



State of Rhode Island
Department of Administration / Division of Purchases
One Capitol Hill, Providence, Rhode Island 02908-5855
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ADDENDUM # 1

2/10/2016

Solicitation #7550187

***Title: Rooftop Unit Replacement for the Concert Hall – Fine Arts
Building, Module B.***

Submission Deadline: February 19, 2016 @ 10:00 am

Per the issuance of ADDENDUM #1 the following are noted:

Addendum 1(See Attached)
Revised Bid Form
Pre-Bid Conference Sign-in Sheet

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

**Gary P. Mosca
Senior Buyer**

RHODE ISLAND
195 FRANCES AVENUE, BUILDING 2
CRANSTON, RHODE ISLAND 02910
P: 401.438.7733
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MASSACHUSETTS
120 MAPLE STREET, SUITE 304
SPRINGFIELD, MASSACHUSETTS 01103
P: 413.519.7542
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ADDENDUM #1

DATE: February 10, 2016

**PROJECT: UNIVERSITY OF RHODE ISLAND FINE ARTS BUILDING, MODULE B CONCERT HALL
ROOFTOP UNIT REPLACEMENT**

URI PROJECT #: KC.G.FINE.2015.001

RI STATE BID #: 7550187

FROM: CREATIVE ENVIRONMENT CORP. (CEC#2015005)

TO: ALL BIDDERS

This Addendum and revised Bid Form forms a part of the Contract Documents and modifies the original bidding documents dated August 21, 2015, as noted below.

Failure to acknowledge receipt of this Addendum in the space provided on the Bid Form may subject the Bidder to disqualification.

CLARIFICATION OF ITEMS SUBMITTED AT OR AFTER THE PRE-BID MEETING:

1. On the bid form the roof allowance is listed as \$40,000. In the bid documents, drawing M-1.0 the allowance is listed at \$30,000. Which is correct?

The correct roof work Allowance is \$40,000.00 in lieu of \$30,000.00.

2. Specification Revision:

Bid Form has been REVISED: ALLOWANCE #2: Temperature Control Allowance \$20,000.00

Bid Form has been REVISED: TOTAL ALLOWANCES: \$60,000.00

Bid Form has been REVISED: DEDUCT ALTERNATE #2: Deduct the Base Bid Trane Accessory thermostats, and control wiring with installation.

Bid Form has been REVISED: ADD within #4. CONTRACT TIME: The existing cooling equipment must remain operational through July 31, 2016 and must be available to provide cooling for the start of the school year on September 7, 2016.

Revise Section 001010 Summary Attachment A item G.1, Section 007100 Supplemental General Conditions Article 2 Time of Completion, and 017010 Execution Requirements

Creative Environment Corp, Consulting Engineers

HVAC | ELECTRICAL | PLUMBING | FIRE PROTECTION

A Subsidiary of Thielsch Engineering, Inc.

Attachment A item B.1 to add: The existing cooling equipment must remain operational through July 31, 2016 and must be available to provide cooling for the start of the school year on September 7, 2016.

Section 001010 Summary Attachment A item A.3 to read: The University shall be responsible for removing all items from the Mezzanine prior to the start of construction, storing during construction, and replacing after construction has been completed. The Contractor is responsible for cleaning their work areas after each shift so that they are ready for Owner occupancy the next day.

Section 001010 Summary Attachment A item B. ROOF add: 2. Materials and equipment cannot be stored on the roof. Protect the roof surface from foot traffic damage during construction.

Section 001010 Summary Attachment A item E, SITE add: 2. Protect the sidewalk, walkway, and turf areas from damage of lifts and other equipment. Restore at the completion of construction.

Section 012010 Price and Payment Procedures Attachment A. Allowances add: 2. Temperature Control Allowance \$20,000.00 Provide a temperature control system for the new equipment connected to the existing Andover BMS in the Fine Arts Building.

Section 012010 Price and Payment Procedures Attachment D. Alternates add: 2. Deduct the original Trane Accessory thermostats and control wiring with installation.

Section 013310 Submittal Procedures Attachment A add: A.1.i Temperature Controls

3. Drawing M-1.0 Revision:

Drawing M-1.0 Roof Keyed Note #5 should be revised to read \$40,000.00 in lieu of \$30,000.00.

Drawing M-1.0 Roof Keyed Note #6 should be revised to add: UNDER THE BASE BID: PROVIDE EACH UNIT WITH A COMMUNICATION CARD, GATEWAY, OR ANY NECESSARY INTERFACE REQUIRED IN ORDER TO PERMIT FUTURE COMMUNICATION OF ALL POINTS AND ALARMS, CONTROL INPUT FOR ADJUSTMENT OF OPERATING MODES AND SETPOINTS, AND OUTPUT FOR TRENDING OF ALL COMPONENT START/STOP (SUPPLY AIR FAN, COMPRESSORS, CONDENSER FANS, GAS FURNACE) GAS VALVE POSITION, AND OUTDOOR AIR DAMPER POSITION.

Drawing M-1.0 Indoor Keyed Note E should be revised to add: THE TRANE ACCESSORY THERMOSTATS AND WIRING ARE A DEDUCT ALTERNATE UNDER THE BASE BID. UNDER THE CONTROL ALLOWANCE AN ANDOVER TEMPERATURE SENSOR WITH WIRING TO EACH RTU SHALL BE SUPPLIED AND INSTALLED BY THE ATC CONTRACTOR.

4. Drawing M-2.0 Revision:

Revise Mechanical Drawing M-2.0 Specification Section 2.06 Rooftop Units to add:



O. AS PART OF THE BASE BID PROVIDE EACH UNIT WITH A COMMUNICATION CARD, GATEWAY, OR ANY NECESSARY INTERFACE REQUIRED IN ORDER TO PERMIT FUTURE COMMUNICATION OF ALL POINTS AND ALARMS, CONTROL INPUT FOR ADJUSTMENT OF OPERATING MODES AND SETPOINTS, AND OUTPUT FOR TRENDING OF ALL COMPONENT START/STOP (SUPPLY AIR FAN, COMPRESSORS, CONDENSER FANS, GAS FURNACE) GAS VALVE POSITION, AND OUTDOOR AIR DAMPER POSITION.

Revise Mechanical Drawing M-2.0 Specification Section 3.01:

Revise "3.01 TEMPERATURE CONTROLS" to read "3.01 TEMPERATURE CONTROLS (BASE BID & DEDUCT ALTERNATE)

After Section 3.01 paragraph E, add the following section 3.01A Temperature Control – Allowance:

3.01A TEMPERATURE CONTROLS (UNDER TEMPERATURE CONTROL ALLOWANCE)

- A. FURNISH AND INSTALL, AS HEREINAFTER SPECIFIED, AN EXTENSION TO THE EXISTING ANDOVER TEMPERATURE CONTROL SYSTEM IN THE FINE ARTS BUILDING. THE SYSTEM EXTENSION SHALL BE COMPRISED OF A NETWORK OF VARIOUS INDEPENDENT STAND-ALONE DIGITAL CONTROLLERS (SDC'S), PROGRAMMABLE UNIT CONTROLLERS (PUC'S), AIR TERMINAL CONTROL UNITS (ATCU'S), ELECTRIC/ELECTRONIC CONTROL EQUIPMENT, THERMOSTATS, SENSORS, CONTROLLERS, PANELS, AND RELATED HARDWARE AND OTHER ACCESSORY EQUIPMENT, ALONG WITH A COMPLETE SYSTEM OF ELECTRICAL CONTROL WIRING TO FILL THE INTENT OF THE SPECIFICATIONS AND PROVIDE FOR A COMPLETE AND OPERABLE SYSTEM. CONTROLS SYSTEM SHALL INTERFACE SEAMLESSLY WITH THE UNIVERSITY'S EXISTING BUILDING MANAGEMENT SYSTEM LOCATED IN THE SHERMAN BUILDING.
- B. PROVIDE A GRAPHIC DISPLAY FOR EACH NEW ROOFTOP UNIT COMPONENT. EQUIPMENT SHALL BE REPRESENTED BY A TWO OR THREE-DIMENSIONAL DRAWING. WHERE MULTIPLE PIECES OF EQUIPMENT COMBINE TO FORM A SYSTEM, SUCH AS AIR HANDLING UNITS AND RETURN AIR FAN PROVIDE ONE GRAPHIC TO DEPICT THE ENTIRE SYSTEM. INDICATE THE EQUIPMENT, PIPING, DUCTWORK, DAMPERS, AND VALVES IN THE INSTALLED LOCATION. INCLUDE LABELS FOR EQUIPMENT, PIPING, DUCTWORK, DAMPERS, AND CONTROL VALVES. SHOW THE DIRECTION OF AIR FLOW. INCLUDE DYNAMIC DISPLAY OF APPLICABLE OBJECT DATA WITH CLEAR NAMES IN APPROPRIATE LOCATIONS. SHOW THE POSITION OF THE RETURN AND OUTDOOR AIR DAMPERS, SPACE/SUPPLY AIR/RETURN AIR/OUTDOOR AIR TEMPERATURE. SHOW ALL RELATED ALARM POINTS. PROVIDE COMMUNICATION JACK AT THE MAIN PANEL IN THE BUILDING FOR FIELD CONNECTION OF A PORTABLE TROUBLE SHOOTING AND PROGRAMMING DEVICE.
- C. ALARMS, WHERE APPLICABLE AND ALL INTERLOCKING WIRING REQUIRED SHALL BE PROVIDED BY THE ATC SUBCONTRACTOR.
- D. UPON COMPLETION OF THE PROJECT, THE ATC SUBCONTRACTOR SHALL TEST AND TROUBLESHOOT THE SYSTEM INCLUDING THE FOLLOWING:
 - 1. FINE-TUNE AND "DE-BUG" ALL SOFTWARE CONTROL LOOPS, ROUTINES, PROGRAMS AND SEQUENCES OF CONTROL ASSOCIATES WITH THE CONTROL SYSTEM SUPPLIED.



2. SET UP TRENDS FOR ALL NEW AND EXISTING CONTROLLED AND MONITORED POINTS. UTILIZE THE TRENDS TO CONFIRM THAT SYSTEMS ARE CONTROLLING PROPERLY.
- E. THE NEW ROOFTOP UNITS SHALL BE CONTROLLED THROUGH A COMBINATION OF THE UNIT'S ON-BOARD CONTROLS AND THE BMS VIA AN OPTIONAL COMMUNICATION CARD IN EACH RTU. OCCUPIED/UNOCCUPIED AND OVER-RIDE SETTINGS SHALL BE SCHEDULED. WHERE NO DESCRIPTION OF OPERATION IS INDICATED FOR A PARTICULAR SYSTEM OR DEVICE, THE CONTRACTOR SHALL SELECT APPROPRIATE CONTROL SCENARIOS AND REVIEW THEM WITH THE ENGINEER PRIOR TO PROCEEDING. ALL CONTROLS SHALL BE ARRANGED AND DESIGNED FOR MAXIMUM ENERGY CONSERVATION. ALL SETTINGS SHALL BE USER ADJUSTABLE.
1. SPECIFIC DAY/TIME SCHEDULES SHALL BE SET BY THIS CONTRACTOR AS DIRECTED BY MARK RAVENEL AND LEO FROM FACILITIES & MAINTENANCE AND THE BUILDING SENIOR MAINTENANCE TECH.
 2. GENERAL UNOCCUPIED SETTINGS: TEMPERATURES SHALL BE SET FOR 80° IN COOLING & 60° IN HEATING, THE FAN SHALL BE SET TO AUTO, THE OSA DAMPER WILL BE CLOSED. ECONOMIZER SHALL BE AVAILABLE FOR UNOCCUPIED COOLING.
 3. GENERAL OCCUPIED SETTINGS: TEMPERATURES SHALL BE SET FOR 75° IN COOLING & 68° IN HEATING, THE FAN SHALL BE SET TO RUN CONTINUOUSLY, THE OSA DAMPER WILL MODULATE TO MAINTAIN RETURN AIR CO2 LEVELS AT 500 PPM. ECONOMIZER SHALL BE AVAILABLE.
 4. SET UP FOR ALL OPTIONS (BOTH THERMOSTATS THE SAME) INCLUDING 7-DEGREE DEADBAND, MECHANICAL COOLING AND/OR ECONOMIZER IS AVAILABLE FOR COOLING IN UNOCC, OVER-RIDE TIMER TO SWITCH FROM UNOCC INTO OCC SET FOR 4 HOURS, EXTENDED FAN-ON TIME FOR COOLING ONLY, COMPRESSOR TIME DELAY OF +3 MINUTES (IN ADDITION TO THE FACTORY TIMER OF 5-MIN). OUTDOOR AIR DAMPER IS ONLY OPEN DURING OCCUPIED TIME PERIODS SO SCHEDULE SHOULD MAXIMIZE UNOCCUPIED MODE FOR ENERGY EFFICIENCY.
- F. THERMOSTATS:
1. PROVIDE SPACE TEMPERATURE SENSORS WITH DISPLAY AND ADJUSTMENT (TEMPERATURE RANGE LIMITS VIA BMS) WITH A TIMED OVERRIDE FOR UNSCHEDULED OCCUPIED MODE OPERATION.
 2. PROVIDE CLEAR LOCKING LEXAN THERMOSTAT COVERS. ALL COVERS SHALL BE KEYED THE SAME; PROVIDE 4-SETS OF KEYS.
 3. PROGRAM BOTH THERMOSTAT/SENSORS WITH THE SAME TEMPERATURES, SCHEDULES, DEADBANDS, ETC. THIS CONTRACTOR SHALL HAVE A TECHNICIAN PRESENT FOR STARTUP OF THE ROOFTOP UNITS, TO PROGRAM THE THERMOSTATS, AND TO TEST THE INSTALLATION AND FUNCTIONALITY OF THE SYSTEMS.
 4. TRAINING ON USE OF THE THERMOSTAT SHALL BE PROVIDED BY THIS CONTRACTOR TO THE MUSIC DEPARTMENT STAFF AND MAINTENANCE & FACILITIES PERSONNEL; TRAINING SHALL BE SCHEDULED AT THE CONVENIENCE OF THE UNIVERSITY FOR A TOTAL OF ONE 2-HOUR SESSION.

END OF ADDENDUM



Solicitation # : 7550187

Solicitation Title: Rooftop Unit Replacement for the Concert Hall – Fine Arts Building – Module B

BID FORM

To: The Department of Administration, Division of Purchases
One Capitol Hill, Providence, RI 02908

Project: Fine Arts Building, Module B Concert Hall – RTU Replacement
University of Rhode Island, Kingston Campus

Bidder:

Legal name of entity

Address

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) as 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* electronically, typed, or handwritten legibly in ink)

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Solicitation Title: Rooftop Unit Replacement for the Concert Hall – Fine Arts Building – Module B

- **ALLOWANCES**

The Base Bid Price ***includes*** the costs for the following Allowances (see specification section 01 2000 and its attachment for allowance provisions):

1. Roof Work Allowance	\$40,000.00
2. Temperature Control Allowance	\$20,000.00
Total Allowances:	<u>\$60,000.00</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 _____

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.

ADD ALTERNATE- #1

Include pricing for removing existing duct insulation, and insulating supply and return ductwork in the mezzanine with R-8 foil faced batt duct wrap. Include Labor and Materials to accomplish the scope of work as detailed on the drawings and typical of the Base Bid.

\$

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

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

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DEDUCT ALTERNATE- #2

Deduct the base bid Trane Accessory thermostats and control wiring along with installation.

\$

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

(Amount *in words* 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.

DESCRIPTION OF SERVICES	CONTRACTORS UNIT COST
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Unit Price No. 1	Provide and Install Duct Insulation per Section 01-2010, C.1	
	Unit of Measurement: per Section 01-2200, C.1	\$

4. CONTRACT TIME

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

- Start of Construction..... Upon Issue of State Purchase Order
- The existing cooling equipment must remain operational through July 31, 2016 and must be available to provide cooling for the start of the school year on September 7, 2016.
- Base Bid Substantial Completion 120-Days after Issue of State Purchase Order (Substantial Completion is considered to be the level of completion that allows the owner to move forward with the next phase of Testing and Balancing)
- Base Bid Final Completion

Final Completion shall be achieved when the weather permits the equipment to be operated and tested to confirm performance in both heating and cooling modes under typical outdoor conditions for each mode. This Final Completion testing shall take place

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as soon after Substantial Completion as possible, but in no case longer than 180 days after Substantial Completion. We have included all premium time or additional staffing required to accommodate this schedule.

- Alternates and Close-out Documentation Final Completion
180-Days after Issue of State Purchase Order

The Final Completion date for Work shall be within **180** 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.**

BID FORM SIGNATURE(S)

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



State of Rhode Island
Division of Purchases
One Capitol Hill
Providence, RI 02908

"MANDATORY" PRE-BID CONFERENCE SIGN IN SHEET

Mandatory Pre-bid Conference: Any vendor who intends to submit a bid proposal in response to this solicitation must have its representative attend this mandatory prebid conference, sign, and complete all required information on this Sign-In Sheet. Failure to comply with this requirement will result in the rejection of any bid proposal.

BID NUMBER: 7550187
BID TITLE: Rooftop Unit Replacement for the Concert Hall - Fine Arts Building Module B.
PRE-BID DATE AND TIME: February 1, 2016 @ 11:00 am

Purchasing Representative: Gary P. Mosca
Mandatory Pre-bid START TIME: 11:00 AM
Mandatory Pre-bid END TIME: 11:25 AM

COMPANY NAME	COMPANY REPRESENTATIVE	SIGNATURE	ADDRESS	CONTACT E-MAIL	CONTACT PHONE NUMBER AND FAX NUMBER	PROPOSAL SUBMITTED FOR PURCHASING USE ONLY
1 State of Rhode Island	Gary P. Mosca	<i>Gary P. Mosca</i>	One Capitol Hill, Providence, RI 02908	gary.mosca@purchasing.ri.gov	401-574-8124 401-727-3500	
2 Arden	Nora Benson	<i>Nora Benson</i>	505 Navesan Court Providence, RI 02908	nbenson@ardeneng.com	781-3500	
3 ACCELL	Madeleine Kelleher	<i>Madeleine Kelleher</i>	44 WARDEN ST PROVIDENCE, RI 02908	Madeleine@ardeneng.com (401) 737-3500 ext. 208	781-3500	
4 DELTA MECHANICA	Ryan Benson	<i>Ryan Benson</i>	PO BOX 947 N. SCITUADE, RI 02882	rbenson@deltameca.com	647-5478 647-2780	
5 NOLAN ELECTRIC	Jeff Nolan	<i>Jeff Nolan</i>	195 Cranston Ave CRANSTON, RI 02910	nolan@nolan-electric.net	401-375-8955	
6 CREATIVE EOV.	JEANNE REEDY	<i>Jeanne Reedy</i>	875 Cranston Rd Cranston, RI 02910	JREDOY@CreativeEOV.com	401-580-2062	
7 Iron Construction group	Joshua DeAngelo	<i>Joshua DeAngelo</i>	2550 Pawling Rd Pawling, CT 06255	Paul@IMPERIA.com	401-659-7784	
8 IMPERIAL T&E	Paul D'Arcy	<i>Paul D'Arcy</i>	SHERRIN BLD 80 Bleedway St Providence, RI 02908	Paul@IMPERIA.com	401-659-7784	
9 URI	Walt Jaccoves	<i>Walt Jaccoves</i>		Walt@URI.com	401-256-6256	
10 Any company	Beto Maggiore	<i>Beto Maggiore</i>		5A170 Bledway St Providence, RI 02908		
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