in locations outside the scope of work areas, that interferes with his work, he shall notify the Owner, who in turn, will provide the necessary hazardous materials procedures. The Contractor will be directed to halt all work in the area(s) affected until the situation is remedied by the Owner. The Contractor will then be allowed to resume work in the affected areas. Claims for additional costs will not be allowed by the Contractor in connection with this matter.

- **01300, Submittals:** Particularly 1.04 A, B, & C.
- **01400, Quality Control:** Particularly 1.04 A, B, C & D.
- **01500, Temporary Utilities:** Bidders are required to provide portable toilet facilities.
- **01641, Substitutions & Product Options:** Particularly 1.05A.
- **01700, Project Close-Out:** Particularly 1.05A and 1.08B.
- **01711, Demolition & Repair:** Particularly 3.02D & E.
- **02100, Site Preparation:** All lawn and planter areas shall be restored to original/new condition by the G.C., subsequent to completion of this project. Also, Contractor shall be solely responsible for any and all damages to below grade utilities, should damages occur – Provide maintenance at all lawn repairs.
- **04106, Mortar & Masonry Restoration:** Particularly 1.01B, E & G, 1.03A, C & E, and 1.06 all. **NOTE:** Include approximately 100 sq. ft. per building of pointing and 100 sq. ft./building of brick replacement at all brick masonry, where needed and as directed by the Architect. Include these quantities above and beyond that specified elsewhere on the drawings, herein and in the Project Manual. **ALSO:** Scope of work of the project(s) may be completed during the winter months (November through March inclusive). Contractors are directed to bid accordingly.
- **07176, Water Repellent Coating for Masonry:** Particularly 1.02K.
- **07321, Slate Roofing:** Particularly 2.01 B.2. **NOTE:** the slate thickness shall be 3/8” thick, minimum.

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4. The buildings will be occupied throughout the Construction Phase. Access to the work areas shall be via the exterior only. The elevator(s) shall not be utilized by the Contractor.
5. Parking will be allowed on-site by the Contractor, provided site access and fire hydrants are not blocked or access hindered.
6. Contractor will be required to begin work at a date conducive to the Owner's schedule. The project scope of work may be completed during the winter months. Contractors are directed to bid accordingly.
7. All additional work above and beyond the Contract Scope of Work shall be documented and agreed upon in advance by the Owner, Contractor and Architect. Any additional work completed by the Contractor without Owner and Architect approval shall be done so at the Contractor's sole expense.
8. All bidders are strongly advised to inspect existing conditions at the site prior to submitting bids. Bidders shall coordinate inspection(s) with Mr. Ed Rudegear at (401) 462-3043.
9. Bidders shall be responsible for notifying the Architect of missing pages, obvious discrepancies and/or omissions in the Contract Documents. No allowances or special considerations will be allowed in connection with this item. Contractor shall provide the specified and the intended work whether or not work is actually shown or described.
10. Owner shall be notified by the Contractor at least seventy-two (72) hours in advance prior to utility "down time" and site deliveries.
11. The Contractor shall be responsible for obtaining and maintaining all permits.
12. For clarification, the following items are in response to Bidders' questions, which were submitted through the RI Division of Purchases:
  - a. Painting of the exterior insulation finishing system (EIFS) at the Benjamin Rush Building is not included as part of the Contract Documents.
  - b. Only those building components specifically indicated on the drawings shall be prep'd. and painted. It is not the internet to paint all previously painted surfaces of the building.
  - c. Relative to Roof Deck Note on Drawing A-5, assume 25% of all existing pre-cast gypsum-plank roof decking at the Louis Pasteur Building to require patching. The specified gypsum patching material 'Pyrofill' is a discontinued item, and shall be substituted with 'Sheetrock Durabond' setting-type joint compound, as manufactured by US Gypsum Corporation.
  - d. Twenty percent (20%) of all existing wood-plank roof decking at the Benjamin Rush Building shall be replaced with new exterior-grade wood planking to match existing (assume 1-1/8" thickness), as indicated on Drawings A-2 through A-4.
  - e. New weather-stripping and aluminum threshold shall only be replaced at the Benjamin Rush Penthouse door.
  - f. A separate Bid Bond shall be submitted with the Bid for each such Bid Price, in the sum of five percent (5%) of each Bid Price amount.
  - g. The project may be completed during the winter months, November through March inclusive- bid accordingly. No extra costs will be allowed for winter conditions.

- h. Relative to Section 01500, Temporary Utilities, Owner may have vacant space within the building at the time when construction takes place, for Contractor to utilize as a field office; however, Bidders shall assume all provisions for alternate measures, such as a jobsite trailer, etc. should the Contractor require the same, if vacant space is not available.
- 13. Questions shall be submitted to the RI Division of Purchases at [construction@purchasing.ri.gov](mailto:construction@purchasing.ri.gov) . Questions shall be submitted in Microsoft Word attachment, with the RFQ #7457976 on all correspondence. Only items addressed in Addendum form, as issued by the Architect and/or the Owner shall be considered part of this Contract. No other agreements or conversations will be binding.
- 14. All Bidders are directed to make inquiry prior to submitting Bid, as to the Addenda issued.

END OF ADDENDUM

Re-roofing/Bldg. Envelope Repairs  
Rush/Pasteur Buildings – 11-13  
December, 2011

DOCUMENT 00300

BID FORM

Date: -----

To: The RI Department of Administration  
Division of Purchases  
One Capitol Hill  
Providence, Rhode Island 02908

Project: Exterior Building-Envelope Repairs at the Benjamin Rush State Office Building #55, 35 Howard Avenue, Cranston, Rhode Island 02920 and the Louis Pasteur State Office Building #57, 25 Howard Avenue, Cranston, Rhode Island 02920.

Submitted By: -----  
(include Bidder's  
address, tel. & FAX  
nos., and License no.  
if applicable) -----

1. BID:

A. Having examined the Place of the Work and all matters referred to in the "Instructions to Bidders" and "Supplementary Instructions to Bidders", and in the Contract Documents prepared by the Architect, Castellucci, Galli Corporation, for the above mentioned project, we the undersigned, hereby propose to enter into Contract to perform the Work of the **applicable** Bid Package for the contract price specified below, as selected by the Owner, subject to additions and deductions in accordance with the terms of these Contract Documents. NOTE: The Owner reserves the option to award the contract to more than one (1) contractor. Award shall be partially based on availability of funds. Work at one (1) building may be eliminated from the scope of work. Owner reserves the option to select any bid price for both buildings, whichever the Owner feels best serves the Owner's interest.

2.1 BID PRICES for Benjamin Rush Building:

A. Contract Price to provide the new slate roof assembly and all other incidental work:

\_\_\_\_\_ Dollars (\$) \_\_\_\_\_  
(written, and numerically)

B. Contract Price to provide the asphalt-shingled roofing assembly and all other incidental work:

\_\_\_\_\_ Dollars (\$) \_\_\_\_\_  
(written, and numerically)

C. Contract Price to provide the slate roof assembly at roof surfaces located at the front of building (facing Howard Avenue) and the asphalt-shingled roofing assembly at roof surfaces located at the rear of building, and all other incidental work:

\_\_\_\_\_ Dollars (\$) \_\_\_\_\_  
(written, and numerically)

2.2 BID PRICES for Louis Pasteur Building:

A. Contract Price to provide the new slate roof assembly and all other incidental work:

\_\_\_\_\_ Dollars (\$) \_\_\_\_\_  
(written, and numerically)

B. Contract Price to provide the asphalt-shingled roofing assembly and all other incidental work:

**Re-roofing/Bldg. Envelope Repairs**

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\_\_\_\_\_ Dollars (\$ \_\_\_\_\_ )  
(written, and numerically)

- C. Contract Price to provide the slate roof assembly at roof surfaces located at the front of building (facing Howard Avenue) and the asphalt-shingled roofing assembly at roof surfaces located at the rear of building, and all other incidental work:

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_ )  
(written, and numerically)

**2.3 BID PRICES for Benjamin Rush and Louis Pasteur Buildings:**

- A. Contract Price to provide the new slate roof assembly and all other incidental work:

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_ )  
(written, and numerically)

- B. Contract Price to provide the asphalt-shingled roofing assembly and all other incidental work:

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_ )  
(written, and numerically)

- C. Contract Price to provide the slate roof assembly at roof surfaces located at the front of building (facing Howard Avenue) and the asphalt-shingled roofing assembly at roof surfaces located at the rear of building, and all other incidental work:

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_ )  
(written, and numerically)

- 3. ALLOWANCES: We have included the following Project Allowances from Division 1, Section 01020 of the Project Manual in each of the above:

A. Testing Allowance:	\$ 9,500.00 Per building
B. Roof Drain Camera Inspection Allowance:	\$15,500.00 Per building
C. Hazardous Materials Procedures Allowance:	\$32,000.00 Per building
D. Infrared Roof Scan Allowance:	\$ 7,500.00 Per building
E. Drain Line Repair Allowance:	\$12,500.00 Per building

4. BID ALTERNATES:

- A. We propose to modify the above Bid Prices by the following amounts, as identified in Section 01100, Alternates herein and as may be selected by the Owner.

BID ALTERNATE NO. 1BR: (Relative to the Benjamin Rush Building)

Deduct from Bid Price "A", "B", or "C", the cost to provide new backer rod and sealants from the perimeter of all window units and door frames located below the highest existing stone cornice assembly of the applicable roof area. Deduct ten (10) days from the timeframe to achieve Substantial Completion of the work. Do NOT eliminate any of the allowance monies.

DEDUCT: \$ \_\_\_\_\_

**Re-roofing/Bldg. Envelope Repairs**

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BID ALTERNATE NO. 1LP: (Relative to the Louis Pasteur Building)

Deduct from Bid Price “A”, “B”, or “C”, the cost to provide new backer rod and sealants from the perimeter of all window units and door frames located below the highest existing stone cornice assembly of the applicable roof area. Deduct ten (10) days from the timeframe to achieve Substantial Completion of the work. Do NOT eliminate any of the allowance monies.

DEDUCT: \$ \_\_\_\_\_

BID ALTERNATE NO. 1BR/LP: (Relative to the Benjamin Rush Bldg. & the Louis Pasteur Bldg.)

**Deduct from Bid Price “A”, “B”, or “C”, the cost to provide new backer rod and sealants from the perimeter of all window units and door frames located below the highest existing stone cornice assembly of the applicable roof area. Deduct twenty (20) days from the timeframe to achieve Substantial Completion of the work. Do NOT eliminate any of the allowance monies.**

DEDUCT: \$ \_\_\_\_\_

5. UNIT PRICES:

A. Contractor's Unit Price Note: The following Unit Prices are intended to provide the Owner with predetermined prices should changes to the Base Bid Contract be required. The Owner reserves the right to include any Unit Price Item for adding or deleting work. The Contractor agrees to modify the applicable Bid Price by the shown amount. The prices herein established, include the net cost plus overhead and profit.

- 1). Add to or deduct from the applicable Bid Price, the cost to point existing mortar joints in accordance with the Contract Documents:

ALLOW: \$ \_\_\_\_\_/sq. ft.  
ALLOW: \$ \_\_\_\_\_/L.F.

- 2). Add to or deduct from the applicable Bid Price, the cost to wash and waterproof existing masonry in accordance with the Contract Documents.

ALLOW: \$ \_\_\_\_\_/sq. ft.

- 3). Add to or deduct from the applicable Bid Price, the cost to provide caulking and sealants in accordance with the Contract Documents.

ALLOW: \$ \_\_\_\_\_/window unit  
ALLOW: \$ \_\_\_\_\_/sq. ft.  
ALLOW: \$ \_\_\_\_\_/L.F.

- 4). Add to or deduct from the applicable Bid Price, the cost to provide Bird Control Device in accordance with the Contract Documents.

ALLOW: \$ \_\_\_\_\_/L.F.

- 5). **Deduct from the Base Bid Price, the cost to provide all “winter conditions” costs. Winter conditions cost shall include the months November through March.**

ALLOW: \$ \_\_\_\_\_ for BR or LP Bldgs.  
ALLOW: \$ \_\_\_\_\_ for both Bldgs.

6. ACCEPTANCE:

A. This Bid shall be irrevocably open to acceptance for 60 days from the Bid closing date. If this Bid is accepted by the Owner within 60 days, we will:

- 1.) Execute the Agreement subject to compliance with required State regulatory agency approvals as described in the “Invitation to Bid” and “Supplementary Instructions to Bidders”.
- 2.) Furnish the required bonds in compliance with amended provisions of the “Instructions to Bid”.
- 3.) Commence Work within fourteen (14) days after receipt of a Purchase Order.

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- B. If this Bid is accepted within sixty (60) days, and we fail to commence the Work, or we fail to provide the required bond(s), the security deposit shall be forfeited as damages to the Owner by reason of our failure, limited in amount to the lesser of the value of the security deposit, or of the difference between this Bid and the Bid upon which the Contract is signed.
- C. In the event our Bid is not accepted within sixty (60) days, the required security deposit shall be returned to the undersigned, in compliance with the provisions of the "Instructions to Bidders", unless a mutually satisfactory arrangement is made in writing for its retention and validity for an extended period of time.

7 CONTRACT TIME:

- A. **Relative to the Benjamin Rush Building or the Louis Pasteur Building, if either Bid is accepted, separate of the other, we will achieve Substantial Completion of the work in sixty (60) calendar days from receipt of a Purchase Order. Final completion of the work shall be thirty (30) calendar days, thereafter. Total contract time shall be ninety (90) calendar days. NOTE: In addition to Liquidated Damages to the Owner, the Contractor shall reimburse the Architect at \$175.00/hour for any and all time expended in connection with Construction Administration of the project subsequent to the expiration of the total contract time, unless otherwise agreed by the owner, Contractor and Architect during the Construction Phase.**
- B. **Relative to the Benjamin Rush Building and the Louis Pasteur Buildings as one Bid Package, if the Bid is accepted, we will achieve Substantial Completion of the work in ninety (90) calendar days from receipt of a Purchase Order. Final completion of the work shall be thirty (30) calendar days, thereafter. Total contract time shall be one hundred twenty (120) calendar days. NOTE: In addition to Liquidated Damages to the Owner, the Contractor shall reimburse the Architect at \$175.00/hour for any and all time expended in connection with Construction Administration of the project subsequent to the expiration of the total contract time, unless otherwise agreed by the owner, Contractor and Architect during the Construction Phase.**
- C. Liquidated Damages, In as much as Time is of the Essence:

If we fail to achieve certification of Substantial Completion at the expiration of the agreed upon Contract Time indicated above, we acknowledge we will be assessed Liquidated Damages for each calendar day the project continues to be in default of Substantial Completion as follows:

\$400.00 per calendar day.

8. ADDENDA:

- A. The following Addenda have been received. The noted modifications to the Bid Documents have been considered and all costs are included in the Bid Sum.

Addendum No. 1, dated \_\_\_\_\_  
 Addendum No. 2, dated \_\_\_\_\_  
 Addendum No. 3, dated \_\_\_\_\_ etc.

9. BID FORM SIGNATURES:

-----  
(Bidder's name)

By: -----

Title: -----

Corporate Seal:

**SECTION 01100**

**ALTERNATES**

PART 1 - GENERAL

1.01 DESCRIPTION:

- A. Work Included: Provide alternative bid proposals as described in this section.
- B. Related Work:
  - 1. Documents affecting work of this section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these Specifications.
  - 2. Some of the items mentioned in this section are described further in pertinent other sections of these Specifications.
- C. Procedures:
  - 1. Provide alternative bids to be added to or deducted from the amount of the Base Bid if the corresponding change in scope is accepted by the Owner.
  - 2. Include within the alternative bid prices all costs, including materials, installations, and fees.
  - 3. Show the proposed alternative amounts opposite their proper description on the Bid Form.
- D. One, several or all of the Bid Alternates below may be implemented.

1.02 DESCRIPTION OF ALTERNATES:

BID ALTERNATE NO. 1BR: (Relative to the Benjamin Rush Building)

Deduct from Bid Price "A", "B", or "C", the cost to provide new backer rod and sealants from the perimeter of all window units and door frames located below the highest existing stone cornice assembly of the applicable roof area. Deduct ten (10) days from the timeframe to achieve Substantial Completion of the work. Do NOT eliminate any of the allowance monies.

BID ALTERANTE NO. 1LP: (Relative to the Louis Pasteur Building)

Deduct from Bid Price "A", "B", or "C", the cost to provide new backer rod and sealants from the perimeter of all window units and door frames located below the highest existing stone cornice assembly of the applicable roof area. Deduct ten (10) days from the timeframe to achieve Substantial Completion of the work. Do NOT eliminate any of the allowance monies.

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**BID ALTERNATE NO. 1BR/LP: (Relative to the Benjamin Rush Bldg. & the Louis Pasteur Bldg.)**

**Deduct from Bid Price “A”, “B”, or “C”, the cost to provide new backer rod and sealants from the perimeter of all window units and door frames located below the highest existing stone cornice assembly of the applicable roof area. Deduct twenty (20) days from the timeframe to achieve Substantial Completion of the work. Do NOT eliminate any of the allowance monies.**

**PART 2 – PRODUCTS**

Not Used.

**PART 3 – EXECUTION**

Not used.

END OF SECTION

SECTION 01113

HAZARDOUS MATERIALS PROCEDURES

PART 1 - GENERAL

1.01 DESCRIPTION:

- A. Provide Hazardous Materials Testing.
- B. Prepare abatement plan/mitigation plan(s).
- C. Removal of asbestos materials.
- D. Mitigation/abatement of lead paint.
- E. Notes: Asbestos Abatement is a part of this Contract. The Prime Contractors shall be responsible for the removal and disposal of all asbestos containing materials that may be found in the scope of work roof areas and other building components as they relate to the scope of work. If necessary for a complete and proper job, it is the intent of the Owner to have the Contractor remove and dispose all asbestos in full accordance with the Rhode Island Department of Health; Division of Occupational Health/Radiation Control and this Agency's issue "Rules and Regulation for Asbestos Control", January, 1986 (R23-24.5-ASB), or as amended to date.
- F. Lead-based paint may exist in the specified work areas. The Owner intends to implement Lead Hazard Mitigation and/or Abatement so as to prevent lead poisoning to building occupants, staff, visitors, and others. Lead Hazard Mitigation and/or Abatement shall be provided in strict conformance of the current Lead Hazard Mitigation Law 2005, in strict conformance with the Lead Paint Safety Field Guide for Painting, Home Maintenance & Renovation Work as provided by the U.S. Department of H.U.D., Office of Health Homes Lead Hazard Control and the Department of Environmental Management (D.E.M.), Office of Air Resources, Air Pollution Control Regulation No. 24 or current laws and regulations as each applies. Comply also with other Federal lead regulations and lead protection programs applicable to the scope of work herein.
- G. Invoices for removal and abatement shall be accompanied by approved shipping documents which describe final disposal location, date of disposal, approved signatures and General Contractor signature of acknowledgment." Final payment will not be made without the above-referenced documents.

1.02 RELATED WORK:

- A. Documents affecting work of this section including but not necessarily limited to General Conditions, Supplementary Conditions, and sections in Divisions 1 through 9 of these Specifications.

1.03 RELATED REPORTS- as each applies

- A. Rhode Island Department of Health, Division of Occupational Health/Radiation Control and this Agency's rules and regulations for Lead Hazard Mitigation, latest edition.

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- B. Rhode Island Lead Technicians' Property Owner's Handbook, Rhode Island Government Published Information and distributed by Rhode Island Lead Technicians, 120 Amarat Street, 2<sup>nd</sup> Floor, East Providence, Rhode Island 02915. Telephone #: (401) 438-9988.
- C. Certification Workbook for Exterior Lead Paint Removal Contractors current edition, as prepared by the Rhode Island Department of Environmental Management, Office of Technical & Customer Assistance, 235 Promenade Street, Providence, Rhode Island 02908. Telephone #: (401) 222-6822.
- D. Certification Checklist Package Lead Paint Removal Contractors current edition, as prepared by the Rhode Island Department of Environmental Management, Office of Technical & Customer Assistance, 235 Promenade Street, Providence, Rhode Island 02908. Telephone #: (401) 222-6822.
- E. Rhode Island Department of Environmental Management (D.E.M.), Office of Air Resources, Air Pollution Control Regulation No. 24, Latest Edition. Mailing Address: 235 Promenade Street, Providence, RI 02908-5767. Telephone #: (401) 222-6800, web site: [www.dem.ri.gov](http://www.dem.ri.gov).
- F. Lead paint Safety – A Field Guide for Painting, Home Maintenance & Renovation Work provided by the U.S. Department of Housing and Urban Development, Office of Healthy Homes & Lead Hazard Control.

1.04 ABATEMENT/MITIGATION PROCEDURES (By the Contractor)

- A. Obtain the services of a Rhode Island-Licensed Environmentalist (consultant) to provide complete and proper testing services and to provide an approved abatement plan and related hazardous-materials procedures. The Consultant shall also provide all monitoring and clearance samples.
- B. Obtain the services of a State-Certified Abatement Contractor(s) to abate and/or mitigate the hazardous material(s) in accordance with Federal, State and Local rules and regulations.
- C. All interior lead hazard mitigation & abatement work shall be provided by a Contractor certified by the Rhode Island State Department of Health.
- D. All exterior lead hazard mitigation & abatement, if applicable, shall be provided by a Contractor certified by the Rhode Island Department of Environmental Management.
- E. The Contractor providing the scope of work shall possess Contractor's Pollution/Lead Liability per the Insurance Requirements stated elsewhere in the Project Manual.
- F. Contractor shall be responsible for notifying the appropriate building occupants of the Hazardous Materials Procedures such as signage being posted on entry doors indicating hazardous materials work underway, containment areas, air sampling, etc.
- G. A Pre-Abatement Meeting with building Owner, the Roofing Contractor, the designated Hazardous Materials Abatement Contractor, and the Architect shall be held one (1) week prior to hazardous materials removal.
- H. Comply fully with Federal, State, and Local Regulations, including but not limited to O.S.H.A. rules for worker safety, E.P.A., and local community rules for waste disposal.

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- I. Avoid creating dust. Use low dust work practices such as misting surface with water before sanding or scraping. Cover area under work with durable protective sheathing (plastic or poly). Keep dust contained to immediate work area.
- J. Protect building occupants. Keep children away from work area. Clean up work site, daily.
- K. Contractor must wear proper respiratory protection for lead dust. Do not take dust home.
- L. Clean all work areas when completed with work. Take dust wipe samples to ensure that area is safe for children and other building occupants.
- M. Retain lead abatement invoices for submittal with required close-out record documents. Invoices must be accompanied by complete shipping documents showing final disposal location.
- N. Provide other mitigation abatement related services not specifically described herein, but needed for a complete and proper job.
- O. Engage the services of a qualified independent firm to conduct all air quality testing as required by law.
- P. Retain hazardous materials abatement invoices for submittal with required close-out record documents. Invoices must be accompanied by complete shipping documents showing final disposal location.
- Q. Provide all other abatement related services not specifically described herein, but needed for a complete and proper job.

PART 2 - PRODUCTS

Not used.

PART 3 - EXECUTION

Not used.

END OF SECTION