



**State of Rhode Island
Department of Administration / Division of Purchases
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**Solicitation Information
April 14, 2014**

ADDENDUM # 2

RFP# 7548603

**TITLE: Armory of Mounted Commands Comprehensive Building Rehab
Design**

**Submission Deadline Has Been Postponed until:
Thursday April 24, 2014 at 11:00 am (Eastern Time)**

Notice to Vendors:

Attached are the questions received with responses, no further questions will be answered.

**Thomas Bovis
Interdepartmental Project Manager**

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

TITLE: Armory of Mounted Commands Comprehensive Building Rehab Design

Questions:

1. It was indicated during the walkthrough, that limited existing building drawings were available. Can you please make these available as soon as possible?
Drawings will be posted as an addendum
2. It was indicated during the walkthrough, that a preliminary budget was established. Can you please provide this information as it will help establish common project expectations and goals.
Not given
3. RFP indicates that an existing hazardous materials abatement plan exists for the building.
 - Can we assume that this plan will be used as part of the proposed project?
Yes
 - Does this plan include the abatement/remediation of the mold indicated in the dining and kitchen areas?
No. The mold remediation is currently being executed through a separate contract.
4. RFP indicates new ceilings and lighting design for all rooms in the administrative building. Is there any new ceiling and lighting scope associated with the “Rink”, or support spaces associated with the “Rink” other than the kitchen and dining areas?
No
5. The RFP indicates new electrical infrastructure for administrative office space. Is this limited to the Administrative building, or does it include the “Rink” and support spaces for the “Rink”?
Electrical infrastructure upgrade will include the rink and support areas.
6. The RFP indicates demolition of obsolete electrical, lighting, and telecom/data. New work is to include new electrical infrastructure. Does this new work include telecom devices and wiring, or device locations, raceways, and pull strings only? Does this new scope include the “Rink”, or an support spaces for the “Rink”?
New work will include telecom/data wiring, raceways and pull strings to be coordinated with the **Army National Guards Department of Information Management (DOIM). All network devices will be provided and installed by Army National Guard Personnel.**
7. Is the resurfacing options for the “Rink” limited to the main space only, or does this scope include the adjacent support spaces, storage garages, etc.?
Main space only (parking area)
8. Is the elevator feasibility limited to feasibility only? Or, are we to carry fee/services to design , document and administer an elevator?
Feasibility only.

9. The RFP indicates to provide power and utilities to kitchen equipment. Is kitchen equipment selection and layout by the Owner? Will there be one or more kitchen equipment hoods involved, as they require HVAC and Fire Protection scope?
Equipment selection and layout to be determined by owner. Design will include one new hood.
10. What is the source for project funding? If Federal funding is involved, is the project authorized as a Military Construction project with a completed DD1390/91 or will the selected design firm assist with obtaining authorization for project funding? If the funding is authorized, please provide the budgeted authorization.
A portion of this project is supported with Federal Funds but it is not considered a Military Construction Project. Any Federal documentation for this project will be completed by the Army National Guard's Real Property Office. Currently there is no authorized budget for this project.
11. If the project is federally funded, will the project follow the guidelines in NG Pam 415-5 and the associated National Guard Design Guides and submission requirements?
The project is partially Federally funded but 415-5 will not apply to this project.
12. Please clarify the minimum number of references required in Section 3.1 a 3.
Minimum of three
13. Has a project schedule been prepared for the project? If so, could the schedule be made available?
No
14. Item 3.6p refers to packages of work, "identified in Section 2.1) b)." The RFP lists various packages of work but doesn't enumerate each according to a numbering system. Is it the intent of the RFP to consider each separate paragraph listed under Section 2.1 as a discreet package of work?
Yes. The construction may be bid out in phases.
15. Item 3.6q mentions that "All work that is federally-funded must follow the expedited schedule prescribed by the government (see the attached f01m) and be in a separate construction package than un-federally-funded work." Please clarify this requirement, and please provide the referenced form.
Disregard
16. Will the proposed kitchen renovation be required to meet the requirements of DG415-5 Appendix D for a Small or Large Kitchen?
No
17. In describing the Armory's electrical system (page 5) the RFP states, "The original electrical infrastructure does not meet current code..." Is the facility currently operating under a time variance granted by the State Building Commission (SBC)? Are there any SBC inspection reports available?
The Armory has not been inspected by State Building Code.
9. On page 7, in discussing the requirements for cost estimates, Section 2.4)a) refers to "each pmi of the work.." What is the definition the term, "pmi?"
Disregard for each pmi

10. Section 3.1)a)1) makes extensive reference to “FF&E” (furniture, fixtures and equipment), but the preceding sections make no mention of such scope. Should we assume that FF&E will be part of our fee proposal?

Disregard this section. No FF&E will be included in this project.

11. On page 11, Section 3.1)b)3)e states, “A Total Lump Sum bid must be provided and then separate line items must be provided for each package as delineated in the bid form.” Please provide us with the above referenced bid form.

You can use your own bid form as a lump sum

12. Is the State open on the due date (April 18th) due to it being Good Friday?

Please monitor website for possible date change

(1) The fee page that was referenced in the proposal to use is blank. Could there be a copy provided to use?

Please use your own form

(2) Is there any specific schedule and/or time frame in which the work is to be completed
Type A services 30 calendar days (from issue of purchase order) and an additional 90 days for type B services for a total of 120 days.

(3) What is the building square footage to be rehabbed on the top floor and subsequent floors?
The fourth floor is approximately 10,000sqft

(4) Page 9 of the RFP, paragraph 3., a. must be a typo, it mentions “Veterans homes” ?????
please clarify.

Disregard

(5) Page 9 of the RFP, 2., b., are sketches to be included as part of the proposal?

No

(6) Page 9 of the RFP, 2., c., what is the budget and what are the time constraints?
Estimated budget is 7 million dollars

Not given

(7) Page 11 of the RFP, b) Part two, para e). ??? what are the separate line items as delineated on the bid form??? Where is the bid form?

Please use your own

(8) What is the schedule for deliverables after the bid has been awarded and notice to proceed is been given?

Type A services 30 calendar days (from issue of purchase order) and an additional 90 days for type B services for a total of 120 days.

(9) Page 14 of the RFP, para q) where is the attached form mentioned?

Disregard

(10) When are the building plans going to be made available?

Currently available

(11) We are assuming that the design submissions requiring Owner approval will be at 30%, 60% and 100%; is that correct?

Yes

(12) Are Construction Phase Services required to be included in the proposal?

Please provide pricing for Type C services

(13) Will this project include an Owner's Project Manager and, if yes, at what stage will they be brought onboard?

Yes. Currently on board

(14) In paragraph 2.4 Cost Estimates, what is the percent of design completion that "Start of Construction Documents" corresponds to?

20%

(15) Is an Estimate at 100% Design required to be part of the proposal?

Yes. Construction cost estimate is required

(16) What level of design should we include as part of paragraph 2.2 Scope, item 5 ("Investigate the feasibility and design an elevator to serve basement level to the fourth floor in the administrative portion of the Armory.")?

Feasibility Study

(17) What is the FFE scope in this project for which the Design Team will be evaluated per paragraph 3.1 Responses, item 1-b ("ii. Interior design and FF& E selection and specification and bidding for facilities of this type")?

Disregard FF&E

(18) Is the State or the National Guard aware of any official document by a Code Official indicating that any portion of the Armory is judged to not be safe?

No

(19) Will the existing conditions drawings of the building be made electronically available in time to properly formulate our scope and fee proposals?

Yes

(20) In paragraph 2.2 Scope, item 8, what kitchen appliances in addition to existing ones should be included in our design scope for MEP specifications and drawings?

To be determined

(21) We are assuming that in order to install electrical, plumbing and fire suppression systems in the storage and office rooms of the Rink portion of the Armory, some wall and ceiling repairs will be required; is that correct?

Yes

(22) The scope includes items which may prove not to be feasible (such as an internal elevator). It does not seem appropriate to guess at the design costs for something that may not be feasible. Would the State consider proceeding with a feasibility study to establish a reasonable scope, cost and schedule before contracting for final design, bidding, and construction administration services?

Yes

(23) Per the RFP, the Professional Fee Proposal accounts for 30 of the 100 possible points that can be attained in the evaluation process. In addition to that, the RFP also includes a provision for the State "...to award on the basis of cost alone...". Please clarify the State's position relative to the use of fee as a selection criteria, particularly since there is not a clearly defined scope, budget and schedule.

State can award to the low bidder if it is not necessarily the highest overall cost if in the best interest of the State

(24) Section 3.6 m): The only definition that I have been able to find for descope is: "To reduce the [scope](#) of; to revise objectives downward, sometimes in the context of a funding shortfall" . This is inconsistent with the description that was provided at the site briefing on April 2, 2014. Please clarify.

Agency will complete a scope review of selected bidder

(25) Section 3.6 n): Since no budget has been established, what will the criteria be for determining whether or not "value engineering" is relevant? What are "value engineering connections"?

Agency to work with selected vendor

(26) Section 3.6 p): Please clarify. There is no Section 2.1 b).

Omitted