



State of Rhode Island
Department of Administration / Division of Purchases
One Capitol Hill, Providence, Rhode Island 02908-5855
Tel: (401) 574-8100 Fax: (401) 574-8387

Solicitation Information
September 24, 2015

ADDENDUM # 2

RFP# 7549876

**TITLE: CONSTRUCTION SERVICES RENOVATIONS VIRKS
BUILDING AT PASTORE COMPLEX**

Submission Deadline: Monday October 5, 2015 at 11:00 am (Local time)

Notice to Vendors:

Attached includes:

**Sign in log from non-mandatory pre bid conference held on 9/18
Transcript from the pre bid conference**

**Tom Bovis
Interdepartmental Project Manager**

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



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

BID NUMBER: 7549876
BID TITLE: Renovations VIKS
PRE-BID DATE AND TIME: 9/18/2015 - 10:00 A.M.

Purchasing Representative: TOM BOVIS
Pre-bid START TIME: 10:00 AM
Pre-bid END TIME:

COMPANY NAME	COMPANY REPRESENTATIVE	ADDRESS	CONTACT E-MAIL	CONTACT PHONE NUMBER	CONTACT FAX NUMBER	PROPOSAL SUBMITTED (for Purchasing Use Only)
Allberg Construction	Lee Matthews	31 College Hill Rd Westerly RI 02886	L Matthews @ Allberg @cpm	401-226-3105		
Morton Construction	William Hunter	136 Buttrick St Dr. Providence, RI 02909	William Hunter @ymail.com	401-272-1930		
Herocore Painting	Sherry Leger	631 Douglas Ave Providence, RI 02903	Sherry Leger @herocore.com	401-641-9609		
ARC Builders	Bill Tracey	28 Wolcott St Providence RI 02908	bill@arcbuilders.com	401-580-4015		
TRK Builders Inc Iron Con's Truckin Group	Brian Ross Anthony Bryner	28 WOLCOTT ST PROVIDENCE 02908 879 CONNEMALLY AVE 879 WOLCOTT AVE	ESTIMATOR @ TRKBUILDERS.COM E: hmalin@trkinc.com	401-943-3800 401-880-8062	401-943-3822	
ARMEN RENT	Paul Spool	505 NARACASSETT RANTON, PA 17020	25001 @ J PLANTED ARMEN.RG.COM	401-771-7500 401-681-9949	7546 401-681-9950	
ALLBERG CONGT	JIM PLANTS	91 CALVERT HILL RD WARRICK, RI 02886	J. PLANTS @CPM	401-237-3580	401-237-7376	
DESA VENTURES	SOBIA ROVERAO	44 WILLOW ST. WARRICK, RI	J. ROVERAO DESAVENTURES.COM	401-237-3580		
TIMOTHY LEWIS	NEMD	1 BROWN ST PROV. RI 02903	TIMOTHY @CPM	401-935-3092		
Mehdi Lhosspaini	"	"	mehdi@cpm	"		



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

BID NUMBER: 7549876
 BID TITLE: Renovations Work
 PRE-BID DATE AND TIME: 9/18/2015 - 10:00 A.M.

Purchasing Representative:
 TOM BOVIS
 Pre-bid START TIME:
 10:00 AM
 Pre-bid END TIME:

COMPANY NAME	COMPANY REPRESENTATIVE	ADDRESS	CONTACT E-MAIL	CONTACT PHONE NUMBER	CONTACT FAX NUMBER	PROPOSAL SUBMITTED (For Purchasing Use Only)
16 EJD BIRMAN	Bob DANDENEAU	33 Vermont Ave Warwick RI	estimating@easbirman.com	401-738-5400		
17 TRAVE	TOM GRECO	10 HEMMELWAY DR EAST PROVIDENCE RI	TOM.GRECO@EIRCO.COM	401-533-3417		
18 R.N. COLLINS & SONS	Paul Szuwalek	98 QUOY T PROVIDENCE, RI	PSZUWALEK@RNCOLLINS.COM	401-421-4080		
19 BENTLEY & SIBLIK	BOB LEASCA	350 SCARABEET ROAD N. PROVIDENCE RI	P. TRARLEY@BENTLEY&SIBLIK.COM	401-578-7889		
20 DF Pray	Leon Rozowsky	25 Anthony St Schaub MA	lrzowsky@dfpray.com	714-901-1190		
21 DF Pray	Mark Kaplan	25 Anthony St Schaub, MA 02014	mkaplan@dfpray.com	508-336-3366		
22 R.N.I. DOX (ANN)	Jonathan DeLuca	Capitol Hill Providence, RI	jdeluca@rni.com	401-235-6413		
23 Peregrine Group	Mark Peters		mpeters@peregrinegrp.com		401-480-4922	
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1 STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
2 RHODE ISLAND DEPARTMENT OF ADMINISTRATION

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5 IN RE: PRE-BID CONFERENCE
6 DR. JOHANNES VIRKS
BUILDING RENOVATION

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DATE: SEPTEMBER 18, 2015
TIME: 10:00 A.M.
PLACE: DEPARTMENT OF
ADMINISTRATION
ONE CAPITOL HILL
PROVIDENCE, RI

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BEFORE:

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MEHDI KHOSROVANI, AIA, NEMD ARCHITECTS
JONATHAN D. DEPAULT, DOA, CHIEF PROPERTY MANAGER
THOMAS BOVIS, DOA, INTERDEPARTMENTAL PROJECT MANAGER
TIMOTHY KENNEDY, NEMD ARCHITECTS, ASSOCIATE
MARK PETERS, PEREGRINE GROUP

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APPEARANCES:

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LEE MATTHEWS, AHLBURG CONSTRUCTION
WILLIAM HUNTER, MARRON CONSTRUCTION
SHONNY LEYVA, HEROICAS PAINTING
BILL TRACEY, TRAC BUILDERS
BRIAN ROSS, TRAC BUILDERS
ANTHONY GOYNER, JRON CONSTRUCTION GROUP
RALPH GOOCH, ARDEN ENGINEERING
JIM PLANTE, AHLBURG CONSTRUCTION
JOSH POMERANTE, DELTA MECHANICAL
BOB DANDENEAU, EW BURMAN
TOM GRECO, TRANE
PETER SENYCK, PRV COLLINS & COMPANY
TOM LEASCA, BENTLEY BUILDERS
LEON ROZOWSKY, DF PRAY
MARK KAPLAN, DF PRAY

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1 (PRE-CONFERENCE COMMENCED AT 10:05 A.M.)

DEPT OF TRANS 091815
MR. BOVIS: Good morning, and thank

2
3 you for attending this morning's Pre-Bid
4 Conference meeting. My name is Tom Bovis, I'm
5 from the Division of Purchases, Department of
6 Administration. And today we are here for
7 solicitation title, Construction Services
8 Renovations Virks Building. Solicitation Number
9 7549876.

10 I would like to point out that we
11 do have a stenographer here today that well be
12 taking all the minutes which we will be posting
13 as an addendum. If anybody has questions during
14 the meeting, please state your name and the
15 organization you're from for the stenographer's
16 benefit.

17 Please note the deadline on the
18 solicitation. The submission deadline is
19 October 5th at 11 a.m. All bids get submitted
20 to the Department of Administration at 1 Capitol
21 Hill, Division of Purchases which is this
22 building, second floor. There is a date and
23 time stamp to make sure that your bid is in a
24 timely fashion. I recommend you give yourself
25 enough time. We've had several late bids by

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1 several minutes that we cannot accept lately
2 because people say they can't find parking, they
3 got caught at the red light. So I would give
4 you enough time to make sure you submit in a
5 timely fashion.

DEPT OF TRANS 091815
Today's Pre-Bid Conference, even

6
7 though it says here we have an addendum posted
8 that is non-mandatory at this point in time. We
9 have a sign-in sheet that's going around. I
10 will collect that and post the sign-in-sheet as
11 an addendum. But, again, this is a
12 non-mandatory Pre-Bid Conference.

13 We will try to answer any questions
14 we can today and we'll post the answers from the
15 stenographer's report. However, if you have any
16 other questions after the meeting, I suggest
17 that you put it -- well, you have to put it in
18 writing basically to me, and it is on the front
19 page of the solicitation what it gets e-mailed
20 to. The e-mail is homas.bovis@purchasing.ri.gov
21 no later than this Tuesday, September 22nd, at 5
22 p.m.

23 When you do send questions, please
24 put on the title block the solicitation number
25 so we can easily pick them out because I have

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1 many other projects. Then I can give them to
2 the capital project folks and they can respond
3 to it and we would post any response questions
4 with responses as an addendum itself. Please
5 monitor the website in the event there are other
6 addendum that we put up on the project. There
7 is a bid bond required for this project, and the
8 successful bidder will be responsible to have a
9 payment and performance bond issued.

DEPT OF TRANS 091815
Does anybody have any problems

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11 getting all the specifications on the website
12 itself? Good. Please read through the
13 invitation to bid we have in here. Instructions
14 to bidders: Please understand all the
15 instructions to bidders on here, requirements
16 with MBE, EEO, anything else that's in there, as
17 well.

18 We also have a Prevailing Wage Form
19 that needs to be submitted with your
20 solicitation itself. That's in here. The other
21 thing we have in here is the Apprenticeship
22 Certification Form that needs to be submitted,
23 must be submitted with your solicitation for our
24 apprenticeship programs. Then after there's a
25 Subcontractor Apprenticeship Certification Form

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1 that will stay with you or the subcontractors
2 that you work with. This form does not get
3 submitted to the state. This is kept on file
4 and records with your office itself. Prior to
5 issuing a P.O. to the successful bidder, you'll
6 also be required to have a General Contractor
7 Apprenticeship Recertification Form to make sure
8 between the period of the solicitation to the
9 period of the actual P.O. that the
10 apprenticeship is still valid. That also needs
11 to be here.

12 I do have a checklist in the back,
13 near the back of this. It's only a guide to

14 make sure that you have included these forms and
15 documents within the solicitation itself. And
16 there's also a W-9 Form that should be submitted
17 with your proposal itself. Are there any
18 questions before I turn it over to Jonathan
19 DePault and the architect to talk about the
20 project? Do you have any purchasing questions
21 that I can answer? Good.

22 MR. DEPAULT: My name is Jonathan
23 DePault. If there's any -- and I'm not sure of
24 many, if there is contracts in your
25 specifications as it relates to capital

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1 projects, it will actually relate to the
2 division of capital assets management,
3 maintenance and management as part of the new
4 Governor's role model on how the state is going
5 to be doing business, we're incorporating to a
6 new division. With that being said, we have a
7 program manager on board, and it will be through
8 Peregrine. With that, I'll turn it over to the
9 architect.

10 MR. KHOSROVANI: My name is Mehdi
11 Khosrovani, I'm from NEMD Architects in
12 Providence. I am the principal in charge of
13 this project and I have a project architect here
14 today with us today, it's Timothy Kennedy, and
15 he will be describing the project and giving you
16 some information about the scope of this
17 project.

DEPT OF TRANS 091815
MR. KENNEDY: AS you probably all

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19 have noticed looking through the documents, the
20 project consists of an historic building that's
21 located on the Pastore Campus in Cranston. It
22 was last used as a hospital building. I don't
23 recall exactly when they ceased operating as
24 that. Currently, the building is abandoned for
25 the most part. There are a couple of

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1 departments still located on the first floor,
2 one being a dental clinic and the other being
3 Central Sterile Supply. And those two, as it's
4 now, if I remember correct, those two will be
5 accommodated during the construction, at least
6 for a portion of it, and then they will
7 eventually be relocated to other facilities and
8 then that basically will be turned over to the
9 contractor.

10 The building is a brick and cast
11 stone structure. Essentially, it's a complete
12 gut on the inside, and there are four stories.
13 It's approximately 50,000 square feet. The
14 scope of the work includes on the exterior or
15 restoration of the brick and/or cast stone
16 elements. You might have noticed there is a
17 grand staircase on the front that is totally
18 removed and rebuilt, duplicating pretty much
19 what's there.

20 We do have to modify the handrails
21 and other excess components to meet the code,

22 but essentially the look is the same as what you
23 have. Part of the scope includes the new roof.
24 There are alternates to that roof, that being a
25 combination of asphalt and slate, or all or one

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1 of them as indicated in the document. There is
2 some abatement required, asbestos and lead.
3 There is an abatement plan included as part of
4 the documents, and essentially we're, as I
5 mentioned, gutting the entire building,
6 refitting it out with new construction for it to
7 operate as offices for the state.

8 There is an executive office floor
9 on the fourth floor. There is a cafeteria-type
10 snack bar on the first floor, all new
11 mechanicals, all new electrical. There is some
12 substantial site work involved, including
13 utility work. And that is essentially it. Did
14 I miss anything?

15 MR. DEPAULT: I'll open the floor
16 up for questions.

17 MR. GOOCH: Logistics, parking,
18 access of storage, any of those types of things?

19 MR. DEPAULT: At this point there
20 will be allowed parking. It will be designated.
21 It will be an area designated for construction
22 activities. And with that storage, as long as
23 it's preapproved with the site layout, our site
24 or in the building, one of the two, and it would
25 be proximate to that area.

1 MR. PLANTE: Did you go over access
2 to the building, or anything, to view it before
3 we bid it?

4 MR. KENNEDY: A walk-through?

5 MR. PLANTE: Yes.

6 MR. KENNEDY: No, we didn't.

7 MR. DEPAULT: And with that, if
8 it's deemed necessary by the purchasing agent
9 that a walk-through would go through, we'll look
10 at that, but we'll collectively look at that and
11 get you a response back.

12 MR. PLANTE: Okay.

13 MR. DEPAULT: Any other questions?
14 I'll give it another minute and we'll go from
15 that.

16 MR. TRACEY: I'm sure it's in the
17 specifications and the documents, but can you
18 just give us an overview on the expected
19 timeline in terms of when it's going to start,
20 what the construction duration is and when the
21 anticipated turnover is?

22 MR. DEPAULT: First of all,
23 everything will always start when you have a
24 purchase order, an official purchase in hand.
25 That relies mostly in regards to the compliance

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1 with all the agencies that are involved.

2 MR. KENNEDY: The total
Page 8

3 construction scheduled markets.

4 MR. PETERS: It's probably about,
5 maybe about 14-or-15-month process.

6 MR. DEPAULT: we'll clarify how
7 many working days that is. How it actually
8 responds in regards to the regulatory agencies
9 and the stop gaps they use are typical with
10 them. But the lowest evaluated bidder would be
11 brought in, and that would be clarified. So
12 we'll clarify how many working days.

13 MR. BOVIS: One thing I would
14 suggest is that you talk to the MBE folks early
15 on because sometimes those have been a holdup
16 for us in getting the P.O., and that can't start
17 until we have the MBE Certification Letter from
18 their offices, or at least talk to them early
19 on.

20 MR. DEPAULT: MBE and EEO?

21 MR. BOVIS: EEO is pretty easy.
22 It's the MBE mostly that sometimes is a holdup.

23 MR. DEPAULT: Any questions? Okay.
24 On behalf of the Rhode Island Department of
25 Administration, thank you for your input and

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1 your willingness to bid on this project. We
2 look forward to working with whomever gets this
3 bid. Thank you, very much.

4 (PRE-CONFERENCE CONCLUDED AT 10:30 A.M.)

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C-E-R-T-I-F-I-C-A-T-E

I, PAULA J. CAMPAGNA, CSR, a Notary Public, do hereby certify that the foregoing is a true, accurate, and complete transcript of my notes taken at the above-entitled hearing.

IN WITNESS WHEREOF, I hereunto set my hand this 20th day of September, 2015.

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PAULA J. CAMPAGNA, CSR, NOTARY PUBLIC/CERTIFIED
COURT REPORTER

MY COMMISSION EXPIRES: April 25, 2018

IN RE: Pre-Bid Conference
Dr. Johannes Virks
Building Renovation

DATE: September 18, 2015