



March 11, 2014

Addendum 2

RFP# 7548500

TITLE: Ladd School Demolition and Restoration

Submission Deadline: March 26, 2014 11:00 AM EDT

Note above, the submission deadline is 11:00 AM **EDT**, not EST.

This addendum 2 consists of 16 total pages, and contains the following information below:

- Attendance sheet from non-mandatory Pre-Bid Conference conducted 3/4/2014.
- Written transcript of Pre-Bid Conference conducted 3/4/2014.
- Answers to all questions received by questions deadline, 3/6/2014.

George Welly

Interdepartmental Project Manager



State of Rhode Island
 Division of Purchases
 One Capitol Hill
 Providence, RI 02808

"NON-MANDATORY" PRE-BID CONFERENCE SIGN IN SHEET

BID NUMBER: 7548500
 BID TITLE: Ladd Center II Hazardous Materials Mitigation, Demolition and Site Restoration
 PRE-BID DATE AND TIME: 3/4/2014 at 1:00 PM EST

COMPANY NAME	COMPANY REPRESENTATIVE	ADDRESS	CONTACT/EMAIL	CONTACT/PHONE NUMBER	CONTACT/FAX NUMBER	PROPOSAL SUBMITTED (For Purchasing Use Only)
1 S, TE CON	Vincent Colaprice	1430 Cambridge	MIKE TEMA	9442335		
2 Ramco Survey Stokes	Matt McClard	685 N. Main W. B. Bridges + 54 Mason St Worcester, MA	A1ACHANWTC@ TANHAMCORP.COM	508-580-3400		
3 Tanberg Corp	Adam Lechery			5087525599		
4 Capital Projects	Jonathan Jekuth	1 Capital Hill	jdekuth@capitalprojects.com	641-2315		
5 Louis Berger	Gary DeBlois	295 Providence St Providence, RI	gdeblois@louisberger.com	521-5980		
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In The Matter Of:
Pre-Bid Conference

Ladd Center Phase II Hazardous Materials Mitigation, Demolition, & Site Restore
March 4, 2014



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STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
DEPARTMENT OF ADMINISTRATION

PROCEEDINGS AT HEARING: PRE-BID CONFERENCE

IN RE: LADD CENTER PHASE II HAZARDOUS
MATERIALS MITIGATION, DEMOLITION
AND SITE RESTORATION

DATE: MARCH 4, 2014
TIME: 1:00 P.M.
PLACE: DEPARTMENT OF ADMINISTRATION
ONE CAPITOL HILL
PROVIDENCE, RI 02903

PRESENT:

GEORGE WELLY, INTERDEPARTMENTAL PROJECT MANAGER
GARY DEBLOIS, LOUIS BERGER
JONATHAN DEPAULT, CAPITAL PROJECTS
VINCENT COLAPIETRO, SITE CON
MATTHEW MCCLOUD, RAMCO SURVEY STAKES

1 (HEARING COMMENCED AT 1:09 P.M.)

2 MR. WELLY: Okay, it's 1:09, thank
3 you for coming. My name is George Welly, I'm a
4 buyer with the Division of Purchasing. We're
5 here for Ladd Center, Phase II, Hazardous
6 Materials Mitigation, Demolition, and Site
7 Restoration.

8 I supervise the technical part of
9 the bidding process. We have some agency and
10 engineering people here, and they will introduce
11 themselves when we get to the questions. This
12 is a non-mandatory pre-bid conference for this
13 project. We invite you to ask us questions, and
14 we're going to take them all down. We have a
15 court reporter present. All the answers,
16 whether you hear them from us in words today or
17 not, will be posted on our website, the same
18 place that the solicitation appears.

19 I hope to have it well before March
20 18, but March 18 is my deadline right now, so if
21 you check for an addendum before, you might want
22 to check again. We can always change things up
23 to five days, not change the material things,
24 but if there's a postponement, et cetera, same
25 way as an addendum, up to five days before the

1 bid opening. So the questions that you ask, we
2 will answer some of them, and we'll defer
3 others. Every question that you ask will also
4 be printed in this addendum. We reserve the
5 right to change those answers, or fine-tune them
6 if we need to, so the answers that you hear
7 today will not necessarily be the final answers.

8 This is a disk-based bid, which
9 means you have to go through our website to get
10 the specs and the drawings. There's 886 pages
11 of specs and 30 pages of drawings. The bid
12 form, itself, is built into the solicitation,
13 it's in the last 10 pages, or so, of the
14 original solicitation.

15 There's a bid bond required, it's
16 in the document. There's payment and
17 performance bonds required, they're in the
18 documents. This is a Public Works project
19 because it's construction. Public Works project
20 means, as always, that you have to pay
21 prevailing wage, so certifications, et cetera,
22 are involved with that. It also means that you
23 have to provide a public copy, which is that
24 your proposal has to be not only submitted on
25 paper by our deadline, but also at the same

1 deadline has to be recorded on to a disk almost
2 always, a compact disk. I don't know if we
3 accept flash drives yet or not, because they
4 have to be published by us almost immediately
5 upon opening it once we can verify that
6 technically they're ready to go. That's a
7 matter of law, and we have very little
8 discretion within that law. If they don't get a
9 proper public copy, your disk is subject to, or
10 almost always likely to be disqualified.

11 Also, because it's Public Works, we
12 have new apprenticeship requirements,
13 subcontractor apprenticeship requirements. All
14 the stuff is in the basic solicitation. There's
15 pages and pages of things that you need to be
16 aware of. Also in the solicitation, there's a
17 copy of the IRS Form W-9. We would like to have
18 that submitted, along with the proposals.

19 Please don't put the W-9 on the
20 public copy, because it has tax information on
21 it. One copy only of that is sufficient. The
22 bid proposal is contained within the
23 solicitation body. The deadline for the bids
24 themselves is March 26th, at 11 a.m. If you
25 haven't noticed already, parking is really

1 deteriorating, the availability parking is
2 really deteriorating around here. So it wasn't
3 bad enough yesterday, they started working on
4 the garage, so you really need to give yourself
5 as much extra time as it takes. You can
6 certainly submit them ahead of time, but tonight
7 the 11 a.m. deadline, we have a time clock,
8 11:01 won't do.

9 They're all going to get stamped
10 in, so just plan accordingly. We have one
11 change so far to the specs, it's on page 5 of
12 the solicitation, and it just says to disregard
13 a section in there concerning E-Verify. It is
14 on page 5 of the solicitation. It tells you
15 which page to disregard.

16 So then just for the record, the
17 description of the project is Demolition
18 Hazardous Material Abatement, Site Clearing,
19 Utility Work, Site Restoration at the Ladd
20 Center in Exeter, Rhode Island. Various
21 structures: All buildings must be slated for
22 demolition, must be disconnected from existing
23 utilities. All demolition sites backfilled with
24 loam and seeded. There's a utility tunnel that
25 has to be decommissioned and permanently sealed,

1 and there's other areas of the campus overgrown
2 with vegetation that should be cleared and
3 restored with loam and seed. I'm going to go to
4 the questions, and please state your name and
5 your firm as you ask your questions.

6 MR. DEBLOIS: I'm Gary DeBlois with
7 the Louis Berger Group.

8 MR. WELLY: And here for the agency
9 is?

10 MR. DEPAULT: Jonathan DePault,
11 Capital Projects.

12 MR. WELLY: Okay, any questions?
13 Yes, sir.

14 MR. MCCLOUD: Matthew McCloud with
15 Ramco Survey Stakes. I was wondering if you
16 could go in and look at the building prior to
17 the bid?

18 MR. DEBLOIS: No.

19 MR. LACHANCE: No site walk, is
20 there a site walk-through for the bid?

21 MR. DEBLOIS: Well, the buildings
22 are on public property, well, technically
23 there's no trespassing. Do we allow exterior?

24 MR. DEPAULT: The answer is no,
25 there is a set of plans, laid out plans with it,

1 the buildings are coming down, and you have to
2 leave it at that.

3 MR. DEBLOIS: So there's no planned
4 site walk and no entry to the building?

5 MR. DEPAULT: Definitely no entry
6 to the building. Okay.

7 MR. COLAPIETRO: So the plans they
8 have detailed on the inside are all the asbestos
9 in the pipes on the abatement plan, the square
10 footage, how high it is, if it's in the ground,
11 if it's in the ground, if it's in the wall?
12 Usually you know that when you do a
13 walk-through.

14 MR. DEBLOIS: Is that everything?
15 We have floor plans that show approximate
16 locations of asbestos throughout all of the
17 buildings. They are also attached to the
18 specifications of the hazardous materials report
19 for each of the buildings. That does provide
20 quantities, it provides most locations, to the
21 best of our ability to find, and that will be
22 your resource.

23 MR. COLAPIETRO: Okay, so if we bid
24 off the plans, according to what you have for
25 linear footage, and stuff, that's what we're

1 going to held with, not if we find more?

2 MR. DEBLOIS: If you've shown that
3 you found a greater quantity than as specified
4 in the contract documents.

5 MR. COLAPIETRO: Well, we won't
6 know that until after it gets awarded. That's
7 why we do a walk-through.

8 MR. DEBLOIS: No, I understand
9 that. And if you find more than is shown in the
10 contract documents, then that will be dealt with
11 after the fact. Documentation will be needed to
12 show that you've exceeded the amount throughout.

13 MR. WELLY: Is that in the unit
14 price that's honored?

15 MR. DEBLOIS: Yes.

16 MR. WELLY: So the extensive amount
17 of plus, the fill in unit price is in the bid
18 proposal, isn't that's how you use to quantify
19 that?

20 MR. DEBLOIS: Yeah, we've listed
21 just about every type of asbestos in the unit
22 prices, so when you provide those with your bid
23 forms, again, if you exceed the quantities in
24 the contract documents, those unit prices will
25 be used for any additional.

1 MR. WELLY: The bid specs have
2 what, a hundred pages of environmental
3 assessments, that's why it's so big, there's an
4 extensive amount of pages.

5 MR. COLAPIETRO: Excuse me, again,
6 but I know a lot of times they miss it when
7 they're doing this, that's why I brought that
8 up, because they do miss them, everybody's
9 human.

10 MR. DEBLOIS: That's
11 understandable.

12 MR. COLAPIETRO: Is there going to
13 be a hygienist on the job?

14 MR. DEBLOIS: Let us respond in
15 writing on that one. Anything else?

16 MR. WELLY: Okay, that's it. Don't
17 look for the answers today, but I hope to have
18 it out well before the 18th, so you can see
19 what's in there.

20 MR. DEBLOIS: Thursday is the
21 deadline for questions, right?

22 MR. WELLY: Yes, Thursday is the
23 deadline for submission of it. If you have
24 additional questions, or anybody that isn't here
25 that has questions to submit, it's Thursday at

1 -- what did I say, 2:00, and you can ask
2 additional questions, and then after Thursday,
3 we'll start to assemble the answers, and I'd
4 like to have them out in a week, but they can be
5 out as late as the 17th, that's the deadline.

6 MR. COLAPIETRO: I know you're
7 going to address as far as somebody being on the
8 job, as far as the environmental, but how do we
9 know, if not, we've got to carry somebody to do
10 that, to do the testing, and stuff?

11 MR. DEBLOIS: What type of testing
12 are you asking about?

13 MR. COLAPIETRO: You're going to do
14 air clearances, all that.

15 MR. DEBLOIS: Okay, we'll respond
16 to that in writing.

17 MR. COLAPIETRO: Will we know
18 before Thursday, we'll be bidding it, so we'd
19 like to know before we complete our bid.

20 MR. WELLY: No, the bid is due on
21 the 26th. The questions can be asked -- you can
22 ask more until Thursday of this week, then I
23 like to have the answers out in a week, but if
24 we don't, we'll only put the answers out once,
25 okay, whenever you see them, and we have to have

1 them out by the 17th, or we have to extend the
2 bid. So you'll have them seven days at least
3 before you have to put together a price, okay.
4 Thanks for coming. That's the end of the
5 pre-bid conference for Ladd II, demolition
6 project.

7 (HEARING COMMENCED AT 1:20 P.M.)

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C-E-R-T-I-F-I-C-A-T-E

I, PAULA J. CAMPAGNA, CSR, a Notary Public, do hereby certify that the foregoing is a true, accurate, and complete transcript of my notes taken at the above-entitled hearing.

IN WITNESS WHEREOF, I hereunto set my hand this 6th day of March, 2014.

Paula J. Campagna
Notary Public


PAULA J. CAMPAGNA, CSR, NOTARY PUBLIC/CERTIFIED COURT REPORTER

MY COMMISSION EXPIRES: April 19, 2014

IN RE: Ladd Center Phase II Hazardous Materials Mitigation, Demolition and Site Restoration

DATE: March 4, 2014

Questions and Answers, RFQ 7548500, Ladd School Demolition and Restoration, Phase II

1. Question: Will access to the buildings be granted prior to bid submission?

Answer: **There will be no access to the buildings prior to bid submission.**

2. Question: Will there be a site walk prior to bid submission?

Answer: **There will be no site walk scheduled prior to bid submission.**

3. Question: Will there be an industrial hygienist on the job?

Answer: The Owner will employ an industrial hygiene (IH) testing laboratory for air monitoring and clearance testing. The Contractor, at his expense, shall provide OSHA monitoring and all other all tests required by specified applicable regulations, codes, and standards and any other tests for his use. The use of a testing laboratory by the Owner does not release the Contractor from providing tests required for the protection and safety of his employees. The testing and inspection responsibilities of both the Owner and Contractor are thoroughly detailed in Section 13820, Paragraphs 1.12 A, 1.12 B, and 1.12 C of the Contract Specifications.

4. Question: Will the Contractor be responsible for abating asbestos containing material (ACM) which exceeds the quantities provided in the Contract Documents at his own expense?

Answer: The Contractor will be responsible for abating ACM quantities provided in the tables on Sheets C-18, C-19, C-28, C-38, C-47 and C-48 of the Contract Drawings as part of the Base Bid. The Contractor may pursue an adjustment to the Base Bid if additional ACM is encountered. Unit prices to determine any adjustments are required on the Bid Form, Section 3, beginning on page 00300-2, contained on pdf page 30 of the Bid Solicitation. Please note that detailed supporting documentation which includes the quantity, location, and material type of all abated ACM will be required if the Contractor wishes to claim additional work.