



**Solicitation Information
October 26, 2012**

RFP# 7458236

**TITLE: A/E Services Cranston Street Armory, Structural Stabilization and Repairs and
Improvements Building Envelope, Rhode Island**

Submission Deadline: November 20, 2012 at 11:00 AM (Local Prevailing Time)

**PRE-BID/ PROPOSAL CONFERENCE: Yes
Date: November 2, 2012 Time: 10:00 AM (EST)
Mandatory: Yes
Location: One Capitol Hill
Second Floor, Conference Room "B", Providence, RI**

Questions concerning this solicitation may also be e-mailed to the Division of Purchases at questions@purchasing.ri.gov no later than **November 7, 2012 @ noon (EST)**. Please reference the RFP # on all correspondence. Questions received, if any, will be answered and posted on the Internet as an addendum to this solicitation. It is the responsibility of all interested parties to download this information.

SURETY REQUIRED: No

BOND REQUIRED: No

**Thomas Bovis
Interdepartmental Project Manager**

Vendors must register on-line at the State Purchasing Website at www.purchasing.state.ri.us.

NOTE TO VENDORS:

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

THIS PAGE IS NOT A BIDDER CERTIFICATION FORM

**A/E Services Cranston Street Armory, Structural Stabilization and Repairs and Improvements
Building Envelope, Rhode Island**

SECTION 1 – INSTRUCTIONS AND NOTIFICATIONS TO OFFERORS

1) INTRODUCTION

- a) The Department of Administration / Division of Capital Projects and Property Management is soliciting proposals from qualified firms to provide architectural, engineering, design and construction administration services for repairs and improvements to the Cranston Street Armory in Providence, RI, in accordance with the terms of this solicitation and the State's "General Conditions of Purchase" (available at www.purchasing.ri.gov).
- b) This is a Request for Proposal (RFP), not an Invitation for Bid: responses will be evaluated on the basis of the 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.
- c) Firm selected or any subcontractor hired by the firm who provides services for this RFP is not eligible to bid on any underlying construction phase services for this project.

2) NOTIFICATIONS TO OFFERORS:

- a) 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 elsewhere herein may result in rejection of the proposal.
- b) In order to submit a proposal, bidders must properly register with the State of Rhode Island. For information of registering, please see the Division's website at www.purchasing.ri.gov and under the heading "Vendor Registration Information".
- c) All proposals shall include the bidder's FEIN or Tax Identification number as evidenced by a W9, downloadable from the Division's website at www.purchasing.ri.gov.
- d) Alternative approaches and/or methodologies to accomplish the desired or intended results of this procurement are solicited. However, proposals which depart from or materially alter the terms, requirements, or scope of work defined by this RFP will be rejected as being non-responsive.
- e) All costs associated with developing or submitting a proposal in response to this RFP, or to provide oral or written clarification of its content shall be borne by the offeror. The State assumes no responsibility for these costs.
- f) Proposals are considered to be irrevocable for a period of not less than ninety (90) days following the opening date, and may not be withdrawn, except with the express written permission of the State Purchasing Agent.

**A/E Services Cranston Street Armory, Structural Stabilization and Repairs and Improvements
Building Envelope, Rhode Island**

- g) All pricing submitted will be considered to be firm and fixed unless otherwise indicated herein.
- h) Proposals misdirected to other State locations or which are otherwise not present in the Division of Purchases at the time of opening for any cause will be determined to be late and may not be considered. The official time clock is in the reception area of the Division of Purchases.
- i) In accordance with Title 7, Chapter 1.1 of the General Laws of Rhode Island, no foreign corporation 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 will be a requirement only of the successful bidder (s).*
- j) Offerors are advised that all materials submitted to the State of Rhode Island for consideration in response to this Request for Proposals will be considered to be public records, as defined in Title 38 Chapter 2 of the Rhode Island General Laws.
- k) Submitters should be aware of the State's MBE requirements, which will address the State's goal of ten per cent (10%) participation by MBE's in all State procurements. For further information, contact the State MBE Administrator at (401) 574-8253 or charles.newton@doa.ri.gov . Visit the website at <http://www.mbe.ri.gov> .
- l) 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.
- m) Equal Employment Opportunity (RIGL 28-5.1)§ 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 or via email raymond.lambert@hr.ri.gov.
- n) Subcontracts are permitted, provided that their use is clearly indicated in the offeror's proposal, and the subcontractor(s) proposed to be used are identified in the proposal.
- o) Questions and Proposal Submission Questions concerning this solicitation may be emailed to the Division in accordance with the terms and conditions expressed on the cover page of this solicitation. 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 and track the website for information and addendums.

3) ARCHITECTURAL / ENGINEERING SERVICES

**A/E Services Cranston Street Armory, Structural Stabilization and Repairs and Improvements
Building Envelope, Rhode Island**

- a) Persons or firms practicing Architectural and/or Engineering Services in the State of Rhode Island must possess a proper registration and Certificate of Authorization in accordance with Rhode Island General Laws.
- b) A copy of the current Rhode Island Certificate of Authorization for the firm and current Rhode Island registration(s) for the individual(s) who would perform the work must be included behind the front page of each copy of the Proposal.
- c) The Board of Design Professionals can be contacted as follows:

Board for Design Professionals
1511 Pontiac Avenue (Bldg 68-2)
Cranston, RI 02920
Tel: 401-462-9530
Fax: 401-462-9532
Website: www.bdp.state.ri.us

- d) The respondent's Proposal will be disqualified and removed from consideration if the Proposal fails to include the required current Rhode Island Certificate of Authorization for the firm and current Rhode Island registration(s).

SECTION 2 – SCOPE OF WORK

2.1) BACKGROUND AND PURPOSE

The selected Firm will provide complete design, engineering, bidding and construction administration services for the structural stabilization and envelope repairs and improvements to the Cranston Street Armory (the Armory). The Armory is located on Cranston Street between Parade and Dexter Streets in Providence, Rhode Island. The Armory was designed by William R. Walker & Son and completed in 1907 as headquarters for the Rhode Island National Guard. The complex consists of twin four story office towers bracketing a 40,000 square foot drill hall. Designed to mimic a medieval fortress, the monumental exterior consists of yellow brick, pink granite, terra cotta and decorative copper crenellations.

For many years the drill hall was a significant public space and witnessed countless dances, graduations, track meets and other public gatherings in addition to its function for military use. The exposed steel structure of the seventy-foot tall hall is a pure three-hinged arch consisting of paired truss members pinned together seventy feet above the drill hall floor and tied together by 6" diameter steel rods below. Substantial carved wood stairs ascend around a four-story sky lit atrium to reach the upper floors of the flanking tower buildings.

In 1996 the National Guard moved out of the Armory leaving it to the State. Well before that time, however, the building's exterior envelope had deteriorated allowing significant amounts of water to penetrate the construction. Subsequent damage was so widespread and severe that in

A/E Services Cranston Street Armory, Structural Stabilization and Repairs and Improvements Building Envelope, Rhode Island

1999, the Armory was listed as one of the ten most endangered historic buildings in the United States.

In 2000 the State, with the assistance of Durkee Brown Viveiros & Werenfels Architects (DBVW), embarked on a series of projects aimed at restoring integrity to the exterior envelope and preserving the Armory for future public use. To their efforts of the past several years, this public asset has been significantly improved. Reports documenting the various restoration projects completed to date as well as recommendations for future projects will be made available to the successful Firm.

After twelve years during which it was used primarily to store surplus furniture, the Armory came into partial reuse in December 2005 as production offices and a soundstage for a major motion picture. The lower level and the first floor, including the drill hall, are now protected by an approved sprinkler and alarm fire detection system. Numerous other code upgrades were made to the basement and first floor.

Approximately five years ago the RI State Fire Marshall located their offices on the first level of the Armory. Prior to their move interior improvements have been made to lower and first level to accommodate their needs. Additional work has occurred to create secure emergency storage for state operations. At that time the fire suppression was extended to the upper floors. An emergency generator was also installed.

Masonry repair projects completed in 2007 include initial stabilization of a tower at risk for collapse. Proposed projects include repairing an identical tower in similar condition as well as the restoring numerous ornamental balconies. A report issued by DBVW Architects in November 2007 provides an itemized list of critical exterior repairs including masonry re-pointing, terra cotta restoration and replacement of copper crenellations (**Attachment A**).

In summary, The following work on the exterior of the Cranston Street Armory has been completed since 1998. Some of the work was done as recently as 2008, while some was completed much longer ago. All areas of the building should be investigated and re-evaluated to determine current conditions.

West Tower:

- New roof and skylight at main tower
- Selective turrets rebuilt at upper and lower towers
- Selective repointing
- Selective copper crenellation replacement
- Chimney reconstructed
- Upper balcony reconstructed

Drill Hall:

- New slate roof
- Selective repointing
- Selective copper crenellation replacement

**A/E Services Cranston Street Armory, Structural Stabilization and Repairs and Improvements
Building Envelope, Rhode Island**

Stair windows replaced
Clerestory windows secured
South balcony restored
North balcony re-roofed
Selective turret reconstruction

East Tower:

New roof and skylight at main tower
Upper tower turrets restored
Upper balcony removed and brick stabilized
Selective repointing
Selective copper crenellation replacement

East Tower CDs:

(Note: Construction Documents for the following work were completed in 2008. Areas covered by this work should be re-evaluated to determine if any conditions have changed.)

New roof and roof framing at upper tower
Selective repointing
Selective terra cotta restoration and replacement
Selective copper crenellation replacement
Window replacement at upper tower

With a daily presence at the Armory, it has become clear that the structure and building envelope require re-evaluation and significant improvements in order to protect the asset. In addition to the DBVW itemized repair list the following issues need to be assessed, fixes identified and engineered, bids developed and a contractor hired and supervised:

1) Structural and Integrity Analysis

A full structural analysis of the building will be completed with prior work done on this analysis as a baseline. This analysis must list critical repair needs and likely failure points should no work be undertaken. Additionally, as with all work requirements in this RFP, the structural analysis should list three categories of required work:

- i) Critical – Those repairs that need to be completed as soon as possible to protect the asset and to minimize any and all risks to occupants and the public. The time frame for critical repairs should be between the current time and under one year (Phase I).
- ii) Required – Those repairs that need to be made to prevent further deterioration of the structure. The time frame for required repairs should be between two and five years (Phase II).
- iii) Maintenance – On-going maintenance and improvements including those repairs that need to be made with a time frame of five years plus (Phase III).

**A/E Services Cranston Street Armory, Structural Stabilization and Repairs and Improvements
Building Envelope, Rhode Island**

The structural analysis should take into account all needs for seismic, wind and snow loading calculations and improvements to meet current codes.

2) Water Infiltration

A full analysis of all points of water infiltration and likely water infiltration to determine all current leaks and their likely source will be completed. This analysis may include, as necessary, construction assistance to open existing structural components and to then make repairs to those disturbed components. This analysis will extend to all portions of the building.

3) Roofing

There have been new roofs over a significant portion of the building including applied rubber and slate materials. There was a significant failure of one large portion of rubber roof in 2011 likely due to water infiltration and consequent uplift. A full analysis of the condition and needs of all roof and roof structures will be made.

4) Masonry

The largest share of work done on the building envelope has been for masonry replacement and repointing. Building on this work a full analysis of all exterior masonry surfaces will be conducted.

5) Windows

All windows at the Armory are likely in need of replacement. A full analysis and plan for this work will be completed.

Clearly, given the above, there will be points of overlap between building trades. It is the duty of the successful Firm to provide staff, contractors and sub-contractors who are working on envelope issues that fixes are being addressed in a seamless, coherent process that includes the analysis of the problems as well as the criticality of proposed fixes.

Full engineering, design, construction document, bidding and construction administration services will be undertaken for all those repairs approved as "Critical" by the State.

6) Cost Estimate

Two professional, independent cost estimates for all critical work will be required. The first shall be due at the level of the initial identification and fix suggestions for this work. The Firm shall deliver to the cost estimator a preliminary plan for critical fixes at the schematic design level. A second cost estimate, at approximately 80% construction documents, shall also be required.

A/E Services Cranston Street Armory, Structural Stabilization and Repairs and Improvements Building Envelope, Rhode Island

The successful Firm will solicit input from organizations and individuals with an interest in the successful continuation of the project. These entities include but are not limited to the West Broadway Neighborhood Association, The Rhode Island State Historic Preservation Commission, The State Building Commissioner, The State Fire Marshall, the City of Providence, the Governor's Commission on Disabilities, DOA's Division of Facility Management and DOA's Division of Capital Projects and Property Management.

2.2) FEE PROPOSAL

- a) As part of this RFP firms are to provide a fee proposal for full services as listed above including all deliverables described. This shall be a fixed fee budget and shall include as a separate line item for reimbursables of \$20,000 as an allowance. Only the actual reimbursable expenditure will be paid.
- b) The fee shall include all anticipated professional engineering, architectural, design and other specialty services as required for design, design and contract documents, specifications and bidding for Equipment, bidding phase, all necessary application and verification services, application to utility company for any rebates available, construction administration and commissioning and, close out phases of work. Other components of the fee shall include continued probable cost estimates and value engineering and redesign services (including resubmittal of documents) **at no additional cost.**

SECTION 3 –SELECTION PROCEDURE AND SUBMISSION REQUIREMENTS

3.1) RESPONSES

- a) Responses will be evaluated in two parts. Part One is a Technical proposal and Part Two is a Professional Fee proposal. Both the Technical and Professional Fee proposals are required on the due date listed on page 1 of this solicitation.
- b) Part One will require a Technical submission and will be evaluated on the following criteria:
 - i) Competence to perform the desired services by virtue of the experience of the firm, project principals, consultants and partners in providing similar services, and the qualifications and experience of the staff who would be assigned to perform the services **(35 points)**.
 - ii) Ability to perform the services expeditiously, as stated in the project plan reflecting current workload and the availability of an adequate number of personnel and evidence that the OFFEROR analyzed, interpreted and discussed issues presented by the project in a manner likely to meet the needs of the Owner and end users **(20 points)**.
 - iii) Past performance, as reflected by the evaluation and references of clients for whom similar work has been performed, including but not limited to other state agencies, ability to meet deadlines, and control of costs **(15 points)**.
- c) All OFFERORs must receive a minimum score of 55 points on the Technical proposal submission. Offerors not scoring at least 55 points will not be considered further.

**A/E Services Cranston Street Armory, Structural Stabilization and Repairs and Improvements
Building Envelope, Rhode Island**

- d) A Professional Fee proposal will be submitted as part of this solicitation in a **separate, sealed envelope**. The cost proposal will represent **30** points for a possible total score of 100 points.
- e) The Professional Fee proposal shall indicate the number and type of professionals to be employed and the hourly rate, including overhead, for each and expected reimbursables.
- f) The Professional Fee proposal will provide a **total fixed cost** for the entire project as a Lump Sum price. This shall be a fixed fee (dollar amount), which includes, as a separate line item, an allowance for expected reimbursables.
- g) All work indicated in this RFP must be included, with no exclusions and a Lump Sum Fixed Fee (dollar amount) must be provided, or the bid will be rejected as being non-responsive.

3.2) TENTATIVE SCHEDULE TARGET DATES:

RFP Announcement	October 26, 2012
Work Starts (contract signed)	December 28, 2012
Structural Stabilization, Repair and Envelope, Analysis and Recommendation Report w/Cost Estimate	March 1, 2013
*Construction Document Package w/ Cost Estimate	February 8, 2013
Construction Advertised	February 15, 2013
Construction Awarded (PO Issued)	March 29, 2013
Construction Completed	July 31, 2013

* Dates listed above are to prepare a bid package to initially replace all windows and repair roofs at the Cranston Street Armory. However, the selected firm shall prepare a second separate bid documents for remaining work recommended in their structural stabilization, repair and envelope, analysis and recommendation report w/cost estimate.

The State reserves the right to decide on dates for submissions, bid package, advertising dates and project completion date on this second submission.

3.3) PRE-SUBMISSION QUESTIONS, PRE-SUBMISSION MEETING

- a) Questions, in **Microsoft Word Format**, concerning this solicitation may be e-mailed to the Division of Purchases at questions@purchasing.ri.gov no later than the Date & Time indicated on page 1 of this solicitation. Please reference the RFP # (found on page 1 of this solicitation) 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 interested parties to download this information.
- b) A **mandatory** pre-bid meeting will be held at the location, date & time indicated on page one of this solicitation.

**A/E Services Cranston Street Armory, Structural Stabilization and Repairs and Improvements
Building Envelope, Rhode Island**

3.4) PROPOSAL SUBMISSION

- a) Offers to provide the services covered by this Request must be received by the Division of Purchases on or before the date and time indicated on page one of this solicitation. Responses (an original plus five (5) copies) should be mailed or hand-delivered in a sealed envelope marked with the RFP number and “Cranston Street Armory, Structural Stabilization and Repairs and Improvements to Building Envelope, Cranston, Rhode Island”.

RI Dept. of Administration
Division of Purchases, 2nd floor
One Capitol Hill
Providence, RI 02908-5855

- b) NOTE: Proposals received after the above-referenced due date and time will not be considered. Proposals misdirected to other State locations or which are 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 for the Division of Purchases.

3.5) PROPOSAL CONTENTS

- a) Proposals must include the following:
 - i. A completed and signed three-page RIVIP generated bidder certification cover sheet (downloaded from the RI Division of Purchases Internet home page at <http://www.purchasing.state.ri.us>,
 - ii. A completed and signed W-9 downloaded from the RI Division of Purchases Internet home page.
 - iii. In addition to the multiple hard copies of proposal required, Respondents are requested to provide their proposal in electronic format (CDRom, Diskette, flash drive). Microsoft Word / Excel or PDF for is preferable. Only one (1) electronic copy is requested. This CD or diskette should be included in the proposal marked “Original”.

3.6) TECHNICAL PROPOSAL - NARRATIVE, PROJECT PLAN AND REFERENCES:

a) Narrative of the Experience of the Firm and Project Principals (0-35 Points):

Describe the firm’s general experience as well as its experience and qualifications in the examination and repair of building envelopes and water infiltration issues. List the percentage of work to be completed by the firm and the percentage to be completed by outside consultants. Include Standard Form 330 (for prime contractor and all sub-contractors) in this section. Indicate the plan for compliance with the State’s MBE requirements. Evaluation Criteria: The Firm and Project Principals have experience with projects of a similar size, scope and use with specific emphasis on building envelope and

A/E Services Cranston Street Armory, Structural Stabilization and Repairs and Improvements Building Envelope, Rhode Island

water infiltration issues. The Project Manager and each staff and/or consultant assigned to the project have experience with projects of a similar size, scope and use with specific emphasis on building envelope and water infiltration issues.

b) Project Plan (0-20 Points):

This section shall describe the firm's understanding of the State's requirement, including the result(s) intended and desired, the approach and/or method to be employed, and a Work Plan for accomplishing the results proposed. Evaluation Criteria: A clear project plan is presented along with deliverables and time lines; The OFFEROR analyzed, interpreted and discussed issues presented by the project in a manner likely to meet the needs of the Owner and end users. The plan is sensitive to budget and time constraints; The plan addresses relevant design and building issues.

c) References (0-15 Points):

Select a minimum of three and a maximum of five projects and provide principal contacts, including all contact information, for projects of a similar size and scope and use to the proposed project. These individuals may be contacted by members of the selection committee for further information. Evaluation Criteria: References are provided for projects of a similar size and scope and are directly related to water infiltration and building envelope issues; The reference(s) reported that the project came in on time and on budget; The rate of change orders was acceptable for the project size; The OFFEROR devoted adequate time for construction administration services and adequate review and response to both shop drawings and field conditions.

3.7) PROFESSIONAL FEE PROPOSAL

a) Professional Services Fee Proposal Scoring- 30 Points

The bidder of the lowest opened Professional Services Fee Proposal will receive the full 30 points. The other opened Professional Services Fee Proposals will be allocated points prorated to its correlation to the low bid (e.g. a bid of twice the amount of the low bid will receive 15 points). Professional Fee proposal points are determined by the following formula: $x/n (y) = \text{points awarded}$; whereas "x" = lowest opened bid, "n"= any bid under consideration and "y"= 30 points.

b) A cost proposal will be submitted as part of this solicitation in a separate, sealed envelope. The cost proposal shall indicate the number and type of professionals to be employed and the hourly rate, including overhead, for each. The cost proposal will also list a total fixed cost for the entire project including as a separate line item for reimbursables of \$20,000.00. The cost proposal will represent 30 points for a possible total score of 100 points.

c) The State reserves the right to award on price alone.

d) 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

**A/E Services Cranston Street Armory, Structural Stabilization and Repairs and Improvements
Building Envelope, Rhode Island**

interest.

Responses found to be technically or substantially non-responsive at any point in the evaluation process will be rejected and not considered further. The State reserves the right to reject any or all responses submitted and to waive any informalities in any vendor's submission

3.8) ADDITIONAL TERMS AND CONDITIONS

- a) 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.
- b) Responses found to be technically or substantially non-responsive at any point in the evaluation process will be rejected and not considered further. The State reserves the right to reject any or all responses submitted and to waive any informality in any vendor's submission.
- c) The successful firm shall be solely responsible for meeting all terms and conditions specified in this RFP, and any resulting contract. The use of any subcontractors or other vendors must receive prior approval by the State. The Rhode Island Department of Administration shall reserve the right to clarify the terms and conditions of any proposal submitted. The firm recommended for award will be notified by the Department of Administration. A contract, based on standard A.I.A. documents will be developed by the Rhode Island State Department of Administration/Division of Capital Projects and the Division of Property Management and will incorporate a final work plan and schedule. The selected firm must agree to provide all deliverables by the dates established in the final work plan and schedule in the resulting contract.
- d) The vendor must complete all tasks listed throughout this request within the time frame specified in the final work plan and schedule and in the resulting contract and, also appoint a project manager who will be responsible for seeing that all services are performed within the agreed upon time limits and meet the needs of the Owner. The vendor shall not change its designated representative during the performance of the services without prior written consent by the Rhode Island Department of Administration/Division of Capital Projects and Property Management.
- e) The firm must comply with all State and Federal statutory, regulatory and ANSI standards. The firm must cooperate and coordinate with other state agencies, contractors or entities, if necessary, to successfully complete this proposal. Rights to data, work products, etc., revert to the State of Rhode Island upon completion of the contract. All information related to vital records and systems must be kept confidential at all times during and after completion of the project.
- f) Comply with the following Payment Schedule: Payments shall be made monthly in proportion to services performed so that compensation shall aggregate to the following percentages at the completion of each phase of work:

A/E Services Cranston Street Armory, Structural Stabilization and Repairs and Improvements Building Envelope, Rhode Island

Structural Stabilization, Repair and Envelope, Analysis and Recommendation Report w/Cost Estimate: 15%

Initial Documents (Windows and Roof Bid Package): Construction Documents, Bidding Phase (20%) and Construction Administration (5%), Total = 25%

Second Separate Bid Documents: Construction Documents, Bidding Phase (50%) and Construction Administration (5%), Total = 55%

Close-Out: 5%

- g) All Drawings shall be submitted in hard copy as well as CAD (compatible with AutoCAD lite, current edition) and PDF formats.
- h) Reimbursable Expenses when authorized in advance in writing by the Department of Administration, Division of Capital Projects and Property Management, will be paid based on verified costs plus a fee not to exceed four (4) percent and shall generally be limited to document reproductions, postage and handling. Reproductions for office use by the firm and its' consultants are not reimbursable.
- i) Five percent (5%) retainage shall be held by the State until the satisfactory completion of the above referenced scope of work.
- j) Conflict of Interest – The successful firm will attest that neither the firm, its employees or its consultants shall have, or enter into, any contract or business venture with any general contractor or trade sub-contractor who is chosen to work on this project. This provision, does not apply to any and all sub-contractors hired to provide sub-contractor services during the investigation phase.
- k) Cancellation for Convenience - The State reserves the right to cancel for its convenience, and give seven days notice, any and all contracts that are entered into as the result of this award and the firm shall have no claim to any reimbursement for lost work or profits and only have claim for work done until the date of cancellation for convenience.
- l) Alterations to AIA Forms-Front End - The Owner will make available to the successful firm AIA bidding front end and general conditions documents that will require editing for the purposes of this project. The firm attests to including the editing and publishing time required for this work at no additional cost to the owner.
- m) Bid Review and Contractor De-Scoping - The firm shall make the project principals and all key engineering staff and/or consultant(s) available for the de-scoping of as many as three contractors. The results of this de-scoping shall be provided in writing to the owner.
- n) The successful firm will be allowed to invoice monthly based on the percentage of work completed.

RFP# 7458236

**A/E Services Cranston Street Armory, Structural Stabilization and Repairs and Improvements
Building Envelope, Rhode Island**

- o) Value Engineering Incorporation at no Extra Cost - The firm shall perform, at no additional cost, any and all value engineering as required to bring the project into budget after the receipt of the professional, independent COST ESTIMATES. The firm shall also keep an informal statement of probable cost and provide value engineering corrections on an ongoing basis paralleling project programming and project design work.

- p) The Professional cost estimator required for construction cost estimates must NOT be an employee of the awarded firm and must NOT be a regular employee of a construction firm.

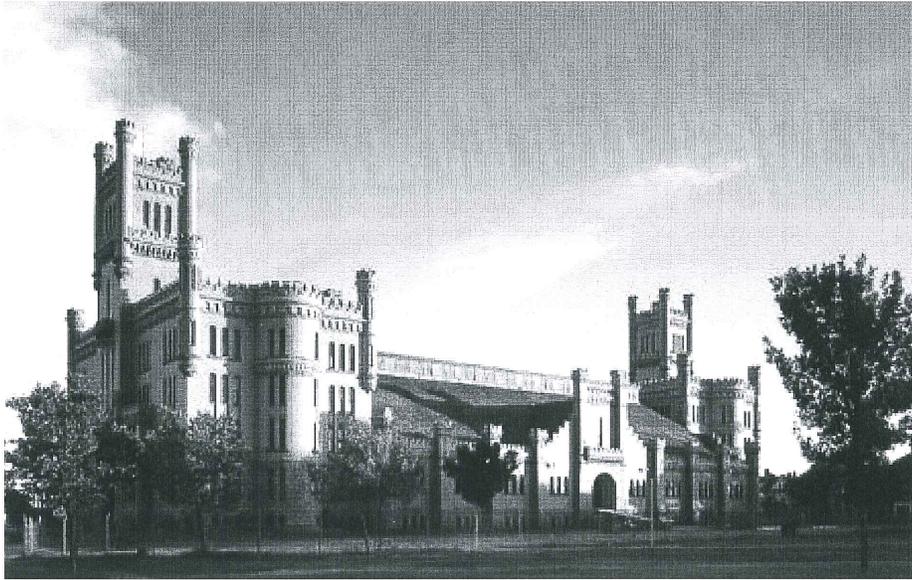
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RFP- Attachment A

**Cranston Street Armory
Providence, Rhode Island**

Exterior Assessment

November 6, 2007



1. OVERVIEW

The Cranston Street Armory, (officially called the Providence Armory) is located at 225 Dexter Street, in Providence, Rhode Island. Built between 1903 & 1907 by William R. Walker & Son, the building features a large drill hall flanked by 2 large towers. The building has battered granite base and yellow brick walls with terra cotta and granite details. The original windows are wood, double-hung and still exist in a majority of the masonry openings. The roofing material at the drill hall is slate, it was replaced in kind in 1999. The two head houses and all turrets originally had built-up and copper roofing respectively. All crenellations are capped with copper. The majority of flat roofs have been replaced in the last 10 years, as have select areas of copper roofing and crenellations.

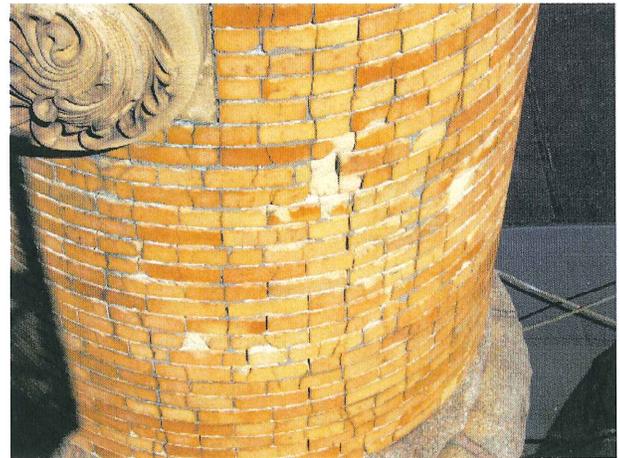
On September 25, 2007 Durkee, Brown Viveiros & Werenfels Architects (DBVW) utilized a lift to survey the exterior of the building. The objective of the survey was to prioritize areas of the building exterior that will need future work. The extent of the survey was limited to masonry and roofing conditions and did not include a survey of the existing windows. Observations have been divided into the following three categories of urgency:

- Category A = Critical Repairs
- Category B = High Priority Repairs
- Category C = Medium Priority Repairs

Images have been included for all categories of repair, with a special focus on Category A. Drawings are also included to illustrate the location, scope of work and priority of all repairs in all categories. A recommended Phasing Plan for how best to group these repairs is also included. Please note that the Phasing Plan groups together Category A, B and C repairs in some instances. The grouping of different types of repairs is due to the logistics of scaffolding, and allows for all repairs in one area to be addressed at one time while staging is in place.



1. Category A, Item 1: Cracked Granite.



2. Category A, Item 2: Cracked Curved Brick.



3. Category A, Item 3: Cracked Granite and Brick.

2. CATEGORY A: CRITICAL REPAIRS

Observations: The following items require immediate attention and repair.

Item 1: West Tower, West Elevation: Repair crack thru brick and granite above first floor window.

Item 2: West Tower, Southwest Turret at Tower: Remove and rebuild 1 wythe of cracked radiused facebrick, approximately 75 square feet.

Item 3: West Tower, Northwest Turret at Tower: Remove and rebuild base of turret to investigate cracking at granite and brick.

Item 4: Drill Hall, North Elevation: Rebuild top of two turrets at main entry from the granite belt course upward.

Item 5: Drill Hall, South Elevation: Rebuild top of two rectangular turrets from the granite belt course upward.

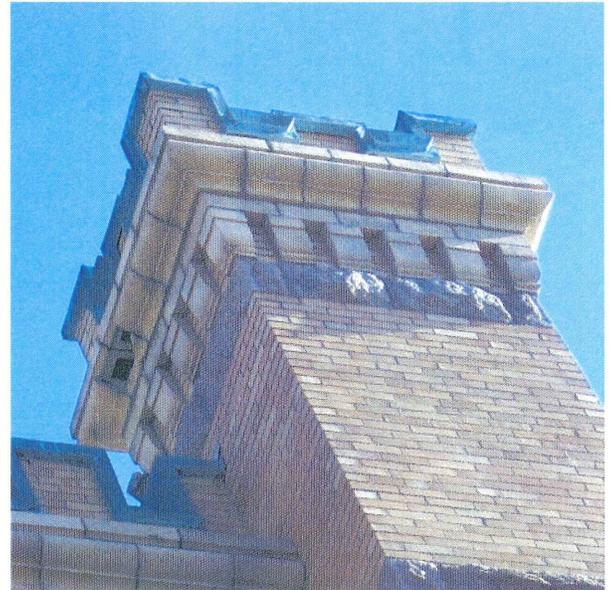
Item 6: East Tower, Top of Upper Tower: Replace copper at crenellations at top of tower, re-frame and re-roof flat roof.

Item 7: East Tower, North Elevation: Rebuild top of northwest corner turret from granite band course upward.

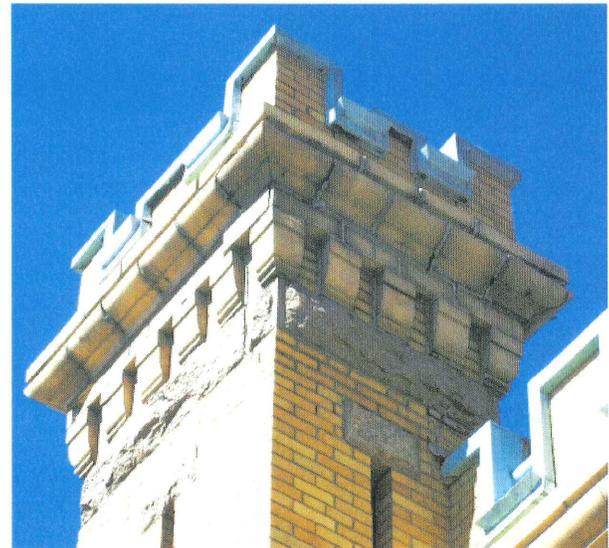
Item 8: East Tower, West Elevation: Rebuild north chimney from lower belt course upward.

Item 9: East Tower, Upper Tower, Northwest Turret: Reframe and replace flat roof and copper at crenellations.

Item 10: East Tower, East Elevation: Assess cracks in granite arches above main entry and perform selective crack repair.



4. Category A, Item 4: Unstable Terra Cotta.



5. Category A, Item 5: Unstable Terra Cotta.



6. Category A, Item 6: Deteriorated Copper.

3. RECOMMENDED PHASING PLAN

Below is a Phasing Plan that has been developed to address the specific items identified during this survey. It is important to note that as Construction Documents are developed for each phase, it will probably make sense to address additional work items in the same vicinity.

Phase I: Complete all items from the Category A, Critical Repairs list. In addition to these items, it is recommended that all repairs shown on the drawings for the East Tower Upper Tower be addressed. It is logical that staging required to reach the Category A items be utilized to repair all other East Tower Upper Tower issues.
**

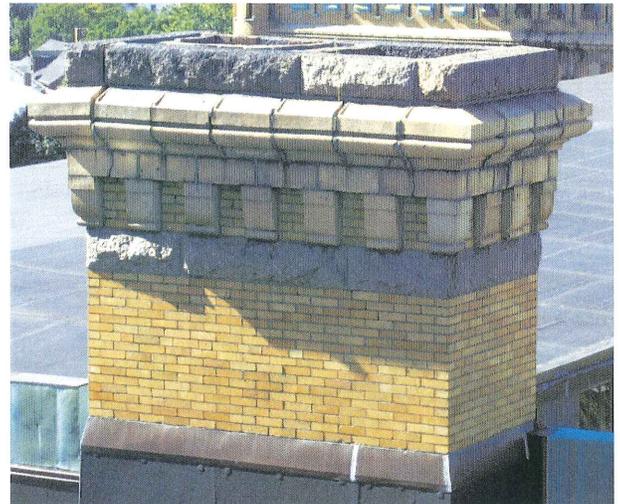
Phase II: Complete all repairs shown on the drawings for the West Tower Upper Tower. The remainder of all turrets at the drill hall should also be repaired.**

Phase III: All remaining Items on the drawings should be carried out. Prior to beginning this phase, the building exterior should be re-surveyed to determine if additional areas of concern have developed since the last survey.

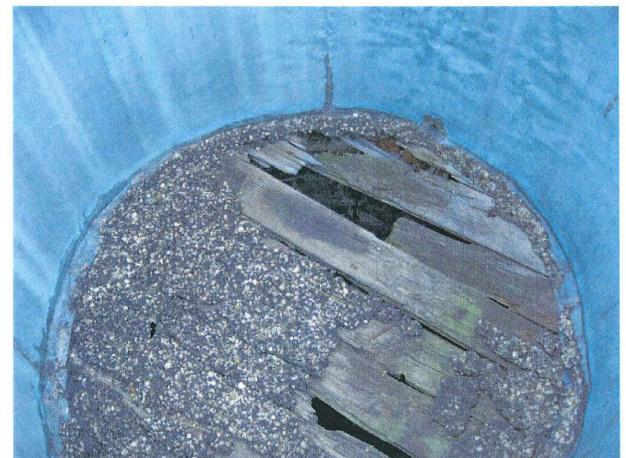
**There are currently curved brick that need to be replaced. There is also an amount of curved brick that will require future replacement. Due to the fact that these curved bricks require a custom mold, it may be economical to have all of this brick fabricated at one time and stored in the building for future installation.



7. Category A, Item 7: Unstable Terra Cotta.



8. Category A, Item 8: Unstable Granite and Terra Cotta.



9. Category A, Item 9: Deteriorated Roofing and Framing at Turret.

4. FUTURE CONSIDERATIONS

The recommendations above were based not only on a one day survey, but on evaluations by DBVW conducted over the past 10 years. Until funding is available to carry out a full restoration of the building exterior, surveys of this nature should be conducted to identify areas that require immediate attention. When looking at the building exterior holistically, there are significant items that need to be addressed in the near future.

A. The original wood windows remain in a majority of the masonry openings and are in poor condition. They should be replaced with windows that match the originals.

B. The mortar joints at most terra cotta components are in poor condition and should be repointed.

C. The entire building was previously scrub-coated with mortar. The condition of this scrub coat should be monitored as the original mortar beneath the surface may be deteriorating.

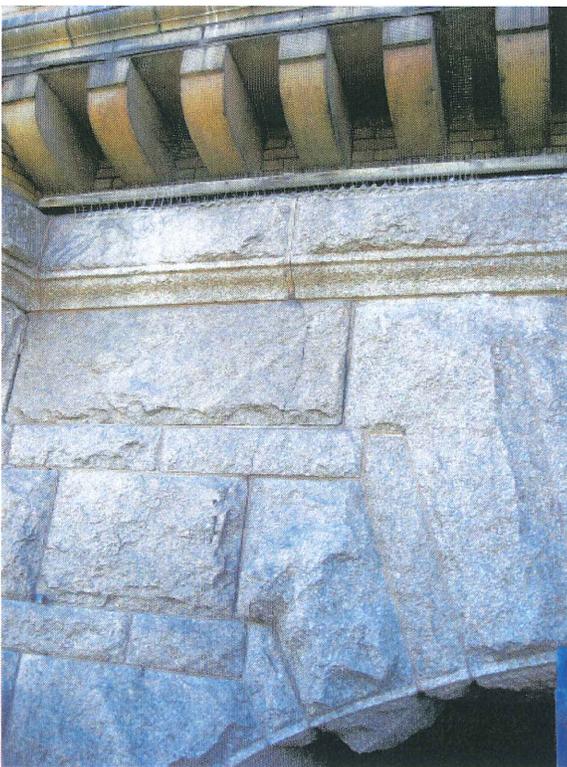
D. Flat membrane roofing systems should be monitored, as the lifespan of these roofs is shorter than the copper and slate.



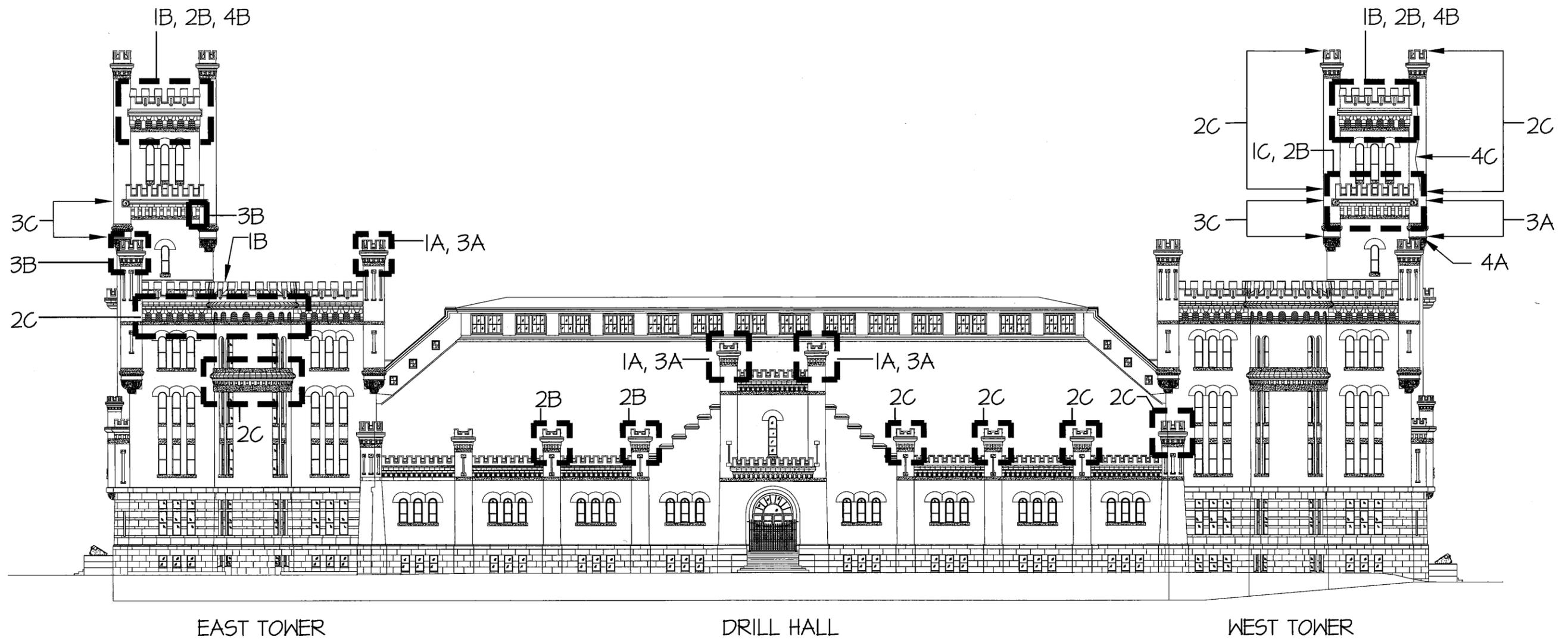
11. Category B: Deteriorated Turret.



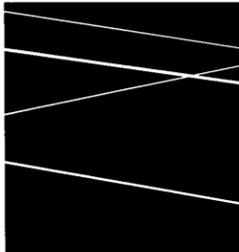
12. Category C: Deteriorated Joints at Terra Cotta.



10. Category A, Item 10: Crack at Granite Above Entry Arch



KEY	
SCOPE OF WORK:	PRIORITY:
1 = REPLACE COPPER	A = CRITICAL
2 = REPOINT (BRICK, GRANITE AND/OR TERRA COTTA)	B = HIGH PRIORITY
3 = REBUILD (BRICK, GRANITE AND/OR TERRA COTTA)	C = MEDIUM PRIORITY
4 = REPAIR CRACK	



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One Capitol Hill, Providence, RI

SCALE: 1/32" = 1'-0"

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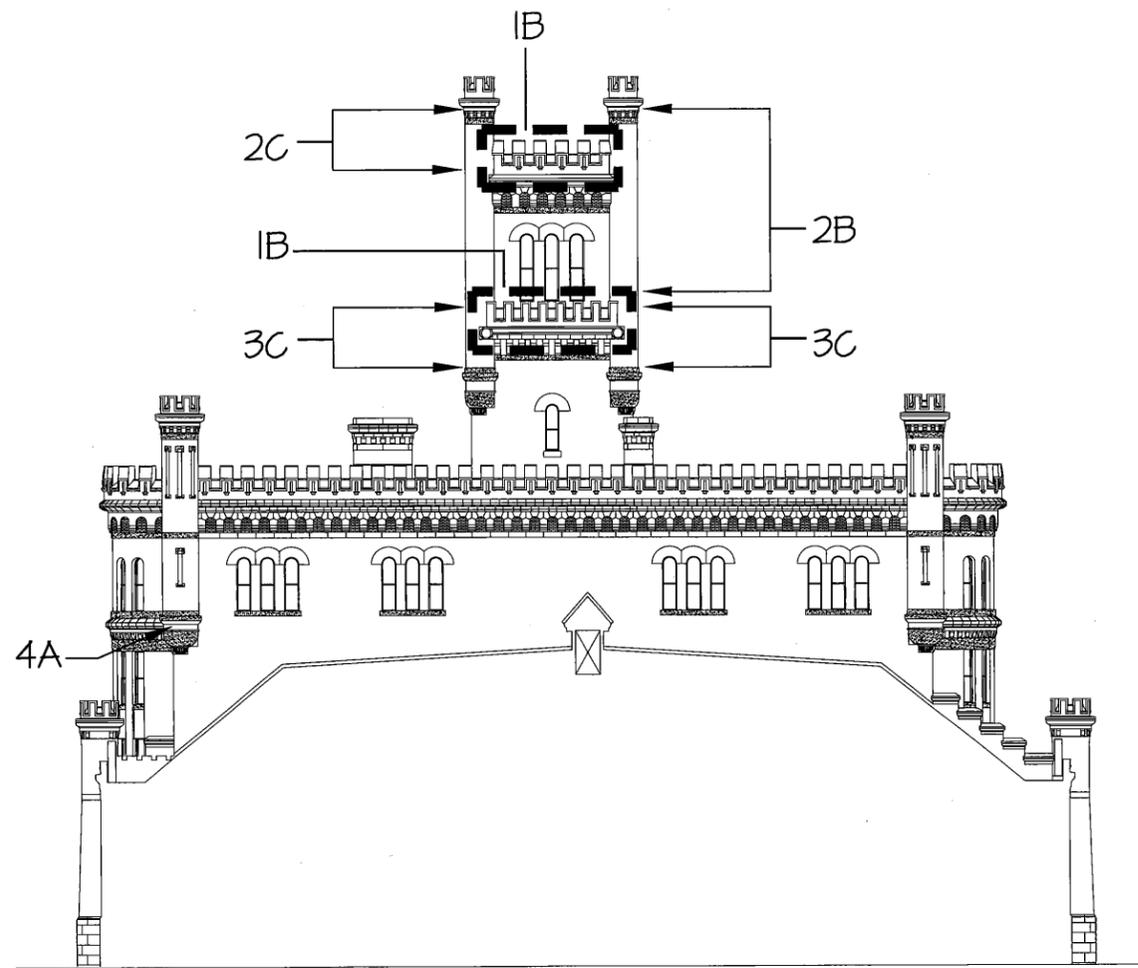
North Elevation

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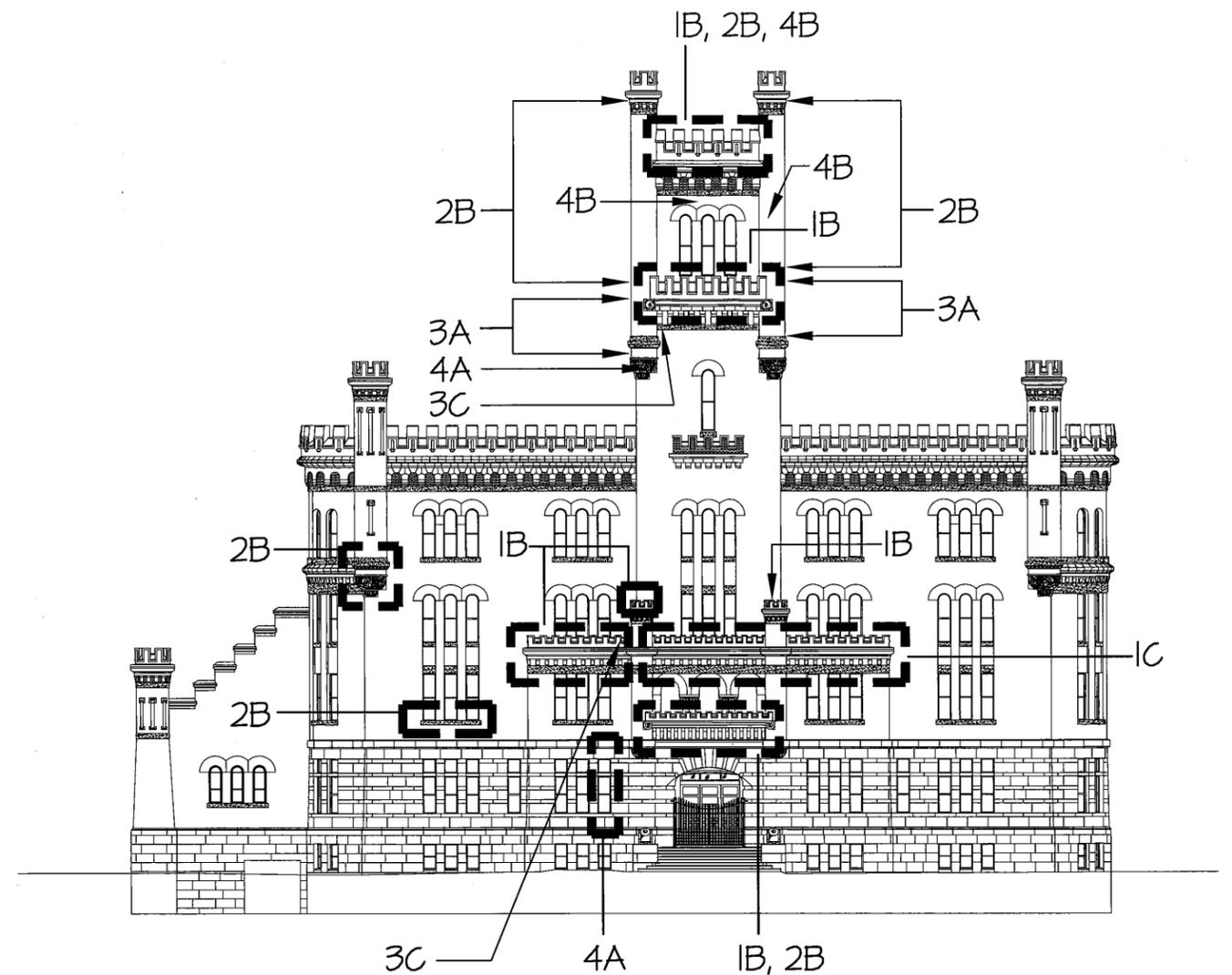
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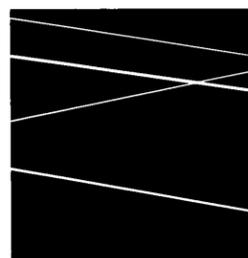


WEST TOWER: EAST ELEVATION



WEST TOWER: WEST ELEVATION

KEY	
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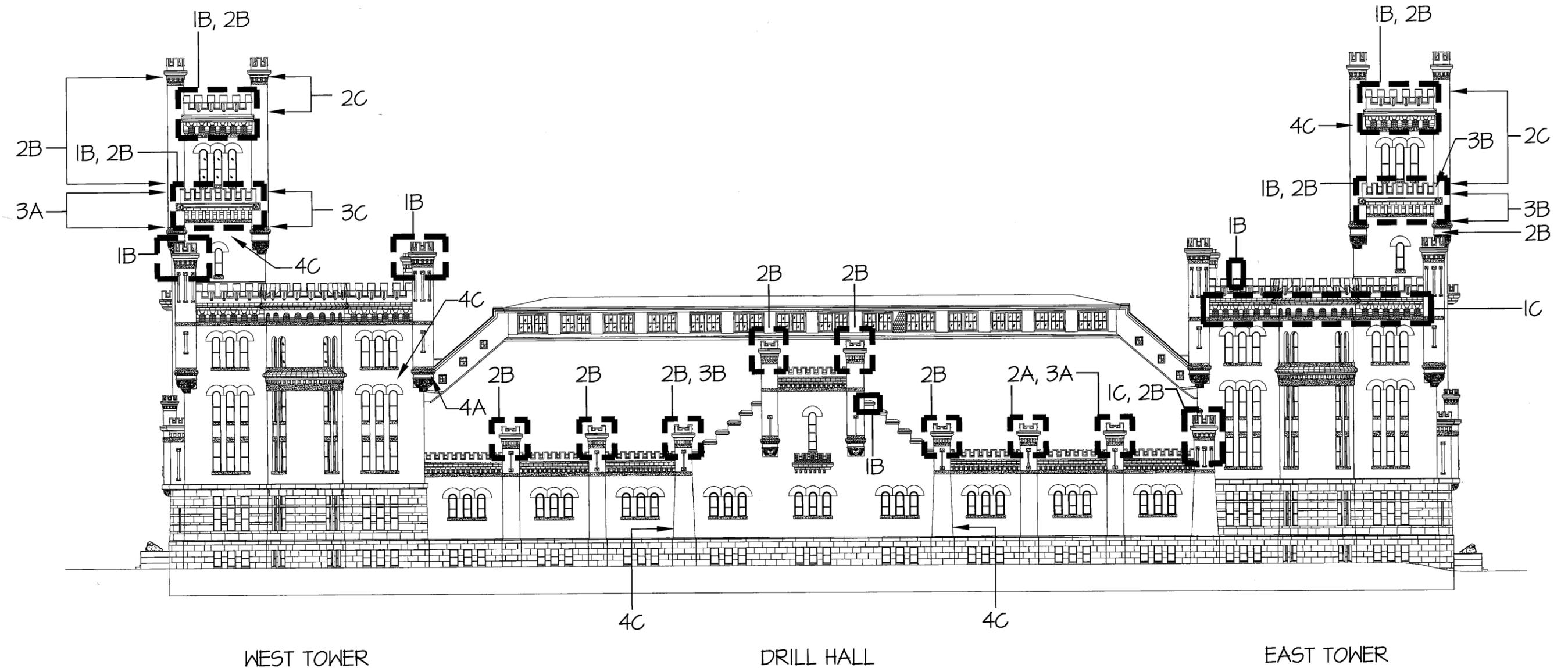
West Tower

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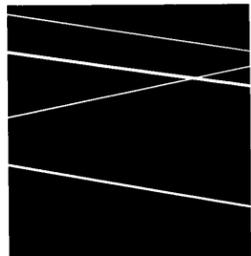
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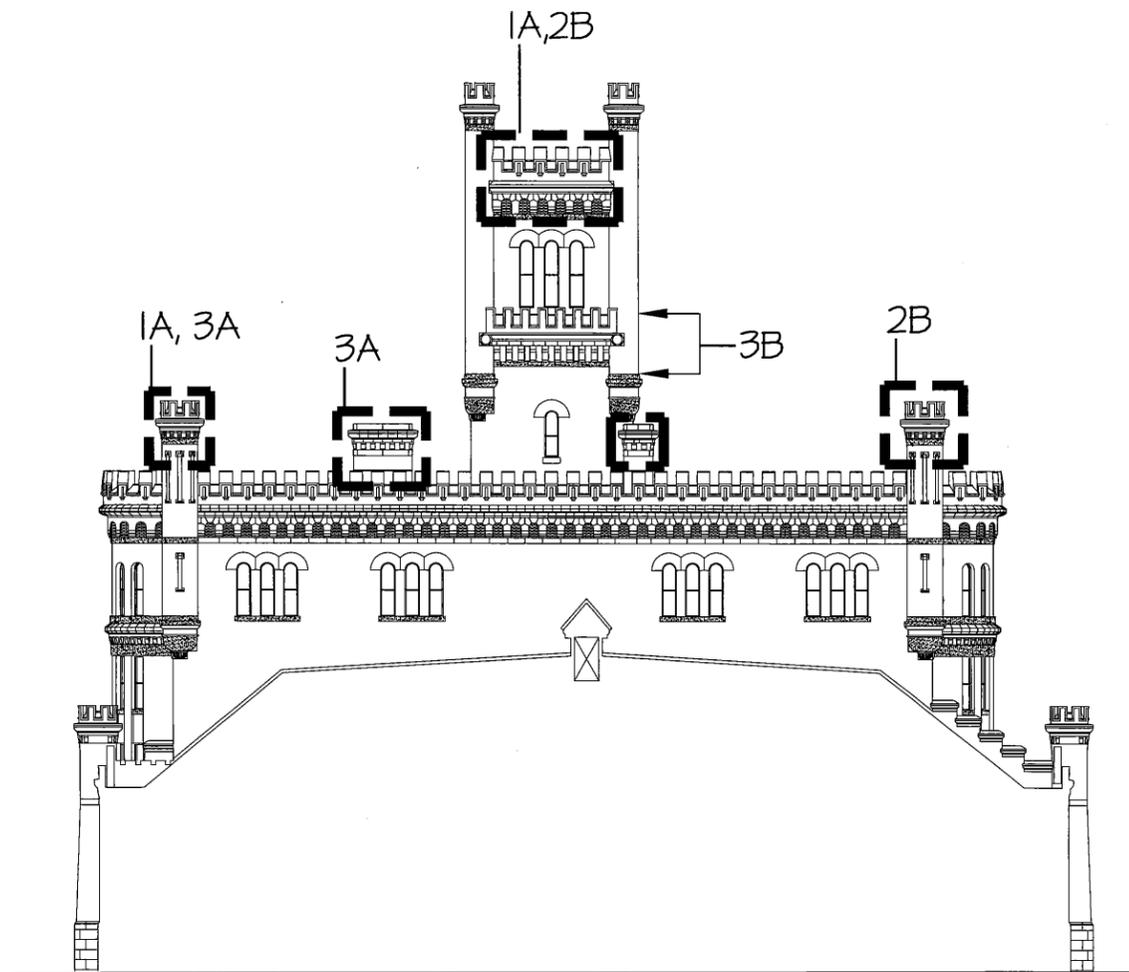
South Elevation

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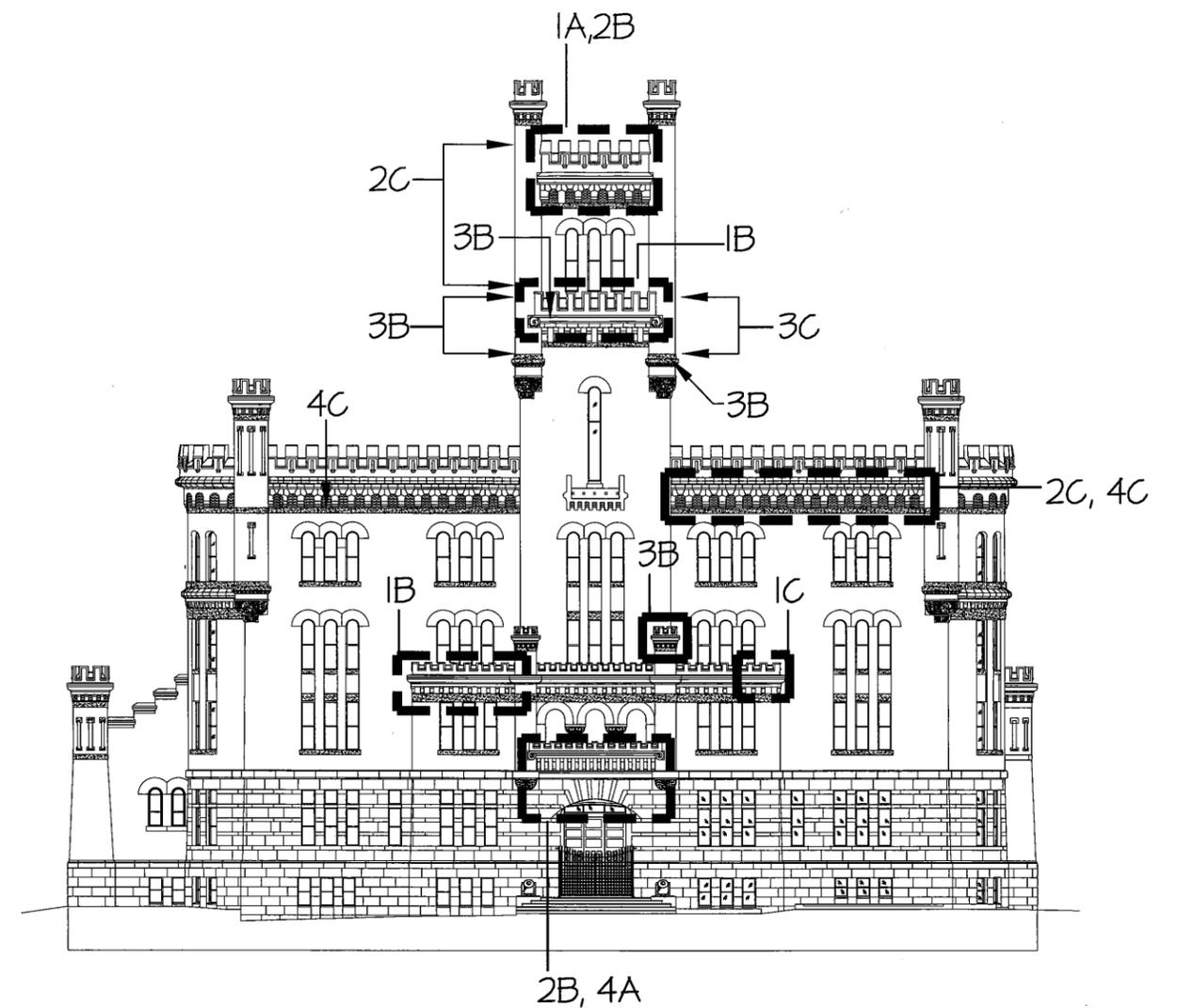
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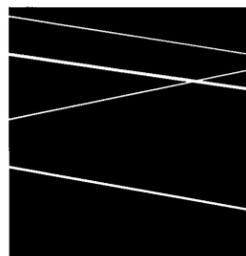


EAST TOWER: WEST ELEVATION



EAST TOWER: EAST ELEVATION

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East Tower

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