



**State of Rhode Island and Providence Plantations
18 MARCH 2013
ADDENDUM NUMBER ONE**

RFP# 7461299

**TITLE: Architectural & Engineering Services for the Eisenhower House
Renovations, Newport**

Submission Deadline: April 05, 2013 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:

1. Sign in sheet from the mandatory pre-bid meeting, March 15, 2013.
2. Revised RFP Page 19 Section 3.2 Tentative Schedule & Deliverables Dates:
"RFP Submission Due to Purchasing (11:00am).....4/5/2013"
3. Basement and First Floor Plans (Not to Scale)
4. Second and Third Floor Plans (Not to Scale)
5. Brochure of Eisenhower House

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

End of Addendum One
(Following Pages are Attachments 1-5)

Attendees Place/Room: Eisenhower House, One Lincoln Drive, Newport, RI

Print Name	Company	Phone	E-Mail
CARL ROTHBART	WASA/STUDIO A	203 532-0444	ROTHBART@WASAWV.COM
ROSE S. ROTHBART	WASA/STUDIO A	203 532-9444	LONGR@WASAWV.COM
Jonathan DeSola	Capital Projects (DOA)	202 8246	
JEREMY CHAMBERS	RIDOR	222-6336	
MOHAMAD FARZAD	Davenport Architecture	846-0776	mfarzane@dparch.com
Dominic Farza	"	"	dfarzane@dparch.com
DAN NICHOLS	DRB ARCHITECTS	272-1730	DNICHOLS@DRB.NET
Mike Auren	PD Architects / RSA	(508) 617-655- 6700 ext	Auren@silman.com
Barbara J. Thornton	Brewster Thornton Group	401-861- 1600	barbarat@ brewsterthornton.com
STEVE GUGLIEMMO	SACCOCCHI ASSOC.	401 942-7970	STEVE@ SA-ARCHITECTS.COM
Holly Cross Vendor	Northeast Collaborative (NECA)	401 846 9583	hgrossi@necarchitects.com
SUSAN MOBERG	VHB	401 272-9100	Smoberg@vhb.com
R. TRAYTON FAIR	LVB ARCHITECTS	401 421-7715	TRAYTON@LVBARCH.COM
Geoffrey Northrup	Castellucci, Galli Corp	(401) 353-0667	James.R.Castellucci@erizon.net jcast1905@yahoo.com

Architectural, Engineering Services: Eisenhower House Renovations, Newport, RI

proposal (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) All services described in this RFP must be included in the proposal, with **no exclusions** and a lump sum fixed fee (dollar amount) must be provided, or the proposal shall be rejected as being non-responsive.
- c) The State reserves the right to award based upon the most favorable cost proposal..
- 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 interest.

3.2) TENTATIVE SCHEDULE & DELIVERABLES DATES:

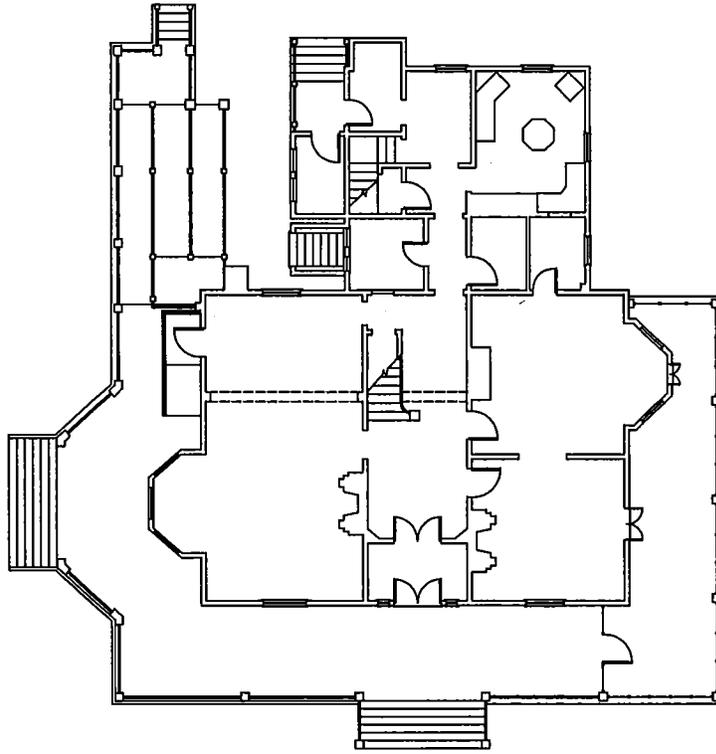
RFP Announcement	3/7/2013
RFP Question Due to Purchasing (noon)	3/22/2013
RFP Submission Due to Purchasing (11:00am)	4/5/2013
Purchase Order Issued	June 2013
Project Starts	June 2013
Project Design Completion	January 2014
Construction Advertise	January 2014
Construction Award	April 2014
Construction Completion	April 2015
Closeout/Move-in	May 2015

3.3) PRE-SUBMISSION QUESTIONS, PRE-SUBMISSION MEETING

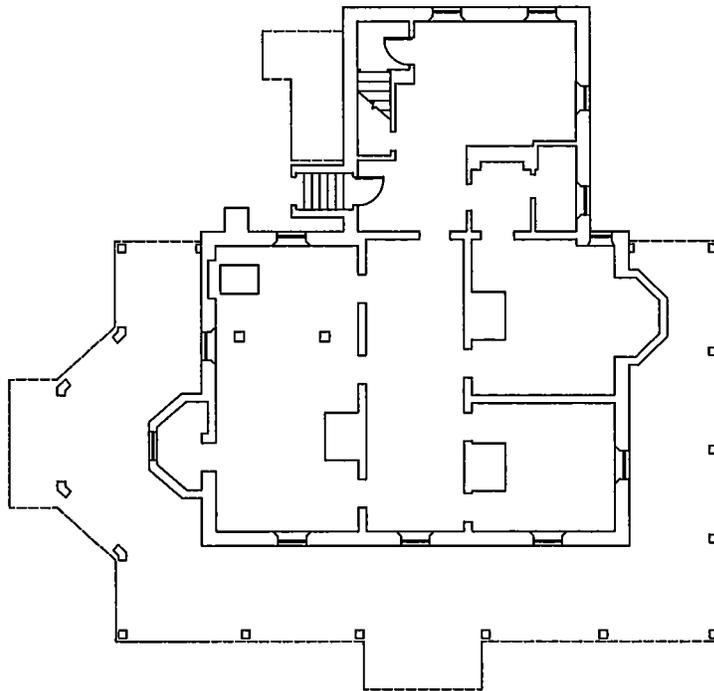
- a) Questions, in **Microsoft Word Format**, concerning this solicitation may be e-mailed to the Division of Purchases at questions@purchasing.ri.gov no later than the Date & Time indicated on page 1 of this solicitation. Please reference the RFP # (found on page 1 of this solicitation) on all correspondence. Answers to questions received, if any, will be posted on the Division of Purchases' website as an addendum to this solicitation. It is the responsibility of all interested parties to monitor the Division of Purchases' website for updated solicitation information and addenda..
- b) A **mandatory** pre-bid meeting will be held at the location, date & time indicated on page one of this solicitation.

3.4) PROPOSAL SUBMISSION

- a) Proposals to provide the services set forth in this solicitation must be received by the Division of Purchases on or before the date and time indicated on page one of this

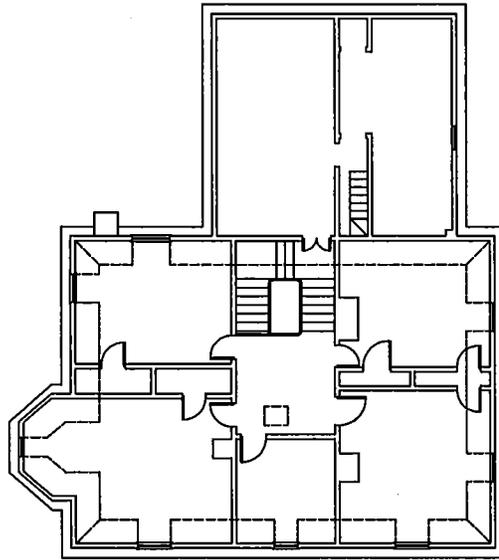


First Floor Plan (NTS)

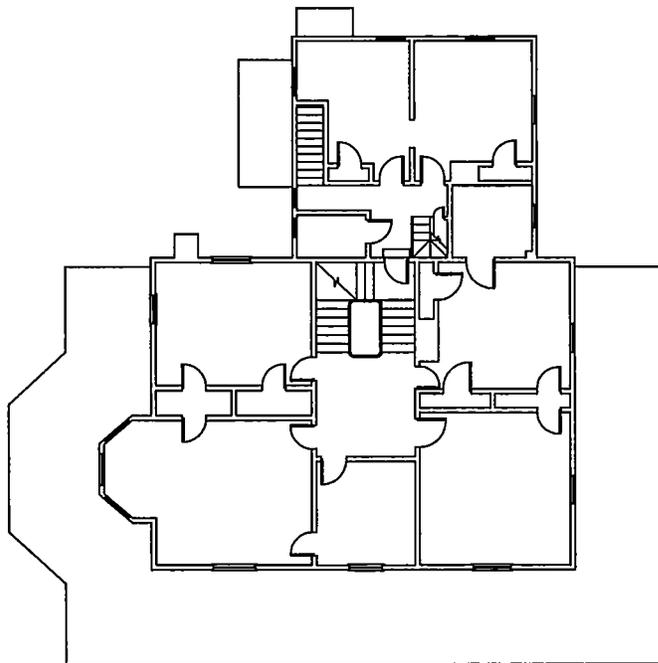


Basement Floor Plan (NTS)

EISENHOWER HOUSE
Newport, Rhode Island



Third Floor Plan (NTS)



Second Floor Plan (NTS)

EISENHOWER HOUSE



Built in 1873 for the Commandant of Fort Adams, this stately mansion commands breathtaking views of Newport Harbor and Narragansett Bay. President Dwight D. Eisenhower used the property as his Summer White House in 1958 and 1960. Now it is owned by the State of Rhode Island and listed on the National Register of Historic Places. With ample parking and rolling lawns, Eisenhower House can provide the ideal location for your next event.

left: a view from the Eisenhower porch over the large yard and beyond to Narragansett Bay

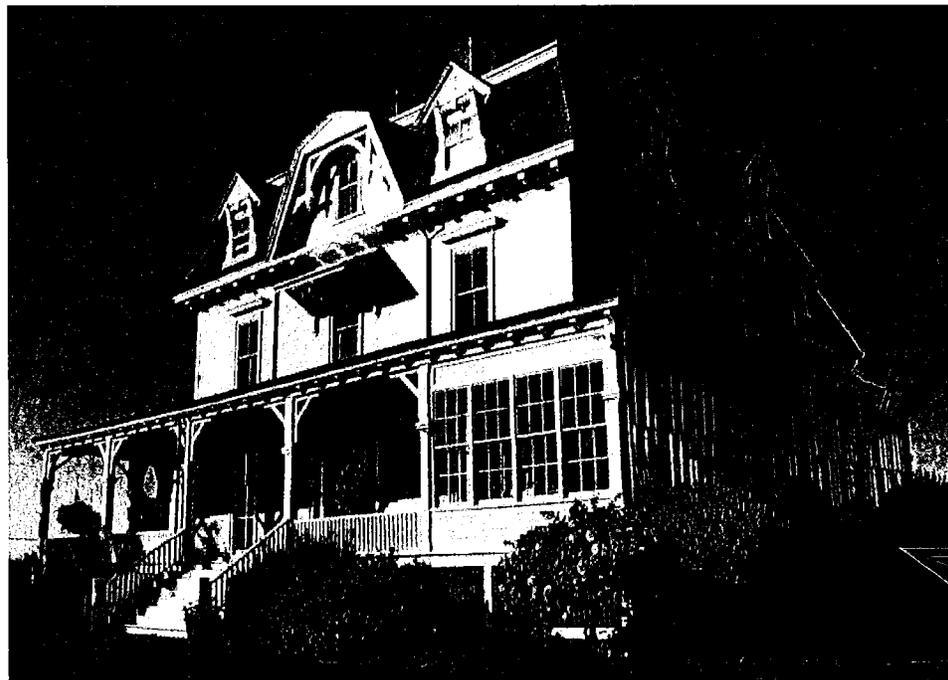


Eisenhower House

Fort Adams State Park
Newport, RI 02840



Owned by the State of Rhode Island
Operated by the Rhode Island Historical Preservation & Heritage Commission



Eisenhower House

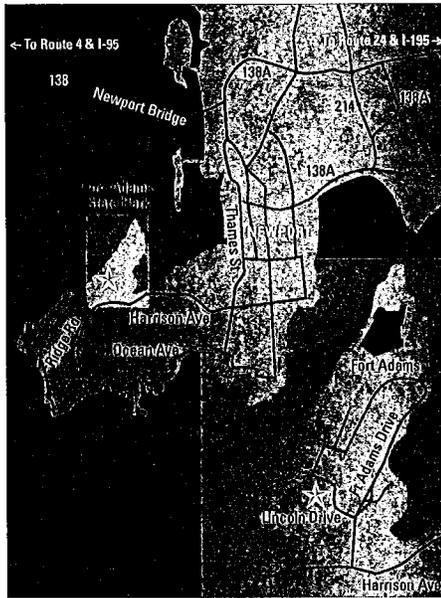
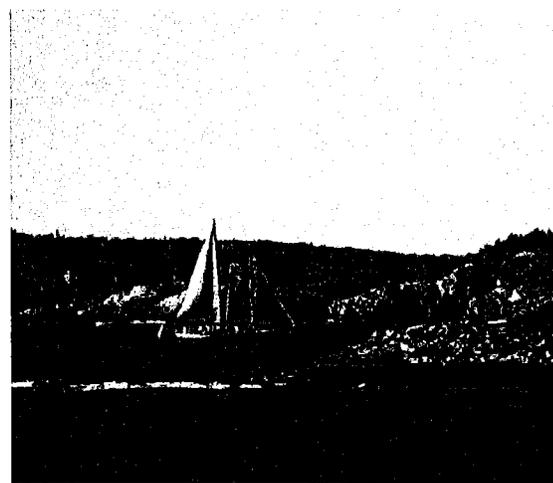
FORT ADAMS STATE PARK, NEWPORT

AVAILABLE FOR:

Weddings • Rehearsal Dinners
Corporate Functions • Clambakes
www.eisenhowerhouse.com



BRISTOL WORKSHOPS IN PHOTOGRAPHY



Views of Narragansett Bay, a rolling lawn perfect for a mid-summer afternoon clambake, a bride's changing room and master staircase for stunning photos, large interior rooms for intimate corporate functions – these are some of the features Eisenhower House has to offer.

For more information:
 visit www.eisenhowerhouse.com,
 email Joan Kelly, joan.kelly@preservation.ri.gov
 or call us at 401.847.6740.

Photography by Frank Mullin unless otherwise indicated.

Eisenhower House Rental Rates

2012-2013

Guests	Mon-Thurs	Fri & Sun	Sat (and Sun before Mon holiday)	Non-profit (Mon-Thurs only)
1-100	\$2400	\$4200	\$4800	\$1600
101-250	\$3200	\$4600	\$5200	\$2400
241-500	\$3800	\$5000	\$6000	\$3200
500+	\$4200	\$5800	\$6600	\$3800

Rates are for a four-hour rental. These rates are for the site only. They do not include a tent or caterer. Additional hours above the four-hour minimum may be purchased at the rate of \$1200 each. Half-hour increments are also available.

The serving of alcoholic beverages is limited to five consecutive hours. The bar must be an open bar; no cash bars are allowed. The serving of alcohol must end one half-hour prior to the end of an event. The serving of alcoholic beverages is limited to three-and-one-half hours for a standard four-hour event. When there is a ceremony held on site, the bar may not open until after the ceremony.

A non-refundable deposit of \$1200 is required to secure the date, with the balance due 60 days in advance of the event. The deposit is due with the signed contract; the check should be made payable to the State of Rhode Island. We do not accept credit cards.

The maximum number of guests for an in-house event is approximately 85 for a cocktail reception or sit-down dinner in separate rooms. The maximum for a sit-down dinner in one room is 50. An event of 85 guests or more requires the use of a tent. Caterers may access the house three hours prior to the event. Two hours are allowed for clean up and breakdown at the conclusion of the event. The staff is required to be on-site for set-up and breakdown.

The lessee is additionally responsible for paying the house staff, at the rate of \$20/hour for a minimum of nine hours for a four-hour rental. Additional hours are paid at the \$20/hour rate. One staff person is required for an in-house event (this may be adjusted at the discretion of the site manager). A minimum of two staff persons are required for events requiring a tent. The number of staff will be determined by the number of guests (the usual number is two). State law requires certified crowd control staff to be on site. Our staff is certified by the State of Rhode Island. A fire detail is required for events of 300 or more, and the current rate is \$50/hour. This is subject to change.

The rates listed above are for use of the house (first floor and porch) and grounds, four restroom facilities, and the use of the bridal suite. Eisenhower House does not supply tables, chairs, tents, or other additional items. A list of approved caterers, tent companies, and other vendors may be obtained from the Site Manager; other caterers and vendors may be approved by the Site Manager upon request.