



**State of Rhode Island and Providence Plantations
14 November 2012
ADDENDUM NUMBER ONE**

RFP# 7458266

TITLE: Engineering Services Building envelope Leak Investigation and Repairs for the RI Youth Training Schools

Submission Deadline: December 12, 2012 at 11:00 AM (Local Prevailing Time)

Per the issuance of ADDENDUM # 1 the following change(s) are noted:

Additional Information/ Revisions/ Clarifications

THE FOLLOWING DOCUMENTS ARE ATTACHED:

- **Meeting Minutes**
- **Sign-In Sheet**

RFP # 7458266, Addendum #1, November 14, 2012

State of Rhode Island, Department of Administration, Division of Purchases

TITLE: Engineering Services Building envelope Leak Investigation and Repairs for the RI Youth Training Schools

Closing Date and Time: December 12, 2012 at 11:00 AM (Local Prevailing Time)

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, RI Youth Development Center, 57 Power Road, Cranston, RI; Administration Conference Room.

A. General Information:

1. The meeting formally commenced at 10:00 AM while attendance sheets were being signed. The presentation began at 10:00 AM. Thomas Bovis, Interdepartmental Project Manager (Rhode Island Department of Administration, Purchases) 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 December 12, 11:00 AM (Local Prevailing Time) and no individual exceptions will be accepted. Questions can be submitted until November 23, 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 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) Nicole Coates (Rhode Island Department of Administration, Capital Projects and Property Management) and Mikael Powell (Rhode Island Department of Administration, Capital Projects and Property Management).

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

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4. Mr. Bovis stated 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.

5. Mr. Mikael Powell pointed out that the Fee should be provided as a Lump Sum Amount, with a separate line item for reimbursable. No Exclusions are allowed, all proposals with Exclusions will be rejected and deemed non-responsive. Nor can a percentage of the future contractors bid be listed this will also result in the bid being rejects and deemed non-responsive.

6. Mr. Bovis concluded with, only the selected organizations that meet the minimum score criteria of 55 points 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. Finally, refer to Page 7 of the RFP for the Tentative Project Schedule that dictates the milestones of the project.

7. Mr. Jonathan DePault greeted the Bidders and made introductions. He noted that the Department of Administration, Division of Capital Projects and Property Management will be working with the winning vendor to put together a more defined Project Schedule.

8. Mrs. Nicole Coates introduced the project. The project was completed and occupied in January 2009. Since before occupancy it became apparent that there were serious and persistent leaks in the building envelope, particularly in areas above the residential units, and they should be addressed. A study of the leaks was conducted by Simpson Gumpertz and Heger, this study is included as Attachment A in the RFP. The study found that their was failure of the through wall flashing in multiple locations causing a significant number of leaks. This solicitation has been out before but did not result in work being preformed; it is the intent of the Department of Administration, Division of Capitol Projects and Property Management to find and resolve all the leaks in this Facility.

B. Questions and Answers:

Question 1 - Do the firms need to Include an MBE as a sub-consultant in order to meet the 10% requirement for MBE on the Project?

Answer 1 – The Firms provided MBE plan must be submitted to the Division of Purchases and is a requirement see page 3 of the RFP Item 1.2.k for more information and contacts for the State's MBE office..

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Question 2 - Does the Lump Sum Bid include Both Phase I and Phase II work?

Answer 2- There are no Phases to the work required. Reference in the RFP to Phases in Section 2.1.f will now read as follows:

"The owner's budget for this work is One Million, Two Hundred Thousand Dollars (\$1,200,000.00) including all services listed in Section 2.1.d Roman numerals i. - v. and a construction contract for the repair of all leaks. Should the repair estimates exceed the owner's budget for the work the successful firm will be required to provide a reprioritization of repairs to assure that the most significant water infiltration problems are addressed. Such prioritization shall be conducted in agreement with the Owner and end user."

Question 3 – How was the 1.2 Million Dollar budget derived?

Answer 3- It was a starting point.

Question 4 - Are there specific areas of leaking that should be concentrated on?

Answer 4 – Several Areas of Significant Leaks that have been identified in the past include the following note these are NOT prioritized:

- 1.) The area in the Roosevelt Benton Building (YAF) A Pod high security area, over and including, but not limited to rooms A-103, A-104 and A-105 and the louver vents on the second story.
- 2.) The computer classroom and adjacencies in C Pod including, but not limited to, multi-purpose room C-103.
- 3.) The YDF building C Pod hallways and adjacencies.
- 4.) The YDF medical suit, nursing offices A-248 and A-249 including adjacencies.
- 5.) Entry vestibules in YDF building including A-101 and A-102.
- 6.) Glass walls at ends of corridors in living units of YAF building, 2 windows each in A and C pods.

Question 5 - Are you looking for the awarded vendor to perform Contract Administration?

Answer 5 – Yes.

Question 6 – Was there any litigation on the Project?

Answer 6 – This is not relevant to this Bidding Package.

Question 7 – Do you have an interior moisture survey or log of the leaks?

Answer 7 – No; the information provided in Attachment A is the extent of the reports and survey's conducted to date, Facilities is in agreement with this report.

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Question 8 – The Four days indicated in 2.1.d.ii. required?

Answer 8 – As stated in 2.1.d.ii. "*at minimum, provision for four days of on-site investigation*", is expected. It is the belief of this office and facilities that investigations to the sources of all the leaks will take that long; should the successful bidder find that less time is required than a credit for those days of investigation will be issued back to the owner.

Question 9 – Will payment be made monthly?

Answer 9 – The successful vendor can invoice monthly; payment is made under the regulations of the Division of Purchases, Rhode Island General Laws, Rhode Island Administration Procedures Act, and Rhode Island's Prompt Payment Act.

Question 10 – Other than 1.2 Million Dollars, will there be any money to take care of the new leaks discovered through the Successful Vendors work?

Answer 10 – See question No. 2 Revisions to section 2.1.f "... *Should the repair estimates exceed the owner's budget...* "

Mr. Powell asked if all vendors have signed the sign-in sheet. With no one in the contrary, the meeting adjourned at 10:20 AM.

End of Addendum 1

ENG SERVICES BUILDING ENVELOPE LEAK AT RI YOUTH TRAINING

Company	Representative	Address	Email	Phone
1. R. J. Kenney Assoc. Inc.	Charles Debra	PO Box 1748 - 72 Washington St Plainville, MA 02762	carltoned@rjkenney.com	508-675-1526
2. SIMPSON GUMPERTZ + HEGER	CHARLES HUNG	41 SEVEN, SUITE 500, WALTHAM MA. 02453 BUILDING 1	CHUNG@SGH.COM	781-249-8576
3. RGB Architects	Andrew Romero	50 Holden Street. Providence, RI 02908	aromero@rgbnet	401-272-1730
4. DCYF Facilities	Peter Christensen	57 Power Road Cranston		401-462-2045
5. NAMVAR MOGHADAM	DOA	One Capitol Hill	namvar@doe.ri.gov	772-8207
6. Jonathan DeFevit	DOA	One Capitol Hill	jdefevit@doe.ri.gov	641-225
7. Nicole Coates	DOA	one Capitol Hill	nicole.coates@ri.gov	
8. Tom Bovis	DOA	ONE CAPITOL HILL	thomas.bovis@purchasing.ri.gov	574-8118
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