



**State of Rhode Island and Providence Plantations
9 November 2012
ADDENDUM NUMBER TWO**

RFP# 7458236

TITLE: Cranston Street Armory, Structural Stabilization and Repairs and Improvements to Building Envelope, Cranston, Rhode Island

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

Per the issuance of ADDENDUM # 2 the following change(s) are noted:

Additional Information/ Revisions/ Clarifications

THE FOLLOWING ARE ATTACHED:

- 1. Pre Bid meeting minutes**
- 2. Vendor questions**

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This addendum, in its entirety is available on-line on the Rhode Island, Division of Purchases website at www.purchasing.ri.gov

I. PRE-BID MEETING MINUTES, Department of Administration, 1 Capitol Hill, Providence, RI; Second Floor, Conference Room "B".

A. General Information:

1. The meeting formally commenced at 10:00 AM while attendance sheets were being signed. The presentation began at 10:05 AM. Mikael Powell, architect (Rhode Island Department of Administration, Capital Projects and Property Management) confirmed that this was a mandatory pre-bid meeting and at least one person from each vendor organization must sign-in to be eligible to bid on this project. The sign-in sheets will be posted in an addendum. All present had the opportunity to sign in. Any late attendees who arrived before the meeting was adjourned were allowed to sign in. Mr. Powell introduced the project team and announced some key dates. The closing date and time is November 20, 11:00 AM (Local Prevailing Time) and no individual exceptions will be accepted. Questions can be submitted until November 7, 2012 at noon. Vendors should check the Department of Purchases website regularly for any addenda that might revise key times and dates. All documents are available online. The project team in attendance from was Nami Moghadam (Associate Director, Rhode Island Department of Administration, Capital Projects and Property Management), Jonathan DePault (Chief Property Manager, Rhode Island Department of Administration, Capital Projects and Property Management) and Nicole Coates (Rhode Island Department of Administration, Capital Projects and Property Management).

2. Mr. Powell announced that answers to submitted questions will be posted in an addendum and made available to everyone online. He stated that representatives from the State present in the meeting will attempt to answer questions today in person, but the written addendum prevails as the final word. He again advised attendees to peruse the Purchasing website regularly.

3. Mr. Powell emphasized the State no longer sends out addendums by mail, nor do we mail out notices. Vendors merely need to access the State of Rhode Island Purchasing website for that information. Vendors must be registered on the website and vendors have access to all the rules. The requirements for the apprenticeship, insurance, etc... are all on the website. Your submission must be postmarked by the official time clock in that location listed in the RFP. Make sure you allow yourself enough time to submit your proposals. Allow enough time for parking; anyone that is late will not be considered for this project. Any bid or proposal with a

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combined total in excess of \$750,000.00 which does not include a copy for public inspection shall be deemed to be non-responsive.

4. After this meeting, questions must be e-mailed to the email address provided on the RFP. When you go through the RFP, make note of the MBE and EEO requirements. There is a Technical proposal and Professional Fee proposal required. The Professional fee proposal must be separate and sealed and will not be opened until the Technical Review Committee does the evaluations; the Fee should be provided as a Lump Sum Amount with No Exclusions all proposals with Exclusions will be rejected and deemed non-responsive. Only the selected organizations that meet the minimum score criteria for the technical review will be open. The Professional fee submission from those offerors that do not meet the minimum requirements will not be opened. You can see the scoring criteria in the RFP, which includes the points associated with each section.

5. Nami Moghadam stated the following: Please do not provide as your Project Plan the listed scope work provided in the RFP, please provide a responsive plan to the scope of work outlined in the RFP.

6. Mr. Powell introduced the project. He said that the State is seeking to stabilize and improve the Existing Conditions of the Cranston Street Armory, located in Providence RI. The Building was designed in 1907, since then it has had several different occupants, included in the RFP is a background and history as well as a Structural Analysis Report that was done in 2000. Three contracts have gone out on this work, some of it was completed (refer to the RFP for the listed work). Mr. Powell described that based on the way the project has been budgeted the successful bidder should be prepared to provide two (2) separate Construction Documents, 1) for the Buildings Windows and Roof repairs, 2) For all Other work required in the stabilization of the Facility, based on the Stabilization Report to be developed by March 1st of 2013.

B. Questions and Answers:

Question 1 - What are the Construction Budgets for the two separate Bidding packages described?

Answer 1 – \$800,000 this year will be available for Windows and Roof Modifications, additional money has been requested and the budget for the rest of the work that may be required based on the final recommendations by the Successful Bidder.

Question 2 - Does this mean Fiscal year 2012?

Answer 2- No, this means Fiscal year 2013 ending June 30th.

Question 3 – Will there be a chance to review the roofs?

Answer 3- Yes, a walk through will be scheduled and issued in an Addendum today Nov. 2. No questions will be entertained at the walk through.

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Question 4 - Has a final use been determined for the Building after all Renovations are Complete?

Answer 4 – Not at this time, currently the Fire Marshalls' Office is located there, several spaces are being used for Storage and the former Drill Hall has been used for a Movie Set.

Question 5 - In addition to the Durkee Brown Viverios & Werenfels drawings will any originals be made available?

Answer 5 – Any and all drawings that are available will be provided to the successful Bidder.

Question 6 – The \$20,000 for Reimbursables can that be used for Cost Estimators that may need to be brought on as part of the required Estimate Services?

Answer 6 – Reimbursables are not for the purposes of hiring Sub-Contractor Services, any Sub-Contractors Fees should be part of Bidders Lump Sum Base cost. Note Reimbursable costs not Billed out to the full \$20,000 by the end of the project will be credited back to the Owner as the Final Payment.

Question 7 – Has a Study been done on Hazardous Materials in the Building?

Answer 7 – No; an environmental study has not been completed on the building.

Question 8 – In the Request for Proposals, Cost Estimates are to be done for the Construction Bid Package, if two Bid Packages have to go out (due to funding) will additional Cost Estimates be Required?

Answer 8 – Cost Estimates will be required for Building Envelope (Roof and Windows) Bidding Package, and for a Complete Structural Stabilization Repairs and other Improvements Bidding Package; It should be noted that Estimates should be up to date and successful Bidder should be able to send informal/draft estimates or partial draft estimates to the Owner during any of the Document Development Phases.

Mr. Powell asked if all vendors have signed the sign-in sheet. With no one in the contrary, the meeting adjourned at 10:35 AM. Afterwards, a non-mandatory tour of the Facility was arranged for Monday November 5, 2012 at 10AM all information regarding, was posted in Addendum 1 on November 2, 2012.

II. VENDOR QUESTIONS RECEIVED BY THE DEPARTMENT OF PURCHASES

Question 1 - What is the approximate height of the towers (maximum height of the building)?

Answer 1 – The approximate height of the towers is 180ft.

Question 2 - Observed a few water spigots at basement windows of the building. Most of the spigots are missing handles. Please confirm if these spigots are functioning and if they may be used as a water source during our investigation?

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Answer 2 - Yes; the spigots are functioning and can be used as a water source during investigation.

Question 3 - Are CAD base files available of the existing conditions at the Armory or will they be made available to the selected bidder?

Answer 3 – See question 5 from the meeting Question Answer period.

End of Addendum 2