

Castellucci, Galli Corporation

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JOB NO.: 12-11

DATE: 18 October 2012

PROJECT: Re-roofing of the State of Rhode Island Central Food-Distribution Warehouse for the Rhode Island
Department of Corrections

REPORT TO: Anthony Feole, Associate Director- Facilities and Maintenance Engineering Division- RIDOC

REPORT FROM: Geoffrey C. Northrup

DATE OF PRE-BID CONFERENCE: 15 October 2012

TIME OF PRE-BID CONFERENCE: 9:30 A.M. ENDED: 10:00 A.M.

PLACE OF PRE-BID CONFERENCE: RI Department of Corrections, Division of Facilities & Maintenance
Conference Room- Maximum Security Building

PERSONS ATTENDING:

1. Thomas Bovis, Interdepartmental Project Manager- RI Division of Purchases
2. Jose Estrella, Superintendent- Facilities and Maintenance Engineering Division- RIDOC
3. Geoffrey C. Northrup- Castellucci, Galli Corp.
4. See attached attendance sheet

PURPOSE: Pre-bid Conference- to answer questions pertinent to the Contract Documents.

COMMENTS: See attached

TRANSACTIONS OF PRE-BID CONFERENCE

COPIES TO: Those attending and all Bidders

PLEASE PRINT

CASTELLUCCI GALLI CORPORATION
 • ARCHITECTS •
 ATTENDANCE SHEET

PROJECT #: 12-11

DATE: Mon, 15 Oct. 2012

PROJECT NAME: ACI - Re-roofing
 of the State Food Warehouse

TIME: 9:30 AM

PAGE 1 OF 3

NAME OF ATTENDEE	TELEPHONE & FAX #S	EMAIL ADDRESS (e) & BUSINESS ADDRESS (A)
1. Geoffrey Northrup Castellucci, Galli Corp.	O (401) 353-0607 F (401) 353-0488	A 175 High Service Ave. No. Providence, RI 02911 e james.r.castellucci@verizon.net
2. MARK HASTWAY BAILEY GROUP LLC	O 401-805-6133 F 401-805-6154	A 63 SACKANOSSETT RD. CRANSTON - RI e MHASTWAY@BAILEYGROUPRI.COM
3. Engineering Welding + Fabricating	O 401-884-1484 F 401-884-7866	A WJPSTL FABCORX.NET 120 Old Baptist Rd. North Kingstown, RI 02882 e
4. R.F. DOLAN	O 401-224-2500 F 401-224-2500	A JMIQUEL @ SAMPFORD - RI e
5. Donald Henry CRIDEWAY ROOFING	O 508-674-0800 F 508-678-2670	A KRY BICKI CRIDEWAY ROOFING 664 WESTPORT MASS e SAMPFORD ROAD
6. M Barbosa + Sons Roofing Manny Barbosa	O 401 723 5100 F 401-334-9215	A BARBOSA SONS @ VERIZON.NET 446 Roosevelt Ave CT RI 02865 e

PLEASE SUBMIT BUSINESS CARD TO ARCHITECT

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PAGE 2 OF 3

ATTENDANCE SHEET - CONTINUED

NAME OF ATTENDEE	TELEPHONE & FAX #S	EMAIL ADDRESS (e) & BUSINESS ADDRESS (A)
7. Tower Const Corp 2155 Pawtucket Ave CRANSTON RI SAU Teregressa	O 943-0110 F 944-4091	A 2155 Pawtucket Pike CRANSTON, RI. 02921 e ESTIMATING @ Tower Construction Corp .com
8. PATRICK J MCKENNA P.J.M ROOFING INC 55 EAST ST PAWT RI	O 727-0020 O 727-1584 F	A PATTY @ MCKENNA ROOFING 55 EAST ST PAWT RI. e
9. PATRICK J MCKENNA 55 EAST ST PAWT Richard GASKELL SUPPL	O 727 0020 F	A rgaskell69@gmail.com e
10. Apollo Roofing & Sheet metal 316 Lockwood St Providence, RI 02907	O (401) 274-6630 F 331-3404	A 316 Lockwood St Providence, RI 02907 e ray@apollooroofingri.com
11. Dome Const 174 Foundry St CF RI Bob DeLunare	O 723-2877 F 723-3039	A e bobdome@juno.com
12. Marton Services 22 SEXTANT LANE Narragansett R.I.	O 401-792 3847 F 401-792-3777	A e Mike @ Martone Painting .com

PLEASE SUBMIT BUISNESS CARD TO ARCHITECT

ATTENDANCE SHEET - CONTINUED

NAME OF ATTENDEE	TELEPHONE & FAX #S	EMAIL ADDRESS (e) & BUSINESS ADDRESS (A)
13. Jay Fitzgerald 204 Leigh RD. Cumberland RI 02864	O (401) 996-0574 F	A Jay2 all Phase restoration. net e
14. Al Mullen IRON CONST GROUP WARWICK, RI	O 401 490 3144 F 401 490 3145	A 875 CENTREVILLE RI ^{RI} WARWICK RI e SWD@ICGRI.COM
15. STEVE DUNN CRI	O 860-929-9199 F 860-929-9244	A 340 Kennedy Drive Putnam, CT 06260 e COZ@COMROOFING.COM
16. LEAH SULLIVAN PAINT & COATING SERVICES INC.	O 857.350.3999 F 857.284.7360	A 25 CHANNEL CENTER ST. #1006 BOSTON, MA 02210 e LEAHS@PAINTANDCOATINGSERVICES.COM
17. Tom Bous	O 574-8185 F	A thomas.bous@purchasing-ri.gov PUNUMPTON RI e
18. Joe Bolin Eagle Cornice Co., Inc	O 781-5978 F 781-6570	A 89 Redoubt Ave Cranston RI 02920 e joe@eaglecornice.com
19.	O F	A e

COMMENTS:

1. This Report of “Mandatory” Pre-bid Conference shall be considered Addendum No. 2.
2. Project Scope of Work was discussed. 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. The building rooftop was toured following Pre-bid meeting. Bidders attending the rooftop walkthrough were: Apollo Roofing and Sheet Metal, Inc. and Tower Construction Corp.
 - a. **00020-1, Invitation to Bid:** The bid due date/time/location is *Friday, 26 October 2012, 10:30 A.M.* at the RI Division of Purchases, 2nd Floor, One Capitol Hill, Providence, RI. NOTE: Deadline date and time for questions is *Thursday, 18 October 2012, 12:00 P.M.* Only clarification responses will be acknowledged after the above date and time. A Bid Security in the form of a Bid Bond, or a certified check payable to the State of Rhode Island, in the amount of a sum no less than five percent (5%) of the Bid Price is required. In addition to being hand-delivered, Bids may be submitted via United Parcel Service (UPS) or Federal Express (Fed-X); however, Bidders are encouraged to obtain a package signature/ receipt upon delivery. Additional bidding instructions are available at <http://www.purchasing.ri.gov/>.
 - b. **00100, Instructions to Bidders**
 - c. **00110, Supplementary Instructions to Bidders:** particularly 1.01A & B, 1.02A & B, 1.04A, 1.05A, 1.08A, 1.09, 1.10, and 1.13.
 - d. **00300, Bid Form:** Architect directed bidders to complete entire Bid Form; that omission of any portion of the Bid Form may disqualify the Bidder. Also, relative to the Contract time, the period shall begin subsequent to issuance of the Purchase Order by the Owner. Note: Include the attached page “00300-1 (REVISED)” in place of the current page “00300-1” of the Project Manual.
 - e. **00400, Bid Bond**
 - f. **00420, Contractor’s Qualification Statement:** Will be required to be included with the Bid Package by the prospective Contractor.
 - g. **00500, Agreement Form**
 - h. **00600, Performance Bond; Payment Bond**
 - i. **00800, Supplementary General Conditions,** particularly 1.01B & C, 1.02A & B, 1.05, 1.07B, 1.10 D.2 & D.3, and 1.10 I & J.
 - j. **00819, Contractor’s Affidavit of Release of Liens:** The Contractor shall submit to Architect with each Payment Application, partial lien releases for subs and vendors, the agreed amount of Contract, amount paid, and amount owed after payment is made shall be indicated and certified by the sub and/or supplier.
 - k. **00820, Prevailing Wage Rates.** Certified Payroll forms, and as well as any questions pertaining to Prevailing Wage Rates shall be addressed by contacting RIDLT at (401) 462-8580, Option 7. The Contractor shall submit payroll reports, weekly, to the Owner (Anthony Feole) and copies of the same to Architect. The Contractor shall comply with worker classifications and maintain O.S.H.A. certificates.
 - l. **00850, Drawing Index and Photos;** Bidders shall verify that all drawings and pages of the Project Manual are included in their copy of the Bid Documents. Also, field verify all existing conditions prior to submitting bid.
 - m. **01010, Summary of the Work:** Bidders are directed to carefully review this Section, particularly 1.01, 1.03, 1.04 A, B, D, E, F, H, K, L, Q & R, 1.06A, 1.07B, C, D, E, F, G & H, 1.08, 1.09B, 3.01 I and 3.03 E.

- n. **01012, Contractor's Use of the Premises:** Particularly 1.02C & D and 1.06. Contractor's employees, including all subcontractors will be required to 'sign-in' when entering the jobsite each day. Subsequent to project award, careful planning and implementation of staging/lift/dumpster locations and sequence of operations shall be carefully coordinated between Contractor and Owner.
- o. **01015, Coordination and Project Procedures**
- p. **01020, Project Allowances:** Bidders shall include all Project Allowances in the Base Bid Amount. Allowance moneys shall only be utilized with the written authorization of the Owner and/or Architect. Also, pay particular attention to 1.01B, C.3 and 1.03 A.2, 3 & 4. Note: Include the attached page "01020-2 (REVISED)" in place of the current page "01020-2" of the Project Manual.
- q. **01100, Alternates**
- r. **01114, Hazardous-Materials Procedures:** Include this Section in the project manual. Note: Relative to the testing for the presence of hazardous materials, the Contractor shall solicit a minimum of three (3) proposals, certified by Rhode Island-based industrial hygienists (environmental firms). The Owner and the Architect shall review each proposal, and if acceptable, provide written approval to the Contractor of acceptance of the applicable proposal. If the first three (3) proposals are determined to be unacceptable by the Owner and the Architect, the Contractor shall solicit three (3) additional proposals from Rhode Island-based environmental firms, and so on. No cost extras relative to delays will be allowed.

If it is determined that hazardous materials are present, based upon the sampling report and related laboratory results which are completed by the selected industrial hygienist, an abatement plan and subsequent abatement shall be completed in accordance with this Section of the project manual

The Hazardous Materials Procedures Allowance shall be utilized for all associated testing, reports, abatement plan and abatement.

Should the Contractor encounter suspect hazardous materials in locations outside the scope of work areas that interfere 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 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.

- s. **01200, Project Meetings:** Job meetings will be scheduled every other week at the job site unless work progress is such that more or fewer meetings are deemed necessary.
- t. **01300, Submittals:** Particularly 1.04A, B, & C, 2.03A, B & C, and 3.03C.
- u. **01310, Construction Schedule:** Contractor will be required to submit to Owner and Architect, a revised, updated Construction Implementation Schedule every third week subsequent to the start of construction.
- v. **01400, Quality Control:** Particularly 1.04 and 1.08 F. Owner requires that BCIs (Background Criminal Investigations) be provided by the Contractor for each employee and/or vendors/suppliers working at the site.
- w. **01500, Temporary Utilities:** Contractor will be required to provide temporary on-site toilet facilities.
- x. **01641, Substitutions and Product Options**
- y. **01700, Project Closeout:** Particularly 1.05, Re-inspection Fees.
- z. **01710, Clean-up:** The site shall be cleaned of all construction-related debris at the end of each workday.
- aa. **01711, Demolition and Repair:** Particularly 3.02 C, D and G.
- bb. **01720, Project Record Documents**

- cc. **04105, Mortar Restoration:** Particularly 1.01 B & C and 1.05 A.
 - dd. **07510, Liquid-Applied Rubber Membrane:** Note, this product may also be referred to as “elastomeric coating(s)”.
 - ee. **07540 PVC Sheet Roofing System:** Particularly 1.08 A & B, 2.02 A and 2.12 B.
 - ff. **07260, Sheet Metal Flashing and Trim:** Particularly 2.02 A
3. Bidders are directed to carefully examine the Rhode Island Department of Corrections Policy Procedures which are included as part of the Solicitation Information, posted by the RI Division of Purchases.
 4. Dumpster, storage bins, etc. may be stored on site. Owner and Contractor to coordinate location.
 5. Owner shall be notified at least seventy-two (72) hours in advance prior to utility “down time” and site deliveries.
 6. Smoking is not allowed within the facility or on site.
 7. Materials and equipment cost increases will not be allowed subsequent to the bid due date of award of Contract for construction.
 8. Bidders shall be responsible for notifying 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 work that is specified and intended whether or not work is actually shown or described.
 9. Proper working attire shall be worn by the Contractor’s employees and subs during working hours; sneakers, sandals, and shorts will not be allowed.
 10. The project may be completed during the winter months. The Contractor shall prepare his bid accordingly. No extra costs will be allowed during winter conditions.
 11. All bidders are directed to make inquiry prior to submitting bid, as to the Addenda issued.
 12. Questions shall be submitted to the RI Division of Purchases at rfp.questions@purchasing.ri.gov . Questions shall be submitted in Microsoft Word attachment, with the RFQ #**7458116** 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.

END OF ADDENDUM NO. 2

**Roof Replacement
Central Food Warehouse**
A/E Proj. #: 12-11; May, 2012

DOCUMENT 00300

BID FORM

Date: _____

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

Project: Re-Roofing and Related Roofing Repairs at the Rhode Island Central Food-Distribution Warehouse, 144 Power Road, Cranston, RI 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 Bid Package for the bid price specified below, subject to additions and deductions in accordance with the terms of these Contract Documents. Award shall be partially based on availability of funds.

2. **BID PRICE:**

A. Bid:

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

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

- A. Roof Drain Camera Investigation Allowance: \$12,800.00
- B. Testing Allowance: \$ 4,500.00
- C. Infrared Roof Scan Allowance: \$ 8,400.00
- D. Steel Deck Investigation Allowance: \$ 5,500.00
- E. Steel Fastener/Deck Repair Allowance: \$20,000.00
- F. Drain-Line Repair Allowance: \$ 7,500.00
- G. Hazardous-Materials Procedures Allowance: \$ 35,000.00

**Roof Replacement
Central Food Warehouse**

01020-2 (Revised)

A/E Proj. #: 12-11; May, 2012

D. Steel Deck Investigation Allowance:

1. Allow the sum of Five Thousand Five Hundred Dollars (\$5,500.00) to provide steel deck investigations by a Rhode Island licensed structural engineer. Consult with Architect prior to utilizing this allowance, otherwise assume all costs.

E. Steel Fastener/Deck Repair Allowance:

1. Allow the sum of Twenty Thousand Dollars (\$20,000.00) to provide repairs to the steel fasteners and steel decking subsequent to determination by the structural engineer. Do not proceed with repairs without the written authorization of the Owner and Architect.

F. Drain-Line Repair Allowance:

1. Allow the sum of Seven Thousand Five Hundred Dollars (\$7,500.00) to repair drain-lines. Do not proceed with this work without written authorization of the Owner and the Architect.

G. Hazardous-Materials Procedures Allowance:

- 1. Allow the sum of Thirty-Five Thousand Dollars (\$35,000.00) to provide hazardous-materials testing and if necessary, abatement and/or mitigation of all hazardous materials in accordance with Section 01114, Hazardous-Materials Procedures as included as part of Addendum No. 2.**

1.03 GENERAL

A. Adjustment of Costs:

1. Should actual purchase cost be more than specified amount of allowance, the Contract Sum will be adjusted by Change Order, equal to the amount of the difference.
2. Contractor shall include in the Base Bid, the full amount of allowances whether or not any Bid Alternate is implemented, unless specifically directed otherwise in the Bid Alternate item.
3. Any allowance amount or un-used portion of each allowance amount shall be refunded to the Owner at any time prior to Award of Contract and/or throughout the Construction Phase at Owner and Architect discretion.
4. Utilization of each and any project allowance shall be via written authorization of the Owner and/or Architect.

PART 2 – PRODUCTS

Note Used.

PART 3 – EXECUTION

Not Used.

END OF SECTION

Roof Replacement
Central Food Warehouse
A/E Proj. #: 12-11; May, 2012

01114-1

SECTION 01114

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. Asbestos Abatement may be a part of this Contract. If so, 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.

Roof Replacement
Central Food Warehouse
A/E Proj. #: 12-11; May, 2012

01114-2

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.
- B. Rhode Island Lead Technicians' Property Owner's Handbook, Rhode Island Government Published Information and distributed by Rhode Island Lead Technicians, 120 Amaral Street, 2nd 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.
- 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.

Roof Replacement
Central Food Warehouse
A/E Proj. #: 12-11; May, 2012

01114-3

- 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.
- 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