



**State of Rhode Island and Providence Plantations
March 28, 2013
ADDENDUM NUMBER THREE**

RFP# 7461299

TITLE: Architectural & Engineering (A&E) Services for the Eisenhower House Renovations Newport, Rhode Island

Submission Deadline: April 5, 2013 at 11:00 AM (Local Prevailing Time)

Per the issuance of ADDENDUM # 3 the following change(s) are noted:

Additional Information/ Revisions/ Clarifications

Under Section 2.1, c) the second sentence has been changed from;

The Architect submitting the bid must have been in business under the same name; and doing historic preservation for a minimum of five years.

the sentence will now read;

The Architectural Firm submitting the bid must have been in business and doing historic preservation for a minimum of five years.

THE FOLLOWING DOCUMENTS ARE ATTACHED:

1. **Vendor questions received by the Department of Purchases and responses
No further questions will be answered.**

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

RFP # 7461299, Addendum #3, March 28, 2013

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

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Renovations Newport, Rhode Island**

Closing Date & Time: April 5, 2013 at 11:00 AM (Local Prevailing Time)

I. VENDOR QUESTIONS RECEIVED BY THE DEPARTMENT OF PURCHASES

Question 1 – Will a survey be provided by the Owner, or should the Proposer include this cost? If so, please specify the extent of the survey (we recommend Class 1 property line for easement purposes and class 3 topo for the house and a radius of 100 feet surrounding it and 50' wide along the easement route).

Answer 1 – The Offeror is to include the cost of a survey with topo as part of their proposal. The boundaries of the survey are to be 50 feet beyond the portion of Lincoln Drive which surrounds the house on the North, East, and South sides of the property continuing to the west 100 feet beyond the existing above ground utility lines. A Class 1 survey is to be used for existing property lines and to locate features such as the house, garage, roads, driveways, existing utility lines, utility poles, existing cemetery (if within the above stated boundaries), any other physical structures, trees over 3 inches in caliper, and for any new or existing easements. A T-3 topo is to be used for the topo with contours shown at 1 foot intervals.

Question 2 – Under 2.3A.b) please clarify the line “Add a E.D.P. Roofing assessment”. Are there membrane roof repairs planned, or should the work of this RFP include a report only for future work?

Answer 2 – *See Addendum #2, Q&A #14* for the age of the roof. The roof is to be assessed in the existing conditions report and Building Study. If those documents indicate that the roof needs to be replaced, then roof replacement is part of the required design services. Complete design work for all necessary repairs and improvements is part of the required design services.

Question 3 – Do you have a budget for interior furnishings?

Answer 3 – At this time, there is no budget for interior furnishings, however, new furnishings and window treatments are required for all of the first floor and the entire second floor with the exception of the recently redone Bride’s Room on the second floor. No furnishings are required for the third floor rooms with the exception of the main third floor hallway. Window shades are required for all windows on the third floor.

Question 4 – Do you have a total project budget for construction and FF&E but not including soft costs?

Answer 4 – No budget is being provided at this time.

Question 5 – Just confirming that AV plans are modest and no AV consultant will be required. Is this the case?

Answer 5 – It is up to the Offeror to determine if an AV consultant is required. *See Addendum #2, Q&A #9, “The AV component of the project should be to provide some basic”*

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equipment. The construction budget for that component should be \$10,000.” It is up to the Offeror and/or their consultant to recommend what equipment should be provided for a facility of this nature. This might include a sound system on the first floor for music, a portable projection screen, portable podium, microphone and speakers for indoor and outdoor speeches or ceremonies, etc. Electrical outlets and power would also need to be provided and coordinated.

Question 6 – Please define the extent of Special Inspection Program services required as noted in 2.4)1).

Answer 6 – See Section 1704 of the RI Building Code. The extent of services will be verified by the RI Building Commissioner’s Office during the plan review phase.

Question 7 – Under 2.6), four cost estimates are referenced. We note three required as deliverables. Please clarify.

Answer 7 – Under Section 2.5 Deliverables, four (4) cost estimates are listed, one (1) at the Preliminary Building Study Report, one (1) at the Final Building Study Report, one (1) at the Design Development Submission and one (1) at the 90% Construction Documents Submission. Under Section 2.6 it mentions four (4) cost estimates, two (2) at the Building Study Report Phase, one (1) at Design Development Phase, and one (1) at 90 % Construction Documents.

Question 8 – Under fee proposal Part Two, iv. It notes that the proposer will be responsible for all LEED fees. We recommend a \$7,000 allowance for this item as there are variables involved and the fee schedule may change. Would this be acceptable?

Answer 8 – Under Section 3.1, a, Part Two, iv, it states: “All fees associated with USGBC should be included as part of the lump sum price.” This is part of our boiler plate requirements for projects. The Offeror is to include all fees associated with USGBC as part of their lump sum price. There will be no allowance added to the project for USGBC/LEED fees.

End of Addendum Three