



**State of Rhode Island  
Department of Administration / Division of Purchases  
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**Solicitation Information  
February 13, 2015**

**ADDENDUM # 1**

**RFP # 7549298**

**TITLE: A&E Services for the Phase I Renovations to  
Adams Library - Rhode Island College**

**Submission Deadline: Monday February 23, 2015 at 11:00 am (Eastern Time)**

**Notice to Vendors:**

- **Attached includes sign in sheet from mandatory pre bid conference, questions received with responses and additional information regarding this solicitation**

**Tom Bovis  
Interdepartmental Project Manager**

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

D Adams Library A&E

7549298

Company

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Email

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①

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③

Company

SCHWARTZ/SILVER ARCHITECTS

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**RFP # 7549298**

**TITLE: A&E Services for the Phase I Renovations to  
Adams Library - Rhode Island College**

**Clarifications**

1. Two construction packages – Proposers shall assume there will be two (2) construction packages. The first package will be an early package for the high-density storage aspect of the project. It is envisioned that preparation of the early high-density storage package will assist in expediting the project. This package shall be bid-ready within three (3) months of issuance of purchase order.
2. Project budget – For the purposes of this RFP it shall be assumed that the total project budget will not exceed \$10 million. This includes all hard and soft costs associated with the project including but not limited to construction, FF&E, A&E fees, permits, abatement, owner’s representative, contingency, etc.
3. Revised Fee Form – Use the revised fee form (attached) for submission with proposals.

**Questions & Answers**

1. In the provided Study, the elevator addition is noted as Phase 1, however it seems that the intent is for Phase 1 to comprise interior work only with all additions to the building reserved for Phase 2. Is the elevator addition/4<sup>th</sup> floor addition part of the Phase 1 scope? This would affect Structural scope/fee for Phase 1.

*It is currently envisioned that the new elevators would be part of Phase 1. No additions to the building are envisioned in Phase 1.*

2. The RFP states: g. Geotech design including test borings, soil evaluation, groundwater evaluation and recommendations are part of the scope of design services. Proposal shall include the cost for sampling and analysis of a sufficient number of soil samples to characterize the project site. A soils management plan should be included in the construction documents reflecting the current laws and code requirements. The plan shall provide direction to the contractor for handling, storage, transport and disposal of soils encountered on the site.

Sitework – Design shall include sitework, landscaping, site lighting, drainage, etc. that may be required for the renovations.

What is the intent of geotechnical engineering and sitework if Phase 1 affects only the building interior with additions/site affected by Phase 2?

*It is possible that there may be some limited site work associated with Phase 1. Specifically, a new entrance to the student services area may be required to facilitate*

*more direct access to these areas. There may be some sidewalk improvements associated with this. Proposers shall include in their fees and allowance of \$5,000.00 for sampling and analysis of soils for arsenic and preparation of a soils management plan if required. They shall also include an allowance of \$10,000 for site/civil engineering services if required. They shall also include an allowance of \$3,000 for site survey if required.*

3. High-density storage – Do proposers need to include structural engineering for the high-density storage?

*Yes.*

4. Is Hazardous Materials testing required as part of this work?

*Yes. Refer to Section 2.5 (c) in RFP.*

5. Will draft feasibility study for Adams Library be finalized? Will Phase II feasibility study be available?

*The final Adams Library feasibility study will be made available to the successful proposer. There will be no significant difference between the draft and final document with regard to proposed Phase I renovations. The primary difference will be the inclusion of Phase II (long term) renovations.*

**FEE FORM  
RFP #7549298**

Design Services Fixed Lump Sum Fee	\$
Construction Administration Services Fixed Lump Sum Fee	\$
Allowance for Reimbursable Expenses	\$15,000.00
Allowance for soil sampling and analysis (arsenic) and soil management plan	\$5,000.00
Allowance for site survey	\$3,000.00
Allowance for site/civil engineering	\$10,000.00
<b>TOTAL</b>	\$
Differential for working with Construction Manager at Risk (+/-)	\$

Note: Fees should be provided in numbers (i.e. \$100.00) and writing (i.e. one hundred dollars and zero cents).

**Include listing of hourly rates for all labor categories (including consultants) on a separate sheet.**

List any Proposed Consultants

Company	Type of Work to be Completed (i.e. role on project)	Approximate % of Total Fee

Firm Name: \_\_\_\_\_

\_\_\_\_\_  
Name of Representative (typed or printed):

\_\_\_\_\_  
Authorized Signature and Date