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**ADDENDUM # 4**

5/22/13

RFQ #7463382

**TITLE: Lease of Commercial Office Space – Department of Human Services  
Pawtucket**

**Submission Deadline: Wednesday, June 12, 2013 @ 10:00 AM local prevailing time.**

**Per the issuance of ADDENDUM #4 the following are noted:**

Questions Submitted by Potential Offeror's

*Interested parties should monitor this website, on a regular basis, for any additional information that may be posted.*

Thomas Bovis  
Interdepartmental Project Manager

**State Of Rhode Island**

**RFP # 7463382 - Questions Submitted By Potential Offeror's**

1. **QUESTION:** Provide linear foot requirement for files space needed not stored in the high density file storage system

**RESPONSE:** In the current DHS space, there are 816 linear feet of file cabinets.

2. **QUESTION:** Can the files be stored in 4 or 5 high lateral files versus 4 high vertical files? Or do you plan to use existing files?

**RESPONSE:** The Department of Human Services hopes to utilize new 4 or 5 foot high lateral files. The Department may have to utilize the existing file cabinets for the initial move and then reorganize the file cabinets based on the purchase of newer lateral cabinets.

3. **QUESTION:** What is the highest number of applicants per day?

**RESPONSE:** The highest number of visitors is approximately 250 per day but the average is closer to 235 per day.

4. **QUESTION:** Who is responsible for I. T. equipment and installation?

**RESPONSE:** The Department of Human Services will install its router and switches as indicated in the RFP specifications. Also, the Department of Human Services will install appropriate racks containing the telephone system equipment. The landlord will secure this rack(s) to the floor.

5. **QUESTION:** Is the build out of vendor space by owner? If so what type of power and plumbing will be needed?

**RESPONSE:** The owner/landlord is responsible for the build-out of the vendor space with respect to finished walls, floors, ceilings, electrical, plumbing and HVAC. The Services For The Blind and Visually Impaired will build out the counter space and shelving.\

With respect to the required power and plumbing, the space will include the following items.

- Cash register
- Telephone
- Commercial convection
- Commercial microwave
- Commercial freezer
- Refrigerated sandwich prep station

- Hand and prep sinks
- Ice maker/water dispensing equipment
- Coffee brewer
- Toaster
- Heated food warmer/soup tureen
- Panini maker/griddle
- Display refrigerator

Please see attached plumbing and electrical requirements in attached sample specifications.

6. **QUESTION:** What is requested in the employee lounge area power and plumbing?

**RESPONSE:** The Landlord must supply the kitchenette/employee break room with a double sink (hot/cold water), counter space, cabinet storage area, one large refrigerator, two microwave ovens, table/s and chairs.

There must be a sufficient number of electrical outlets to accommodate one large refrigerator, two microwave ovens, and a coffee maker.

7. **QUESTION:** Who will be responsible for permits for vendor space? Local permits etc.

**RESPONSE:** The landlord is responsible for securing the building related permits (electrical, plumbing). The RI Services For the Blind and Visually Impaired will obtain all necessary business/food operation licenses and also carry general liability insurance.

8. **QUESTION:** Who is responsible for adjustable demising partition in conference room and what are the specifications?

**RESPONSE:** The landlord is responsible for ordering and installing the adjustable partition wall in the large conference room. (see attached Operable Partition specifications)

9. **QUESTION:** Who is providing the lateral file system and who installs the system?

**RESPONSE:** The Department of Human Services will provide the lateral file system and a State vendor will install the system.

10. **QUESTION:** What is the floor load for the lateral files?

**RESPONSE:** As indicated in 2.5.2 Floors: **NOTE:** Load limits on all floors must withstand current building code requirements for all functions with the exception of records/file rooms. For such record/file rooms, a load limit rating of at least 250 pounds per square foot (PSF) will be required.

**11. QUESTION:** What is the highest number of applicants to come into the building at any given time during business hours?

**RESPONSE:** The highest number of visitors during business hours is 250 but the average per day is 235 individuals.

**12. QUESTION:** How big are the cubicles exactly?

**RESPONSE:** The cubicles are 8 x 10 (colored yellow and maroon on RFP floor plan) and the clerical cubicles near the reception desk are 8 x 8.(colored green on the RFP floor plan)

**13. QUESTION:** Do air tests, lead test, all need to be completed as a part of the bidder's proposal or does this occur after bid has been accepted?

**RESPONSE:** These tests would take place after the proposal has been accepted and the parties have commenced lease negotiations.

**14. QUESTION:** Is CAT 5 wiring acceptable if wiring is already installed?

**RESPONSE:** Yes, CAT 5 wiring is acceptable if it is already installed.

**15. QUESTION:** How much square footage is necessary for reception area? Minimum requirement?

**RESPONSE:** The reception should area should comprise a minimum area of approximately 1,500 square feet.

**16. QUESTION:** If the floor space is big enough to accommodate cubicle systems, but perhaps not in the configuration that was proposed by DHS drawings, can we assume that a more rectangular space is as acceptable as a square floor plan as you have proposed?

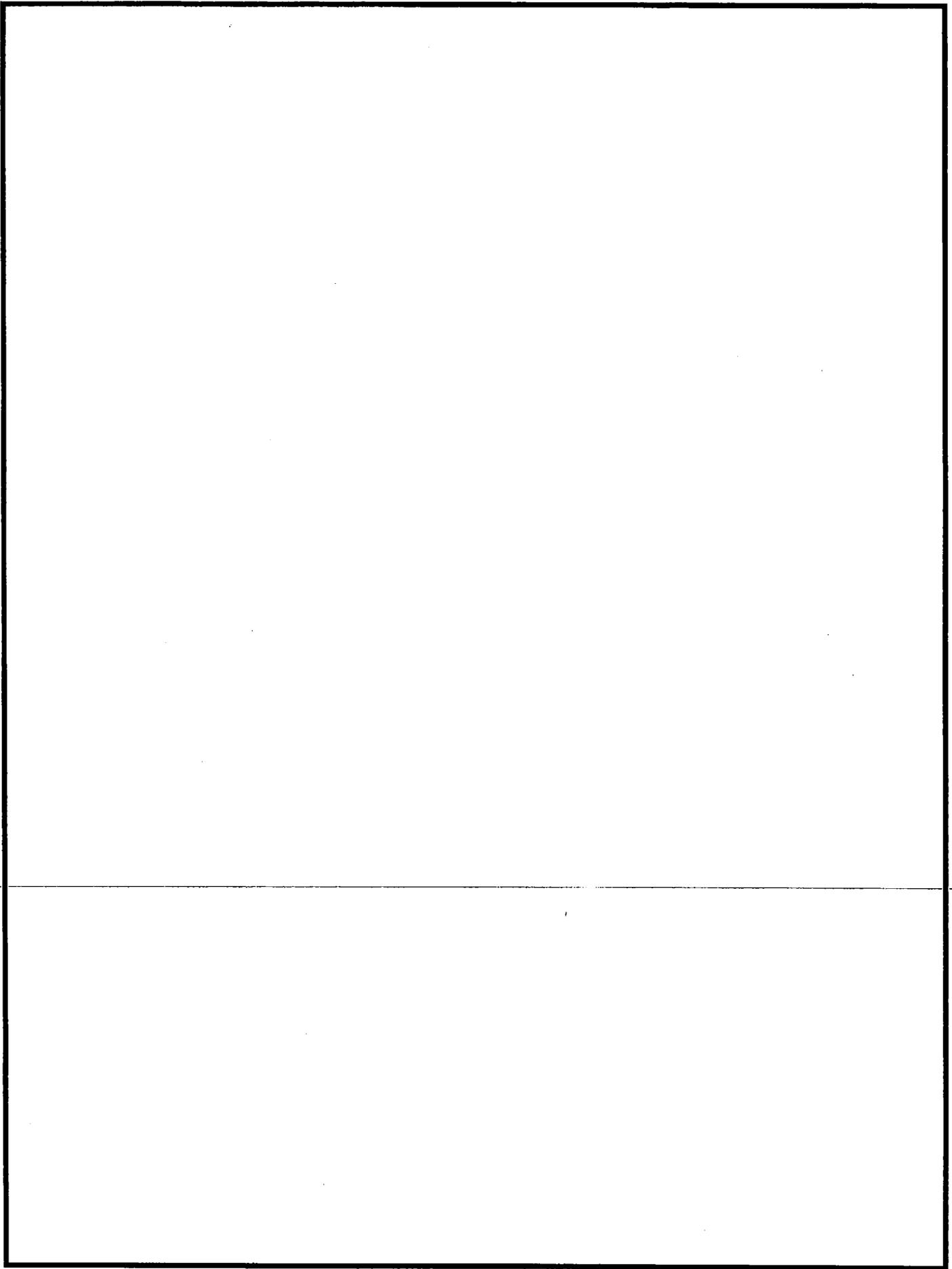
**RESPONSE:** A rectangular space would be acceptable as long as the floor plate accommodates the DHS program in a logical manner.

**17. QUESTION:** We assume that all cleaning, bathroom facilities, toiletries, etc are born by landlord, and so with that in mind, some kind of idea as to number of applicants per day maximum at any given time could give us a gauge on usage and maintenance requirements.

**RESPONSE:** See responses posted for questions 3 and 11.

**18. QUESTION:** If current building has 2x4 fluorescent lighting with the proper t8 or t5 lamps, but has plain lenses, and not 1" parabolic, is this acceptable or do you require 1" parabolic?

**RESPONSE:** Please include a build-out estimate for parabolic lighting as this is the preferred lighting.



## OPERABLE PARTITIONS

### PART 1 - GENERAL

#### 1.1 Related Documents

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections apply to this section.

#### 1.2 SUMMARY

- A. Sections Includes: Continuously hinged panel partitions, manual operation, at Training Space

#### 1.3 REFERENCES

- A. ASTM E 90 - Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements.
- B. ASTM E 557 -Standard Practice for the Installation of Operable Partitions.

#### 1.4 SUBMITTALS

- A. Product Data: Material descriptions, construction details, finishes, installation details, and operating instructions for each type of operable partition, component, and accessory specified.
- B. Shop Drawings: Show location and extent of operable partitions. Include plans, elevations, sections, details, attachments to other construction, and accessories. Indicate dimensions, weights, conditions at openings, and at storage areas, and required installation, storage, and operating clearances. Indicate location and installation requirements for hardware and track, including floor tolerances required and direction of travel. Indicate blocking to be provided by others.
- C. Setting Drawings: Show imbedded items and cutouts required in other work, including support beam punching template.
- D. Samples: Color samples demonstrating full range of finishes available to Architect. Verification samples shall be available in same thickness and material indicated for the work.

#### 1.5 QUALITY ASSURANCE

- A. Installer Qualifications: An experienced installer who is certified in writing by the operable partition manufacturer, as qualified to install the manufacturer's partition systems for work similar in material, design, and extent to that indicated for this Project.
- B. Acoustical Performance: Test operable partitions in accordance with ASTM E 90 test procedure to attain no less than the STC rating specified. Provide a complete and unedited written test report by the testing laboratory upon request.
- C. Preparation of Opening: Conform to ASTM E 557.

#### 1.6 DELIVERY, STORAGE, AND HANDLING

- A. Clearly mark packages and panels with numbering systems used on Shop Drawings. Do not use permanent markings on panels.
- B. Protect panels during delivery, storage, and handling to comply with manufacturer's instructions and as required to prevent damage.

#### 1.7 WARRANTY

- A. Provide operable partition manufacturer's written warranty agreeing to repair or replace components with manufacturing defects for a period of two years from the date of shipment to the Project.

### PART 2 - PRODUCTS

#### 2.1 MANUFACTURER

- A. Acceptable Manufacturer: Modernfold, Inc., which is located at: 215 W. New Rd. ;Greenfield, IN 46140; Toll Free Tel: 800-869-9685; Tel: 317-468-6700; Fax: 866-410-5016; Email: [info@modernfold.com](mailto:info@modernfold.com); Web: [www.modernfold.com](http://www.modernfold.com)
- B. Requests for substitutions will be considered in accordance with provisions of Division 1.

#### 2.2 CONTINUOUSLY HINGED PANEL PARTITIONS, MANUAL OPERATION

- A. Product: Acousti-Seal 933 Operable Partition by Modernfold, Inc., manually operated series of continuously hinged panels, top supported with operable floor seals.
- B. Panel Construction and STC Rating: Nominal 3 inch (76 mm) thick in manufacturer's standard inch (1220 mm) width by height required, with horizontal

and vertical framing elements fabricated from roll-formed steel.

C. Panel Skin: Nominal 21 gage formed steel wrapping around panel edge, with panel skins lock-formed and welded directly to the frame for unitized construction with minimum STC as follows:

1. STC 52.

D. Hinges for Closure Panels for Steel Panels: SOSS invisible laminated hinge with anti-friction segments mounted between each heat treated link. Attach hinge directly to panel frame, with welded internal hinge bracket to support hinge and allow for adjustment of hinge plates. Concealed hinges mounted into panel edge or vertical astragal are not acceptable.

E. Panel Trim: No vertical trim required or allowed on vertical edges of panels; minimal groove appearance at panel joints.

F. Panel Weight: As standard with manufacturer for STC selected, 6.5 to 11 pounds per sq ft.

G. Panel Finish and Exposed Trim: Factory applied, Class A rated material and as follows:

1. Panel Finish: Wall covering and upholstery fabric weighing not less than 12 ounces per 16 lineal yard, with surface treatment to resist stains.
2. Covering: Fabric.
3. Substrate: 0.25 inch (6 mm) fiberboard tackbase.
4. Panel Finish: Full height dry marker-board work surface.
5. Exposed Panel Trim Color: Smoke gray.

H. Sound Seals and Bottom Seals:

1. Vertical Interlocking Sound Seals Between Panels: Roll-formed steel astragals, with reversible tongue and groove configuration in each panel edge for universal panel operation. Rigid plastic or aluminum astragals or astragals in only one panel edge are not acceptable.
2. Horizontal Top Seals: Continuous contact extruded vinyl bulb shape with pairs of non-contacting vinyl fingers to prevent distortion without the need for mechanically operated parts.
3. Horizontal Bottom Floor Seals: Modernfold IA2 Bottom Seal. Automatic operable seals providing nominal 2 inches (51 mm) operating clearance with an operating range of plus 0.50 inches (13 mm) to minus 1.50 inches (38 mm) which automatically drop as panels are positioned without the need for tools or cranks.

I. Suspension System and Soffits:

1. Suspension System: Modernfold No. 14 Suspension System:
2. Track: Nominal 7 gage formed steel track with adjustable steel hanger brackets supporting the load bearing surface of the track, connected to structural support by pairs of 0.50 inches (13 mm) diameter threaded rods; no failure of track or brackets at 5,000 lb. (2268 kg) static point loading at mid-span with brackets at 48 inch (1220 mm) centers.
3. Exposed Track Soffit: Steel, removable for service and maintenance, attached to track bracket without exposed fasteners and pre-painted off-white. Wood or aluminum soffits are not acceptable.
4. Carriers: All-steel with four or eight steel tired ball-bearing wheels. Non-steel tires are not acceptable.

J. Special Components:

1. Single Pass Door: Same thickness and appearance as panels. Trimless ADA compliant pass door with friction latch and flush pulls for panic operation. Threshold is not acceptable.
2. Door Closures: Automatic door closures.

K. Detector System: Modernfold Safe-Path(tm) infra-red detector system to create a safety zone surrounding the partition and to immediately and completely stop the partition from operating and sound an alarm should the safety zone be intruded.

L. Pocket Doors: Acousti-Seal 900 Series Pocket Door by Modernfold, Inc., with the same general construction as the adjacent panels with the following characteristics:

1. STC: 47.

M. Manual Operation: Type III double doors hinged to a jamb on each side and closing in the center. Equip one of the door panels with a smaller hinged panel that folds back when the operable partition is extended into the pocket.

N. Panel Construction: Nominal 3 inches (76 mm) thick, by width and height required, with roll formed steel horizontal and vertical framing elements.

O. Panel Trim: No vertical trim required or allowed on vertical edges of panels; minimal groove appearance at panel joints.

P. Jambs: Pocket door jambs, continuous channels anchored to a fixed wall. Welded hinge anchor plates, supporting pocket door hinges and permitting a full 180 degree swing.

Q. Panel Weight: As standard with manufacturer for STC selected, 6 to 8 pounds per sq ft.

**PART 3 –EXECUTION**

**3.1 EXAMINATION**

- A. Do not begin installation until supports and substrates have been properly prepared.
- B. Notify Owner in writing of unsatisfactory preparation prior to installation. Do not proceed until unsatisfactory conditions have been corrected.

**3.2 INSTALLATION**

- A. Install in accordance with manufacturer's instructions and ASTM E 557 installation procedures. Test for proper operation and make necessary adjustments until satisfactory results are obtained.

**3.3 PROTECTION**

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

END

