



State of Rhode Island
Department of Administration / Division of Purchases
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Solicitation Information
September 10, 2015

ADDENDUM # 2

RFP# 7549817

TITLE: REGAN BUILDING RENOVATIONS

Submission Deadline: Wednesday September 16, 2015 at 10:30 am (Local time)

Notice to Vendors:

Attached includes questions with responses from the pre bid conference and ones emailed,

as well as the bid form which MUST be used.

Tom Bovis
Interdepartmental Project Manager

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



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Department of Administration
DIVISION OF CAPITAL ASSET MANAGEMENT
AND MAINTENANCE

One Capitol Hill
Providence, R.I. 02908-5850
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Addendum #2 Information and clarifications from pre-bid meeting on 08/31/15 and questions received

Bid No. 7549817 Regan Renovations- Regan Penthouses, Roof Repairs and Mechanical Work

Comments/Questions During Walkthrough:

1. Contractor's access to the work will be made via the South stairwell and will not be done through the building.
2. Contractor will be provided an area for laydown on grade at the east side of the building (loading dock side). Restoration of the area once the work is complete is the responsibility of the Contractor.
 - a. Comment raised about crane hoisting area. The Contractor will be allowed to place a crane as required to complete the work. Contractor shall coordinate with the Owner for the location and timing of hoisting activities around the Owner's activities. Access to the Ambulance Entrance at the East side adjacent to the loading dock must be maintained at all times.
3. The following clarifications were made to the Contractor's responsibilities for orientation. This includes all lower tier subcontractors.
 - a. All personnel will be required to attend an orientation prior to commencing work on site. This will take approximately 45 minutes. Contractor will be requested to forward a list of personnel who will be on site in advance of mobilizing.
 - b. Contractor will be required to comply with hospital badging policy and will be done at the same time as orientation. Personnel are to keep their badges on at all times when on site.
 - c. Contractor is required to sign in and sign out when arriving and leaving the site. This allows hospital EOC department to know who is on site in the event of an emergency.
 - d. There is NO SMOKING on hospital property. This includes the parking lots for the hospital. Personnel must leave the hospital property in order to smoke.
4. Comment/Question during walkthrough regarding equipment (antenna, etc.) that is currently installed on the metal panels. Contractor shall assume ALL equipment is to be reinstalled on the new metal panel system or support structure.
5. Comment/Question raised about whether or not there is cellular repeating equipment. At present there are no cellular repeaters or equipment.
6. Question was asked if there is a specific vendor that the State utilizes for work on the radio equipment.
 - a. Response: All of the specific vendors are not known at this time. Motorola Solutions is the currently the main vendor providing service to the equipment. The Contractor will be responsible to coordinate with the agencies listed in this addendum. The Contractor shall utilize vendors that these agencies require in order to maintain any existing warranties on equipment.
7. Comment/Question was raised about whether the lightning protection system shall require certification when the project is complete.
 - a. Response: The lightning protection system should be tested before commencing work and tested after work is completed to verify that this project did not negatively affect the functionality of the system in the case where lightning strikes the building. Recertification is not necessary.
8. Comment about the fireproofing of columns which abut the metal panels. Due to the clearance between the column and original metal panel, the column was fireproofed on (3) exposed sides up to the joint between metal panel and column. Question was asked whether the column needed to be fireproofed once the existing metal panels were removed and before the new panels are installed.

- a. Replace all existing spray fireproofing disturbed by construction. Once the new metal panels are installed, the fireproofing shall be touched up to address the joint between column and metal panels.
9. Question raised: Does the top flashing at the penthouses remain in place?
 - a. Response: Yes, it is intended that the new metal panels tuck up under the existing flashing to remain.
10. Working hours for the project
 - a. Normal working hours for the project are Monday through Friday from 7:00 am – 3:30 pm. Work on weekends and after the normal hours given will be considered with at least 48 hours advance notice given to the Owner.
11. Contractor will be required to include the following allowances in the bid (see also revised bid form). Allowances shall be used for the direct cost of work. Any markup, overhead and profit and incidentals shall be included in the base bid.
 - a. Overtime allowance- The Contractor shall include an allowance of (\$15,000) fifteen thousand dollars to be used at the Owner's discretion in order to coordinate work around sensitive hospital activities on the floor below. This allowance shall not be used by the Contractor in order to meet the original project schedule and will cover premium time only. Requests for scheduling of overtime work must be approved in advance by the Owner's representative.
 - b. Roof drain piping allowance- The Contractor shall include an allowance of (\$10,000) seven thousand five hundred dollars to be used to repair drain piping below the roof level as directed by the Owner. Roof drain work noted in the contract documents remains part of the Contractor's responsibility and will not be considered under the allowance.
 - c. Tele/Data/Communications- The Contractor shall include an allowance of (\$5,000) five thousand dollars to be used at the sole discretion of the Owner for the replacement of communication equipment in the penthouse.
12. Contractor must protect open areas of penthouse and roof from weather while the work is ongoing.

Requests for Information Received:

1. What day can the GC revisit the site and have access to the roof?
RESPONSE: The Bidder may visit the site during the bid period. The Bidder must sign in at the security desk at the main entry of the Regan Building.
2. Existing spray fireproofing does the GC own any work to this material?
RESPONSE: See comment 8 above.
3. Can the Owner provide the names and contacts of any Vendor that services any item attached to the wall panels being replaced on this project?
RESPONSE: See comment 6 above.
4. Does the GC have to use any specified Vendor to remove or reinstall any item attached to the new wall panels being replaced on this project?
RESPONSE: See comment 6 above.
5. Does the Lightning Protection System have to be recertified after it has been worked on?
RESPONSE: See comment 7 above.
6. What length of time does the GC have in regards to an item being off line due to a wall panel being removed and replaced?
RESPONSE: Outages for equipment must be limited to (4) hours. Antennas are used by Cranston Fire/Police/EMS, RI Dept. of Corrections, RI State Police and RI EMA. Contractor shall provide a temporary means of support and reestablish operation of the equipment while work is ongoing.

7. Does the GC have to carry any winter condition cost for this project?
RESPONSE: The contractor should carry a winter condition cost as the schedule from the notice to proceed is 120 days.
8. Will a bid form be available for the project?
RESPONSE: See attached bid form
9. Detail #1 on A1.01 has a construction note #17. Construction Note list on A1.00 has no note #17. Please advise.
RESPONSE: Add Construction note 17 to drawing A1.00. Note should read. "Provide and install roofing system pitch pocket as required where base of vertical duct support bracket connects to the existing structure. Reinforce existing roof deck and structure from below as required to provide adequate support of the duct."
10. Detail #3 on A1.02 has a note to reference detail 5 on A1.00. No such detail exists on A1.00. Please advise.
RESPONSE: Remove this detail call out and add detail call out 8/A1.02.
11. Will the steel columns that abut the existing metal panels need to have new fireproofing applied to the exposed side?
RESPONSE: See comment 8 above.
12. Will the existing lightning protection need to be re-certified if it is disconnected while installing the new metal panels?
RESPONSE: See comment 7 above.

Attachments:

1. Revised Bid Form

Solicitation: #7549817

Solicitation Title: Regan Building Renovations

1. Premium Time	<u>\$15,000.00</u>
2. Roof Drain Piping	<u>\$10,000.00</u>
3. Tele/data/Communications	<u>\$5,000.00</u>
Total Allowances:	<u>\$30,000.00</u>

- **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

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2. **ALTERNATES** (*Additions 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 the Base Bid Price by the amount set forth below for each Alternate selected. Refer to section 01 23 00 for complete description of alternates.

ADD ALTERNATE NUMBER ONE

REMOVE AND DISPOSE OF EXISTING EPDM ROOFING SYSTEM DOWN TO EXISTING CONCRETE ROOF DECK. PROVIDE AND INSTALL NEW EPDM ROOFING SYSTEM. SEE SHADED AREA ON DRAWING A1.00.

\$

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

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

3. UNIT PRICES

Unit Prices Not Used

4. **CONTRACT TIME**

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

- Start of Construction.....October 14, 2015
- Mechanical Penthouse Weathertight.....November 15, 2015
- Elevator Penthouse Weathertight.....December 15,2015
- Substantial Completion.....January 31, 2015
- Final CompletionFebruary 10, 2016

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The Final Completion date for Work shall be within 120 calendar days of the Purchase Order from the Division of Purchases.

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: Five Hundred Dollars (\$500.00) per day.

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