



**State of Rhode Island  
Department of Administration / Division of Purchases  
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**Solicitation Information  
August 7, 2013**

**ADDENDUM # 2**

**RFP # 7484373**

**TITLE: Architectural & Engineering (A&E) Services for Harrington Hall  
Renovations, Pastore Campus, 30 Howard Avenue, Cranston, Rhode Island**

**Submission Deadline: Monday August 19, 2013 @ 11:30 am (Eastern Time)**

**Notice to Vendors:**

**-ATTACHED ARE THE QUESTIONS AND ANSWERS FROM MANDATORY  
PRE BID CONFERENCE HELD ON 8/1/2013.**

**-ATTACHED ARE PHOTOS OF THE BUILDING**

**Thomas Bovis  
Interdepartmental Project Manager**

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

**Subject: RFP # 7484373**

Pre-Bid Conference on August 1, 2013, at Harrington Hall for Architectural Services

**I. QUESTIONS FROM THE PRE-BID MEETING:**

**1. Question:** Is the Cost Proposal to be included on the CD which is to be submitted to Purchasing?

**Answer:** The Cost Proposal should not be included on the CD. The cost proposal should be submitted in a separate sealed envelope as indicated in the RFP.

**2. Question:** What is the budget for the project?

**Answer:** The budget for the project is not being released at this time.

**3. Question:** How can we determine our fee without a budget for the project?

**Answer:** The Offeror's fee is to include all the design services covered in the RFP, for the duration of the project as identified in the RFP Tentative Schedule.

**4. Question:** Are you looking for a camera survey of the sewer?

**Answer:** The Offeror and their consultant are to determine the best method of investigation to analyze the problem. The State is not requesting a camera survey at this time.

**5. Question:** Is there any utility plan available?

**Answer:** We do not have a utility plan for the Building or site.

**6. Question:** Are we doing anything with the exterior doors?

**Answer:** The exterior doors are included as they pertain to handicap accessibility requirements for the building. On page 5 of the RFP under 2.1, b, it states: "Additionally, ADA accessibility to the building is included within the scope of this RFP."

**7. Question:** What is the square footage of the building?

**Answer:** The square footage is listed on page 5 of the RFP under item 2.1c.

**8. Question:** Elaborate on Special Inspections.

**Answer:** See State of Rhode Island Building Code SBC-1, 2010, Section 1704 SPECIAL INSPECTIONS.

**9. Question:** Regarding LEED, does someone from the architect's office need to be LEED certified or can the architectural firm utilize an outside consultant?

**Answer:** The architect is responsible for all aspects of the LEED process, however, the architect may utilize a consultant for this work.

**10. Question:** Clarify "if applicable" regarding LEED. Going through the LEED process is expensive. These costs are to be part of the architect's fee. How do we know if the project can attain LEED certification?

**Answer:** The RFP states: “The building renovation project (if applicable) will be designed to meet a minimum of LEED (Leadership in Energy and Environmental Design) Silver Level certification ...” The architect is to include in their fee all LEED related services as stated in the RFP. As part of the Building Study, the architect should demonstrate through the LEED scoring sheets if the building will be able to achieve or not achieve LEED Silver Level or another LEED standard.

**11. Question:** On page 5 of the RFP, under 2.1, d, iii, it states “The immediate area around the building is prone to flooding. Site drainage as it relates to existing parking areas is to be addressed as part of an upcoming parking lot improvement initiative at the Pastore Center.” Has this been done?

**Answer:** The work on the north parking lot is nearing completion. A new catch basin has been installed in the lawn east of the north parking lot as part of this work. A few of the roof drain pipes on the north side of Harrington Hall have been tied into this catch basin with underground pipes. An as-built drawing of this will be made available to the successful Offeror. There is currently a small sink hole on the south edge of the north parking lot which is being investigated.

**12. Question:** How old are the round top windows on the upper floor of the building? Are the windows under warranty? How are they to be retrofitted? Are they to be retrofitted through the manufacturer?

**Answer:** The windows are approximately three (3) years old. It is not known if they are still under warranty. It is the responsibility of the successful Offeror to determine how the windows will be retrofitted in order to make them open wider. On page 6 of the RFP under Section 2.1, e, iv, it states: “The Respondent is to investigate retrofitting the awning portion of the windows with new hardware from the window manufacturer to allow the windows to open a good deal wider.”

**13. Question:** Are we going to have to comply with Historical (Rhode Island Historical Preservation & Heritage Commission) on this project?

**Answer:** Yes. Please see Section 2.2, a, and Section 2.2, c.

## **II. ADDITIONAL INFORMATION:**

1. Attached are the photos mentioned on page 4 of the RFP under 2.1, a.
2. In the RFP, under Section 2.3, A. Lower Level, add the following to the Overview of Proposed Improvements:

“p.) A new laundry area is to be provided. New washers and dryers have already been purchased and the laundry area needs to be designed to accommodate this equipment. The equipment purchased consists of the following:

- 1- AD 44 dryer
- 1- EWH 40 Washer
- 4- GCW1069 washers
- 2- GD1329 Dryers (stacked, 4 individual in total)





