



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

November 13, 2014

ADDENDUM NUMBER TWO
RFQ # 7549063

TITLE: Benefit Street Arsenal-Building Envelope and Fire Alarm Repairs

Closing Date and Time: 11/21/14 at 10:00 AM

Per the issuance of this ADDENDUM #2 (16 pages) the following is noted:

This addendum posts the sign in sheet from the non-mandatory pre bid held 11/6/14 at 10AM. Only vendors who attended the first pre bid (and their sub-contractors) were allowed to return.

Attached is revised bid form.

As noted by the buyer at mandatory pre bid conference on 10/28/14 at 10 AM:

- This is a mandatory pre bid conference
- Only those vendors on the sign in sheet will be allowed to submit proposals
- Questions are being accepted on line until 10/30/14 at 5pm (was revised on first addendum to 11/7/14 at 5pm). Address and instructions how to submit questions is on the bid proposal.
- Bid bond is required
- Performance bond is required
- Specifications and plans are posted on the website.
- This is a public works project and as such requires that a CD be submitted along with the paper copy of your bid. Instructions on how to do that are included in the bid package.
- All employees of the successful contractor must have a BCI check (at their own expense). Employees will be monitored by the agency.
- This is a historic building and as such there are certain qualifications required to perform the work. Please note them as they are outlined in the bid proposal.
- There are a couple of forms required to be submitted if your bid is 1 million dollars or greater:

i.e. General contractor apprenticeship certification form required to be submitted with the bid.

Subcontractor apprenticeship form (that is between the GC and the subcontractors)



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GC apprenticeship re-certification and certification form (submitted at time of award-tentative letter of award)

- Please note the clauses that pertain to public works projects.
- This is a prevailing wage project. Please note the certification within the bid package that acknowledges you are aware of your obligations as they pertain to prevailing wage.
- Included is a bid preparation check list to help you. It is not a substitute for a thorough review of the instructions to bidders.
- We are also asking that you submit a new w-9.

Attached are answers to questions posed at the pre bid and sent in on line.

The area behind and to the side of the Arsenal building is not a driveway owned by the State. The State cannot authorize anyone to park or block the right of way. If the vendor uses that area, then it assumes responsibility.

END OF QUESTIONS.

Solicitation #: 7549063

Solicitation Title: BENEFIT ST ARSENAL-BUILDING ENVELOPE AND
FIRE ALARM

BID FORM

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:

No allowances at this time.

- Bonds

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

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- **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: _____

Addendum No. 4 dated: _____

Addendum No. 5 dated: _____

Addendum No. 6 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.

Alternate No. 1: DEDUCT- Provide Photoluminescent exit signs by Cooper Lighting, "Sure-Lites, PHL" in locations indicated on electrical drawings as 'X1'. Colors to be selected by architect.

\$ _____

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

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

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Solicitation Title: **BENEFIT ST ARSENAL-BUILDING ENVELOPE AND
FIRE ALARM**

Alternate No. 2: ADD- Replace all existing Lighting in the Basement with new lighting as part of the electrical upgrade. See drawing A-101, Basement Reflected Ceiling Plan for manufacturer and model #'s.

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

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

Alternate No. 3: ADD- Remove glue down carpet and glue remnants in Main Hall 103. Sand and prepare existing wood flooring for new clear polyurethane finish - provide three coats.

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

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

Alternate No. 4: ADD- Ductless Mini-Split Units for the basement storage. See drawing A-100 for manufacturer, model #'s, and quantities.

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

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

Alternate No. 5: ADD – All the work as indicated on the architectural drawings that include the new ADA toilet room 003, and the adjacent raised floor, stair and ramp/landing 004, machine room 002, the elevator in its entirety and the Toilet 100, Elev Vestibule 101, Toilet 200, and Elevator Vestibule 201.

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

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

Alternate No. 6: ADD- Substitute authentic Slate Shingles for Synthetic Slate shingles. Synthetic Slate Shingles are included in the Base Bid.

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

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

Solicitation #: 7549063

Solicitation Title: BENEFIT ST ARSENAL-BUILDING ENVELOPE AND
FIRE ALARM

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.

No Unit Prices at this time.

4. CONTRACT TIME

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

- Start of construction: _____
- Substantial completion: _____
- Final completion: _____

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: \$_____.

Solicitation #:7549063

Solicitation Title: BENEFIT ST ARSENAL-BUILDING ENVELOPE AND
FIRE ALARM

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 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

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

BID NUMBER:	7549063
BID TITLE:	BENEFIT STREET ARSENAL-BUILDING ENVELOPE AND FIRE ALARM REPAIRS
PRE-BID DATE AND TIME:	11/6/14 AT 10AM

Purchasing Representative:	DCADORET
Pre-bid START TIME:	10:00
Pre-bid END TIME:	11:00

	COMPANY NAME	COMPANY REPRESENTATIVE	ADDRESS	CONTACT E-MAIL	CONTACT PHONE NUMBER	CONTACT FAX NUMBER	PROPOSAL SUBMITTED (For Purchasing Use Only)
1	SIME PUGHANUM	DINO CADORET					
2	NCA	ANDREA TORIZZO					
3	RIARNG	BRIAN SANQUIST					
4	TRAK BUILDERS	BRIAN ROSS					
5	F.F. O'BRIEN	NICK DEBONO					
6	ABOBE RESTORATION	KEITH TRAVES, EVERETT LESCARBEAU					
7							
8							
9							
10							
11							
12							
13							
14							
15							



NORTHEAST
COLLABORATIVE
ARCHITECTS

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Moulton Hall, 4th Floor
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ADDENDUM NUMBER 2

November 12, 2014
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This Addendum forms part of the Contract Documents and modifies the original Bidding Documents dated September 9, 2014, and as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification:

Bidder Questions:

Q1. Please advise as to the number of shelves to be furnished and installed in Closet 209.

A1. Provide 5 shelves in Closet 209.

Q2. Electrical drawings do not show the elevator or the new HC Bathroom in the lower level.

A2. The new electrical work at the elevator/bathroom area is design-build. The architectural drawings show the current scope of architectural work. Refer to architectural A-# drawings and follow manufacturer installation requirements from the elevator company for electrical requirements. The "Electrical & Fire Alarm Upgrades" dated 9-7-2010 show the overall building electrical & fire alarm upgrades, and not the revisions to the architectural layout including the toilet rooms and elevator.

Q3. Drawings show more lighting on the reflected ceiling plan than they show on the electric drawings. Please advise.

A3. The architectural reflected ceiling plans show the updated revisions to the scope of work including some schematic electric/lighting in the tower, toilet, and basement areas. The electrical/lighting on the architectural drawings are design-build.

Q4. Does any replacement of the glass need to be done with the window repair?

A4. Any cracked glass in the windows is to be replaced with historic glass to match the original in color, texture, etc.

Q5. The order of alternates on the bid form does not match the order and numbering of the alternates as they appear on the drawings or in the specification. Should the GC follow the bid form or will the bid form be revised?

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A5. See this Addendum #2, in the Changes to the Specifications, Item 3. For the revisions to the BID FORM, list of Alternates.

Q6. It was indicated at the walk-thru that the exterior doors on the south and west elevations should be repaired. The drawings do not seem to indicate this. Please advise as to the scope of work for these two sets of doors.

A6. Exterior doors to the front vestibule (area 102), basement Archive Room (area 007), basement (area 005) and Vestibule (area 202):

- a. To be stripped of existing finishes, all six sides, sealed with clear penetrating sealer, then refinished with paint.
- b. Doors & frames to be restored. Follow spec section 085550 WOOD WINDOW RESTORATION guidelines as applicable.
- c. Add PEMKO 314DN bottom weather stripping sweep to each leaf. Recess as required to maintain the 5/8" – 3/4" required depth.

Q7. Please advise as to any work to be performed on the exterior door at Vestibule 202. This would be above the main entrance door.

A7. See answer 'A6.'

Q8. Per information gathered from the Inclinitor; the specified lift can not be installed in a commercial setting. Please provide an alternate specification.

A8. The Architect is in process of obtaining a variance to install the LULA elevator in this historic building.

Q9. Elevator Section 142010 Paragraph D line # 5 states elevator door hardware to be Manufacturer's Standard. Please Clarify.

A9. Part 1, Paragraph D, line #5, is referring to manufacturers samples of exposed finish.

Q10. Wood doors and frames for elevators are to be 90 Min rated, Are elevations H.1 and J.1 on A-020 Correct? Who is to provide Elevator, Doors, Frames, and Hardware. Please clarify.

A10. Elevator shaft, door & frame, are 60 minute rated. GC to provide doors, frames and door handle & latchset. Elevator manufacturer provides door locking device.

Q11. Drawing 7 and 11 on A-300 shows the bathroom doors as being flush but the hardware schedule calls for 5 panel doors. And to match existing. Please clarify.

A11. Follow door schedule for door types.

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Q12. RE: Section 085550 Wood Window Restoration:

Q12.1) Are all of the windows to be removed and restored off site?

Q12.2) Does paint removal include jambs? If so, how?

Q12.3) Specifications refer to Section 08800 for Glazing and Glass requirements, although the section does not exist.

- a. Is all of the glaze and glass to be removed, then reglazed with new glaze?
- b. Old or new glass replacements?

Q12.4) Hardware

- a. Does it exist?
- b. If so, to be restored?

Q12.5) Procedures and methods of paint removal?

Q12.6) What type of weather stripping?

Q12.7) Are the windows to be functional?

A12. Answers:

A12.1) Yes. See Wood Window Restoration Specification Section 085550, Execution.

A12.2) Yes. See Specification section 085550, Wood Window Restoration, 3.2 "Preparation of Existing Windows for Restoration"

A12.3) a. No. The existing glass in windows to remain unless it is broken and can't be repaired b. See answer 'A4'.

A12.4) a./b. Restore any existing window hardware.

A12.5) See Specification section 085550, Wood Window Restoration, 3.2 "Preparation of Existing Windows for Restoration" & 3.3 "Repair of Existing Windows".

A12.6) Adhesive applied felt.

A12.7) Yes.

Q13. RE: Section 142010 Residential Elevator: The local dealers for the specified product (Inclinor Elevette) won't provide pricing for commercial projects such as this. This is typical of residential elevator companies. Please advise on alternate products.

A13. See answer 'A8.'

Q14. On drawing Sheet D-110, 1st floor demolition plan and drawing sheet A-110. Alternate #2 listed as follows:

Remove Existing Carpet & Adhesive. Existing wood floor to remain. Sand & Prep for new finish. On the bid form, this work is listed as Alternate #3. But on drawing sheet A-200 under General Notes, note # 1 listed (New interior Storm Windows typical for all windows) as Alt #3? Please clarify.

A14. See answer 'A5.'

Q15. On drawing sheet A-100, Basement floor plan. Add Alt #3 (Ductless Mini-Split A/C units for basement documents storage). And bid form have the same works under Alt #4. Also on drawing sheet A-101, basement reflected ceiling plan, Alt #4 listed as (Replace all existing

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lighting in basement with new lighting as part of electric upgrade). On the bid form, this work listed under Alt #2?

A15. See answer 'A5.'

Q16. Drawing sheet A-130, Roof plan Alt #1 listed as Authentic Slate, work item relate to the roof work. But bid form listed the

Alternate No. 1: DEDUCT- Provide Photoluminescent exit signs by Cooper Lighting, "Sure-Lites, PHL" in locations indicated on electrical drawings as 'X1'. Colors to be selected by architect.

Please clarify what is to be bid as Alternate #1, Electrical work or Roof Work?

A16. See answer 'A5.'

Q17. Drawing sheet # A-200 (Picture #3 East view- front door) the note states (Paint door, Repair any Damaged or rotted wood as needed, color to be specified by Architect). Please clarify, if the entire note is related to the door only, or to the door and entire frame, which extends from 1st floor all the way up to under the roof?

A17. See answer 'A6.'

Q18. Is this project considered Historical Restoration?

A18. Yes. This project is to follow the Secretary's Standards for Rehabilitation, as interpreted by the National Park Service, and a RIHPHC representative will review this work during the construction process.

Q19. Pertaining to the cementitious coating to the exterior walls of the building in SECTION 071600 - CEMENTITIOUS COATING. Section 3.2 states (3.2 SURFACE PREPARATION A. Ensure that substrates are sound and free of dust, dirt, laitance, paints, oils, grease, curing compounds, and other contaminants). There is a substantial amount of paint on the building, which would need to be sand blasted, power washed, or chemically washed first to receive a cementitious coat. Is the Rhode Island Historic Preservation & Heritage Commission ok with these methods of preparation on the exterior walls?

A19. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures shall be undertaken using the gentlest means possible. The RIHPHC will be reviewing the methods for cleaning prior to approval.

Q20. Does the elevator need to have a 5' diameter within it to meet ADA requirements?

A20. No. See answer 'A8.'

Q21. Who is responsible for moving furniture if necessary for the scope of work?

A21. Vendor is responsible to move furniture if required and to return to its original location.

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Q22. What permits are required?

A22. All permits will be state permits.

Q23. Are there liquidated damages?

A23. No.

Q24. Is missing hardware for the shutters to be installed as part of the project scope?

A24. All missing hardware (i.e. latching hardware) on shutters should be replaced with new to match old in design, color, texture, and other visual qualities and where possible, materials.

Q25. What are the hours the building will be open to allow work to be completed?

A25. Hours to work will be 8AM – 3PM, Tuesday through Friday as of this date. A final confirmation with the state and owners representative will determine any additional days of the week.

Q26. Is the building occupied on a regular basis?

A26. No.

Q27. Please provide a specification for the acoustical tile in the basement.

A27. The acoustic ceiling panels indicated on the reflected ceiling plans and in the finish schedule are referred to as "ACP-1", but are noted in the specifications provided, as "ACT-1, Acoustic Panels". The designation ACP-1 equals ACT-1; please refer to the specifications section 095113, Acoustical Panel Ceilings, for the complete description of the product specified.

Q28. Is there asbestos in the building?

A28. There is no asbestos in building. If any is encountered the contractor should stop and immediately notify the agency.

Q29. What windows are to be restored?

A29. All windows including in the bathrooms are to be restored.

Q30. Is there a provision in the documents for repairing any other plaster surfaces other than the two ceilings?

A30. No. Rooms 206, 205A and vestibule room 202 on drawings only.

Q31. Specified elevator in drawings and specs does not meet code? Please clarify.

A31. See answer 'A8.'

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Q32. Roof drains in the towers, are there any existing?

A32. Yes, there is an existing copper pipe drain from each tower that penetrates the side-wall of each tower. Verify the condition of the existing copper pipe penetrating the tower wall and at tower roof drain prior to work.

Project Clarifications:

1. The smoke detectors in the Main Hall on the First Floor will be located near the west side of the beams as close as possible, so that they will not be visible to people entering the building from the east. Color of detectors to be selected by architect from full range of options and to match the ceiling color.
2. The narrow gun-slit windows in each tower that are to have screens replaced at the first floor-only are to be installed recessed from the exterior side. Detail to be approved by the Rhode Island Historic Preservation and Heritage Commission (RIHPHC).

Changes to Specifications:

3. Revision to the BID FORM, 2. ALTERNATES, as follows:

"Alternate No. 1: DEDUCT- Provide Photoluminescent exit signs by Cooper Lighting, "Sure-Lites, PHL" in locations indicated on electrical drawings as 'X1'. Colors to be selected by Architect.

Alternate No. 2: ADD – Replace all existing Lighting in the Basement with new lighting as part of the electrical upgrade. See drawing A-101, Basement Reflected Ceiling Plan for manufacturer and model #'s.

Alternate No. 3: ADD – Remove glue down carpet and glue remnants in Main Hall 103. Sand and prepare existing wood flooring for new clear polyurethane finish – provide three coats.

Alternate No. 4: ADD- Ductless Mini-Split Units for the basement storage. See drawing A-100 for manufacturer, model #'s, and quantities.

Alternate No. 5: ADD – All the work as indicated on the architectural drawings that include the new ADA toilet room 003, and the adjacent raised floor, stair and ramp/landing 004, machine room 002, the elevator in its entirety and the Toilet 100, Elev Vestibule 101, Toilet 200, and Elevator Vestibule 201.

Alternate No. 6: ADD-Substitute authentic Slate Shingles for Synthetic Slate shingles. Synthetic Slate Shingles are included in the Base Bid."

Changes to Drawings:

4. Drawing A-110: Change note that reads, "NOTE: Existing sliding doors-remove trim & jamb to re-hang door on track with new rollers" and revise to the following: "NOTE: Existing

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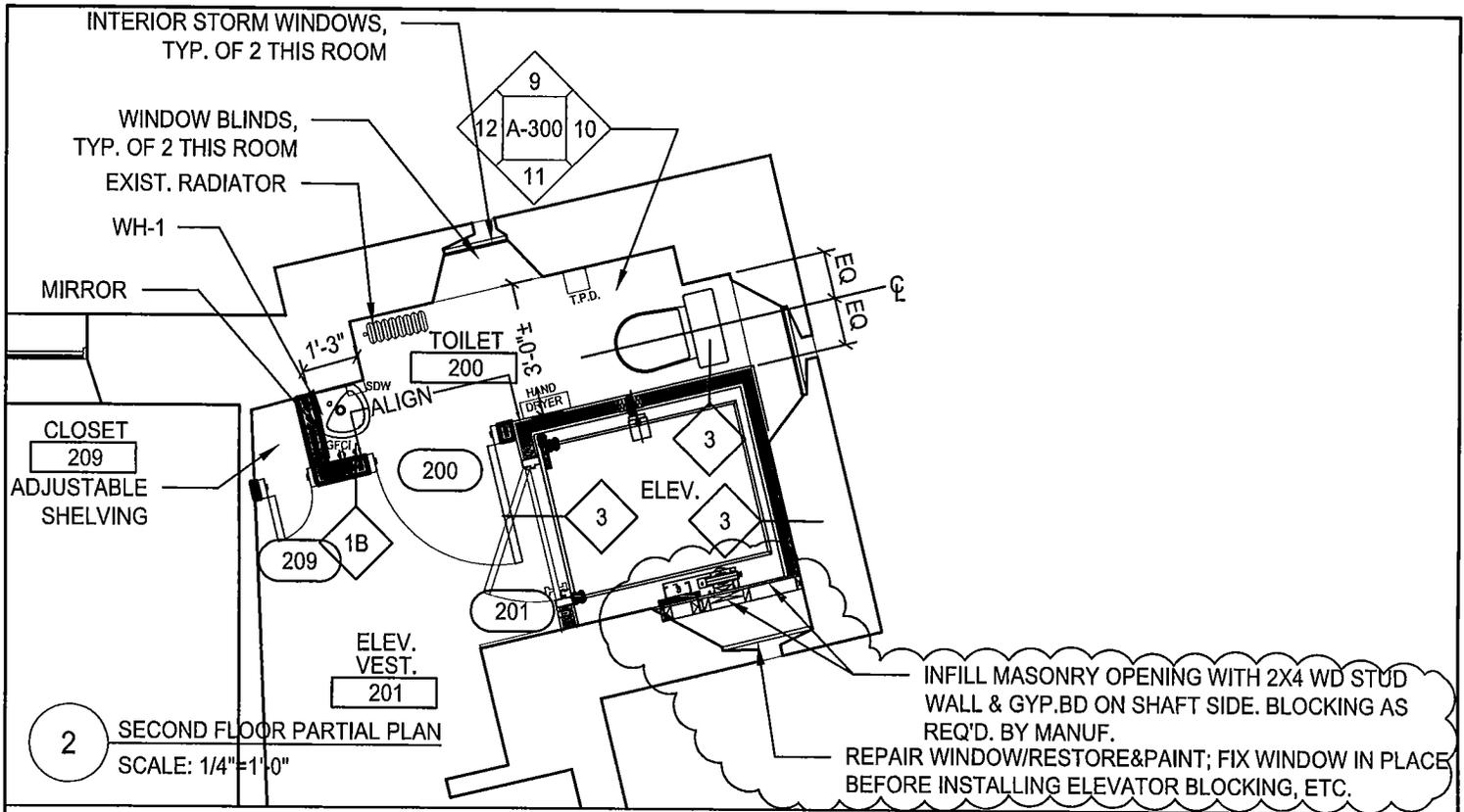
sliding doors-remove trim & jamb to re-hang door on track with new rollers; Reinstall the door on track and reinstall the frame and casing."

5. Drawing A-200: Change note that reads, "Cementitious coating on entire building, color to be selected by Architect." and revise to the following: "Cementitious coating on entire building, color & texture to be selected by Architect and samples to be approved by the RIHPHC."
6. Drawing A-110 & A-120: See Sketch SKA-01 for changes to the masonry opening infill material at the elevator shaft.

Attachments:

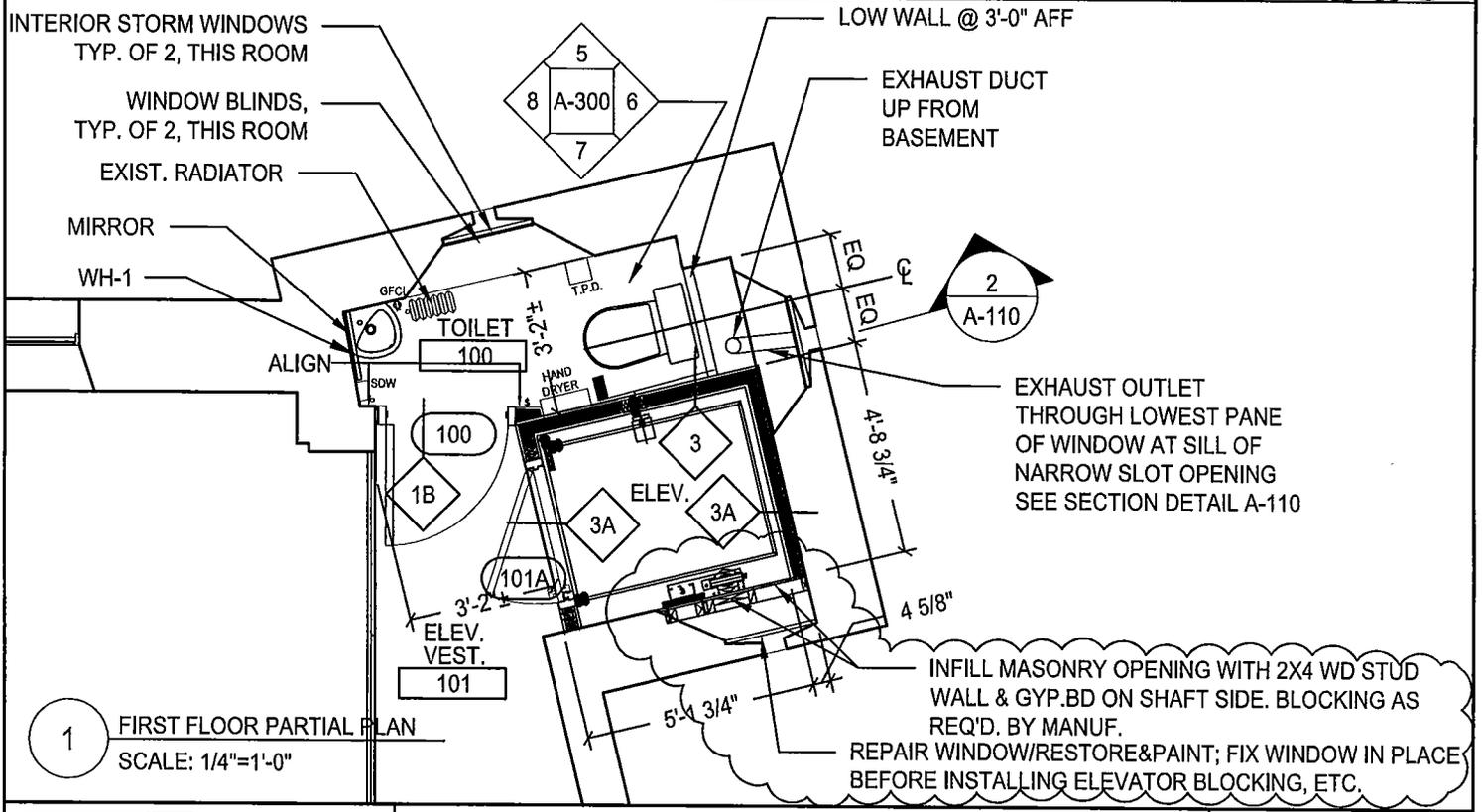
7. SKA-01, First Floor & Second Floor Partial Plans at Elevator.

END OF ADDENDUM NO. 2



2 SECOND FLOOR PARTIAL PLAN
SCALE: 1/4"=1'-0"

INFILL MASONRY OPENING WITH 2X4 WD STUD WALL & GYP.BD ON SHAFT SIDE. BLOCKING AS REQ'D. BY MANUF.
REPAIR WINDOW/RESTORE&PAINT; FIX WINDOW IN PLACE BEFORE INSTALLING ELEVATOR BLOCKING, ETC.



1 FIRST FLOOR PARTIAL PLAN
SCALE: 1/4"=1'-0"

LOW WALL @ 3'-0" AFF
EXHAUST DUCT UP FROM BASEMENT
EXHAUST OUTLET THROUGH LOWEST PANE OF WINDOW AT SILL OF NARROW SLOT OPENING SEE SECTION DETAIL A-110
INFILL MASONRY OPENING WITH 2X4 WD STUD WALL & GYP.BD ON SHAFT SIDE. BLOCKING AS REQ'D. BY MANUF.
REPAIR WINDOW/RESTORE&PAINT; FIX WINDOW IN PLACE BEFORE INSTALLING ELEVATOR BLOCKING, ETC.

NCA
NORTHEAST COLLABORATIVE ARCHITECTS
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**Rhode Island Army National Guard
BENEFIT STREET ARSENAL
176 Benefit St., Providence, RI**

FIRST FLOOR & SECOND FLOOR PARTIAL PLANS AT ELEVATOR

DATE:	11.04.14
SCALE:	AS NOTED
JOB #	0757
DWG #	SKA-01