



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Department of Administration
DIVISION OF PURCHASES
One Capitol Hill
Providence, RI 02908-5855

Tel: (401) 574-8100
Fax: (401) 574-8387
Website: www.purchasing.ri.gov

May 27, 2014

ADDENDUM NUMBER ONE
RFQ # 7548703

TITLE: Renovations to Floors 4, 5 and 6 and Heating System Upgrades at Regan Building

Closing Date and Time: 6/3/14 at 10:30 AM

Per the issuance of this ADDENDUM #1 (13 pages and PDF files) the following is noted:

Attached is the sign in sheet from the non-mandatory pre bid conference held 5/15/14 at 2pm.

Below is information and clarifications from pre bid conference and responses to bidder questions.

Attached are additional comments from KITE Architects.

Attached is a revised Bid Form.

Attached in PDF format is a revised portion of the Project Manual, Form AIA A305 Contractor's Qualification Statement and original architectural floor plans for 1, 2 and 3.

These items (as they pertain to the bid process) were discussed by the buyer at the pre bid conference:

- This was a non-mandatory pre bid conference.
- Questions were being accepted on line. Date/time and address are specified in bid form.
- Bid bond is required. Payment and Performance bond is required.
- The public copy requirements were explained.
- Vendors were advised to review the seven page Public Works Bid Clauses.

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-Vendors were advised of the General Contractor Apprenticeship Form and the need to submit, at the time of bid, if their proposal was one million dollars or greater.

-Vendors were advised of the Subcontractor Apprenticeship Certification Form as it pertains to bids of one million dollars or more.

-Vendors were advised of the General Contractor Apprenticeship Re-Certification and Certification Form as it pertains to bids of one million dollars or more.

-Vendors were advised that this was a prevailing wage job and the requirement to submit the prevailing wage certification.

-Vendors were advised of the Bid Preparation Checklist and that it is not a substitute for a thorough review of the bid proposal by the vendor.

-Vendors were asked to submit a W-9 with their bid proposal.

Requests for Information

1. Alternate #1 indicates to include cost to paint offices on Floor 1, 2, and 3. Please provide information so that this can be quantified as there are no plans for the 1st, 2nd or 3rd floors.

a. Response: Refer to architectural drawings included for reference.

2. Will there be any kind of down-time between phases so that patients or furniture can be moved out from the next phase or will the GC be able to move from phase to phase with no break?

a. Response: As the contractor completes the current phase he is working in, there is be a review and acceptance process of the patient rooms prior to you moving patients back in. Provided the contractor completes his work, cleans the room and Owner accepts that it is clean, and then the Owner will move the patients back in closing out the current phase. At the same time the patients and furniture would vacate the next phase of patient rooms. The relocation of patients and furniture will be done with the hospital staff over the course of a weekend.

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3. Section 011001 Item #5 indicates that Alternate #2 is to paint the existing doors but on the bid form Alternate #2 is the replacement of a single heating riser. Please advise which is correct?

a. Response: Section 01 10 01 is correct. Refer also to revised bid form.

4. It was indicated at the pre-bid that a qualification statement would need to be submitted at the time of the bid. Please provide criteria for this statement as there is no mention of it in the bid form or the state checklist.

a. Response: Bidders shall provide a complete AIA A305 document and a list of proposed major subcontractors for review by the Owner.

5. Has a PICRA been done for the project? If so can a copy of this be provided.

a. Response: Project Manual Section 01 10 00 Attachment D consists of the Infection Control Risk Assessment (ICRA) documents. The GC/CM shall perform the necessary steps and actions required by the ICRA. Each phase and major work area (for example public space 4th floor) located within the building shall require a permit to be filled out by the GC/CM in conjunction with the Owner. The Owner shall designate a representative(s) who will review the permits. While some of the actions required by the ICRA parallel the pre-construction cleaning, the more stringent of the two shall be required.

6. Please provide location of work that is noted in item 6B on sheet A2.3.

a. Response: Items 6A and 6B apply to all patient rooms along with all other work under the heading PR-1, specifically items 2-10. Item 11 applies to work outside patient rooms.

7. What level of containment is required for the painting work that is noted in Alternate #3?

a. Response: Containment barriers are not required for painting activities in the corridors (i.e. plastic barriers). The GC/CM shall use visual barriers and signage where painting activities occur.

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8. What is the phasing for the painting work in the corridors?
 - a. Response: The Owner requests that the GC/CM meet with the Owner and develop a phasing plan for work in the corridors. The Owner will entertain a plan that is reasonable for both the GC/CM and the Owner's hospital operations.
9. What level of containment is required for the piping replacement work in corridors and in areas on Floors 1 – 3?
 - a. Response: The level of containment required depends on multiple factors and should follow the procedures outlined in the ICRA.

Notes on items of significance discussed during pre-bid on 5/15/14

1. The all persons of the GC/CM and his subcontractors will be required to obtain a badge and sign in daily at the security desk. Before starting work the Owner will provide a brief orientation meeting. The GC/CM shall schedule with the Owner for orientation, at least (1) week in advance, for his personnel. Prior to subcontractors starting work, the GC/CM must follow the same scheduling procedure.
2. A site walkthrough was performed reviewing rooms on patient floors 4 and 6 as well as the mechanical room.
3. The work in the public areas must be scheduled and phased in manageable sections. Prior to construction, the Owner requests a plan from the contractor showing proposed areas of work and scheduling of same.
4. Refer to KITE comments also attached.

Solicitation #: 7548703

Solicitation Title: Regan Building Renovations to Floors 4, 5 & 6 and Heating System

BID FORM (REVISED 5/27/14)

To: The State of Rhode Island Department of Administration
Division of Purchases, 2nd Floor
One Capitol Hill, Providence, RI 02908-5855

Bidder:

Legal name of entity	

Address (street/city/state/zip)	
_____	_____
Contact name	Contact email
_____	_____
Contact telephone	Contact fax

1. BASE BID PRICE

The Bidder submits this bid proposal to perform all of the work (including labor and materials) described in the solicitation for this Base Bid Price (*including the costs for all Allowances, Bonds, and Addenda*):

\$ _____
 (base bid price *in figures* printed electronically, typed, or handwritten legibly in ink)

 (base bid price *in words* printed electronically, typed, or handwritten legibly in ink)

• **Allowances**

The Base Bid Price ***includes*** the costs for the following Allowances (See section 012100):

- No. 1: Premium time labor \$30,000.00
- No. 2: Firestopping/fire safing (existing) \$7,500.00
- No. 3: Painting of corridors \$10,000.00

Solicitation #: 7548703

Solicitation Title: Regan Building Renovations to Floors 4, 5 & 6 and Heating System

No. 4: Plumbing fixture replacement \$15,000.00 _____

No. 5: Heating system piping/equipment \$15,000.00 _____

No. 6: Light fixtures _____ \$15,000.00 _____

Total Allowances: \$92,500.00 _____

- **Bonds**

The Base Bid Price ***includes*** the costs for all Bid and Payment and Performance Bonds required by the solicitation.

- **Addenda**

The Bidder has examined the entire solicitation (including the following Addenda), and the Base Bid Price ***includes*** the costs of any modifications required by the Addenda.

All Addenda must be acknowledged.

Addendum No. 1 dated: _____

Addendum No. 2 dated: _____

Addendum No. 3 dated: _____

2. **ALTERNATES** (*Additions/Subtractions to Base Bid Price*)

The Bidder offers to: (i) perform the work described in these Alternates as selected by the State in the order of priority specified below, based on the availability of funds and the best interest of the State; and (ii) increase or reduce the Base Bid Price by the amount set forth below for each Alternate selected.

Solicitation #: 7548703
Solicitation Title: Regan Building Renovations to Floors 4, 5 & 6 and Heating System

Check "Add" or "Subtract."

___ Add ___ Subtract Alternate No. 1: Add painting of offices on floors 1, 2 and 3

\$ _____
(amount in figures printed electronically, typed, or handwritten legibly in ink)

(amount in words printed electronically, typed, or handwritten legibly in ink)

___ Add ___ Subtract Alternate No. 2: Repaint patient room doors (includes removal and reinstallation of hardware)

\$ _____
(amount in figures printed electronically, typed, or handwritten legibly in ink)

(amount in words printed electronically, typed, or handwritten legibly in ink)

___ Add ___ Subtract Alternate No. 3: Omit painting of corridors

\$ _____
(alternate amount in figures printed electronically, typed, or handwritten legibly in ink)

(alternate amount in words printed electronically, typed, or handwritten legibly in ink)

3. UNIT PRICES

The Bidder submits these predetermined Unit Prices as the basis for any change orders approved in advance by the State. These Unit Prices include **all** costs, including labor, materials, services, regulatory compliance, overhead, and profit.

Unit Price No. 1: (Additive/Deductive) Replace \$ _____
entire heating piping riser on all floors

Solicitation #: 7548703

Solicitation Title: Regan Building Renovations to Floors 4, 5 & 6 and Heating System

Unit Price No. 2: _____ \$ _____

Unit Price No. 3: _____ \$ _____

4. CONTRACT TIME

The Bidder offers to perform the work in accordance with the timeline specified below:

- Start of construction: Within (2) weeks of award
- Substantial completion (heating): November 15, 2014
- Substantial completion (renovations): 30 weeks after start of construction
- Final completion: January 15, 2015

5. LIQUIDATED DAMAGES

The successful bidder awarded a contract pursuant to this solicitation shall be liable for and pay the State, as liquidated damages and not as a penalty, the following amount for each calendar day of delay beyond the date for substantial completion, as determined in the sole discretion of the State: \$ _____.

This bid proposal is irrevocable for 60 days from the bid proposal submission deadline.

If the Bidder is determined to be the successful bidder pursuant to this solicitation, the Bidder will promptly: (i) comply with each of the requirements of the Tentative Letter of Award; and (ii) commence and diligently pursue the work

Solicitation #: 7548703

Solicitation Title: Regan Building Renovations to Floors 4, 5 & 6 and Heating System

upon issuance and receipt of the purchase order from the State and authorization from the user agency.

The person signing below certifies that he or she has been duly authorized to execute and submit this bid proposal on behalf of the Bidder.

BIDDER

Date: _____

Name of Bidder

Signature in ink

Printed name and title of person signing on behalf of Bidder

Bidder's Contractor Registration Number

BID # 7548703

Regan Building Renovations to 4th 5th and 6th Floors and Repairs to Heating System

KITE Architects, Inc.

CLARIFICATIONS

Section 01 50 00 Temporary Facilities and Controls

A. Control of dust, VOCs, odors is paramount. The contractor shall make a good faith effort to prevent migration of same outside the construction area. Additionally see Specification Section 01 57 21 for IAQ Plan requirements, which shall be subject to approval by the Owner.

B. Tools, materials, and loose objects must be secured and kept under strict control by workers at all times, and inaccessible to patients. Closed and lockable work containers are recommended.

C. Reduction of noise on occupied patient floors is required to the greatest extent reasonable. Noise generating equipment able to be located remotely including mixers, saws should be operated within the staging area on Floor 2.

Section 01 31 14 Facility Services Coordination

A. Work in corridors and common areas must be phased to minimize disruption to hospital operations and life-safety. Coordinate work plan with Owner.

B. Weekly progress meetings shall include hospital nursing staff, and shall include updates in daily work schedules.

Section 01 33 00 Submittals

A. All required submittals except samples and original copies of engineered drawings required to be wet-sealed shall be made electronically in PDF format.

1. Information required including Contractor's stamp remains unchanged.
2. Contractor shall be responsible for obtaining software capable of creating and reading markups and/or annotation.
3. Transmission and distribution shall be via the contractor's own FTP site, an FTP site administered by the Architect, or other format agreed to by the contractor, Owner, and Architect.

Section 09 65 00 Resilient Flooring

2.01.A.11 Acceptable Manufacturers and products shall include:

Manufacturers:

- a. Johnsonite; Product iQ Optima.
- b. Armstrong; Product Medintech.
- c. Mannington; Product biospec MD.

Section 03 54 00 Resilient Flooring

2.01.A.1 Acceptable manufacturer and product is CPM; LP-1 Low-Prep Engineered Gypsum Self-leveling Underlayment.

