



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

ADDENDUM # 1

10/19/2016

Solicitation #7551012

Title: College Park Apartments – Exterior Renovations, Rhode Island College

Submission Deadline: October 27, 2016 @ 1:30 pm (ET)

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

Addendum 1 (See Attached)

- ✚ Revised Bid Form
- ✚ Vendor Questions
- ✚ 01 10 00-Summary
- ✚ Pre-Bid Attendance Sheet

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

Gary P. Mosca
Chief Buyer

Solicitation # 7551012

Solicitation Title: College Park Apartments Exterior Building Improvements

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

Project: College Park Apartments Exterior Building Improvements at Rhode Island College

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. 1: Carpentry Repairs – Removal and disposal of existing damaged exterior wood and replacement in kind. \$1,500.00

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No. 2: Electrical Repairs – Repair of unforeseen minor exterior electrical issues. \$3,500.00
No. 3: Miscellaneous Unforeseen Issues. \$1,000.00

• **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/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.

Check "Add" or "Subtract."

Description of Alternate No. 1:

Strip and dispose of existing shingles for the shed structure. Install new shingles. Shingles shall be of same type and color chosen for the main building. Stain shed in accordance with procedures outlined for the main building.

___ Add ___ Subtract Alternate No. 1:

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4. CONTRACT TIME

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

- Start of construction: Date of PO Issuance _____
- Substantial completion: 60 Calendar Days after Date of PO Issuance
- Final completion: 75 Calendar Days after Date of PO Issuance

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: \$250.00.

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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

End of Bid Form

01 10 00 – SUMMARY

PART 1 - GENERAL

1.1 PROJECT

- A. The Project consists of the construction of the following types of work:
1. Restoration of all exterior wood. Refer to original construction plans 004 A-1 and 006 A-3 for locations and dimensions.
 2. Restoration of covered porches (3). Refer to original construction plans 004 A-1 and 006 A-3 for locations and dimensions.
 3. Removal and replacement of all roofing, including underlayment, flashing, and shingles. Refer to original construction plan 014 R-1 for locations and dimensions.
 4. Alternates.

1.2 CONTRACT DESCRIPTION

- A. Contract Type: A single prime contract based on a Stipulated Price as described in Document 00520 - Agreement.

1.3 DESCRIPTION OF WORK

- A. Scope of covered porch restoration (Base Bid):
1. Completely remove dirt, loose mortar, scale, salt or alkali powder, and existing paint from concrete floors. Allow to dry.
 2. Measure moisture content of concrete using an electronic moisture meter. Moisture content for concrete floor must be below 8 percent prior to application of exterior finishes.
 3. Prime floors using a concrete binding primer.
 4. Paint floors using latex or oil-based paint formulated especially for exterior walking surfaces. Paint color to be chosen by Owner.
 5. Install new doors. Refer to Door Schedule on original plan 012 A-9 for dimensions. Doors shall be of equal or greater quality as what was specified for the original construction. Owner to approve door selection based on all available options.
 6. Remove all existing screens, including insect and soffit vent screens, and replace in kind. Screen replacement may require some minor removal and replacement of wood. All costs associated with covered porch insect and soffit vent screen replacement shall be included in the base bid price.
 7. Brick patios adjacent to covered porches shall be powerwashed to remove vegetation and restore brick appearance. Contractor shall perform this in a manner that does not damage existing patio.
 8. Existing light fixtures shall be replaced. Contractor to provide available options to owner for selection. Costs of light fixture replacement shall be covered by the Electrical Repairs allowance.
- B. Scope of roof renovations (Base Bid):
1. Remove and dispose of existing fiberglass shingles to reveal existing plywood sheathing.
 2. Remove and dispose of existing flame retardant membrane over non-shingled roof area near main entrance.
 3. Inspect all plywood sheathing for rotted areas. Inform RIC Project Manager of findings.
 4. Upon notice from RIC Project Manager, remove, dispose, and replace any rotted plywood sheathing in kind.
 5. Inspect soffits and fascia for damage. Inform RIC Project Manager of findings.

6. Upon notice from RIC Project Manager, remove, dispose, and replace any damaged soffit or fascia in kind. Any new soffit or fascia shall be stained in accordance with 01 10 00 Section 1.3A.
 7. Furnish and install new ice and water barrier to the bottom 9 feet of outside perimeter of all roof elevations, 3 feet centered in all valleys, and 3 feet square around chimneys, vents, and soil vent pipes.
 8. Furnish and install new F-8" drip edge flashing to the outside perimeter of all roof elevations.
 9. Remove and replace all roof vents in kind.
 10. Furnish and install new roof underlayment (minimum 15# roofing felt).
 11. Furnish and install new architectural shingles. Product shall be minimum 30 year warranty architectural shingles by Certainteed, GAF Timberline, or approved equal. Color to be selected by Owner from all available options. Nails shall be corrosion-resistant and not less than 11 gage, 5/16-inch (10.6 mm) head, and of sufficient length to penetrate the deck a minimum of 3/4 inch (19.1 mm) or through the thickness of the deck, whichever is less. Nail spacing shall follow manufacturer's specifications.
 12. Saw cut all upper ridges (4) as shown on sheet R-1 Modified and install new ridge vent cap, following application specifications for proper attic ventilation.
 13. Furnish and install new EPDM roof membrane over non-shingled areas. Product shall be minimum 30 year warranty.
 14. Provide 2 bundles of shingles for attic stock.
- C. Scope of exterior wood siding and trim restoration (Base Bid):
1. Covered porch areas are considered exterior and wood siding and trim restoration for those locations shall be included in the submitted price for this alternate. All exterior wood shall be restored.
 2. Inspect all exterior wood siding for damage. Upon completion of the inspection of all exterior wood, notify RIC Project Manager of findings.
 3. Inspect all soffit vent screens for damage and notify RIC Project Manager of findings. Damaged soffit vent screens may be replaced at the discretion of the Owner and costs shall be covered through the Miscellaneous Unforeseen Issues Allowance.
 4. Upon written notification from RIC Project Manager, repair/replace all damaged wood. New wood shall be of the same species and appearance as existing wood. Product shall be kiln-dried lumber siding. Contractor shall provide a sample for approval prior to installation.
 5. All exterior wood shall be power washed to completely remove, dirt, debris, and any loose surface coatings. The method used to power wash shall not damage the wood. Any wood damaged by the contractor will be replaced at contractor's cost.
 6. Mildew or mold shall be treated with a solution of tetra-sodium phosphate and bleach, then rinsed with clean water and allowed to dry.
 7. Measure moisture content of surfaces using an electronic moisture meter. Moisture content for wood must be below 15 percent prior to application of exterior finishes.
 8. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces or finishing. All surfaces that are not to be painted shall be protected.
 9. Prime all wood siding and trim with an oil based primer.
 10. Stain wood siding. Stain color and sheen to be chosen by Owner from manufacturer's full range of available options.
 11. Paint wood trim. Paint color and sheen to be chosen by Owner from manufacturer's full range of available options.
 12. Provide 2 gallons of stain and 2 gallons of trim paint for attic stock.

13. Paint existing metal double door near the southeast portion of the main building. Color to be chosen by owner. Surface shall be prepped and primed in accordance with paint manufacturer's requirements.
14. Paint existing downspouts (2). Color to be chosen by owner. Surface shall be prepped in accordance with paint manufacturer's requirements.

D. Alternates:

1. Shed restoration:
 - a. Remove existing and install new shingles in accordance with the procedures outlined in 01 10 00 1.3B.
 - b. Stain shed siding in accordance with the procedures outlined in 01 10 00 1.3C.
2. Gazebo restoration:
 - a. Remove, dispose and replace all gazebo screens in kind.
 - b. Remove and dispose of gazebo shingles. Install new plywood sheathing and shingles in accordance with the procedures outlined in 01 10 00 1.3B.

1.4 REFERENCE STANDARDS

A. The following standards shall apply to the work:

1. AWI/AWMAC/WI (AWS) – Architectural Woodwork Standards; latest edition
2. AAMA 2604 - Voluntary Specification, Performance Requirements and Test Procedures for High Performance Organic Coatings on Aluminum Extrusions and Panels; 2010.
3. ASTM B209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate; 2010.
4. ASTM B209M - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate [Metric]; 2010.
5. ASTM D4586/D4586M - Standard Specification for Asphalt Roof Cement, Asbestos-Free; 2007 (Reapproved 2012)e1.
6. SMACNA (ASMM) - Architectural Sheet Metal Manual; Sheet Metal and Air Conditioning Contractors' National Association; 2012.
7. 40 CFR 59, Subpart D - National Volatile Organic Compound Emission Standards for Architectural Coatings; U.S. Environmental Protection Agency; current edition.
8. ASTM D16 - Standard Terminology for Paint, Related Coatings, Materials, and Applications; 2012.
9. ASTM D4442 - Standard Test Methods for Direct Moisture Content Measurement of Wood and Wood-Base Materials; 2007.
10. GreenSeal GS-11 – Paints; 2013.
11. Master Painters Institute (MPI) Standards.

1.5 OWNER OCCUPANCY/SCHEDULE

- A. Owner does not intend to occupy the facility during the course of the work, but Owner access into the facility shall be maintained at all times. Work areas will be made available as mutually agreed to during project scheduling. See Attachment A at the end of this section for availability and restrictions on access to spaces.
- B. Work to begin within 7 calendar days of receipt of Purchase Order.
- C. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.

1.6 CONTRACTOR USE OF SITE AND PREMISES

- A. Construction Operations: Limited to areas noted. Coordinate with Part 3 Site Utilization Requirements following this section. Include all costs of this coordination, including all premium time wages that may be required to meet these requirements, in the Base bid. Contractor shall ensure that building is protected from the weather (i.e. wind, rain, snow) during the project. Contractor shall install temporary measures to protect the building from rain during the project as required. Contractor shall be responsible for any damage that occurs as a result of exposure to the weather during the course of the project.
- B. Arrange use of site and premises to allow:
 - 1. Adjacent projects to progress as planned for the Owner.
 - 2. Use of street and adjacent properties by the Public.
 - 3. Use of the facility in accordance with Attachment A.
- C. Provide access to and from site as required by law and by Owner:
 - 1. Maintain appropriate egress for workforce and users of the facility.
 - 2. Do not obstruct roadways, sidewalks, or other public ways without permit. Provide necessary signage and barriers to direct pedestrians around work areas.
- D. Time Restrictions:
 - 1. Night and weekend work needs to be coordinated with owner, at least 72 hours written notice for approval.
- E. Utility Outages and Shutdown:
 - 1. Do not disrupt or shut down life safety systems, including but not limited to fire sprinklers and fire alarm system, without 7 days' written notice to Owner and authorities having jurisdiction.
 - 2. Prevent accidental disruption of utility services to other facilities.
 - 3. Contractor to provide written notification on Fire Sprinkler and Alarm System Impairment Notification Form following this section as Attachment B.

1.7 QUALIFICATIONS

- A. Offerors shall have at least 10 years of experience in roofing and painting of buildings and shall have conducted at least 3 projects of similar type, size, and complexity in the last 5 years. Offerors shall have thorough knowledge of codes and laws related to this work.
- B. The contractor that performs the roofing work must be a licensed commercial roofer in the State of Rhode Island.
- C. Contractor shall provide resume of onsite superintendent. Superintendent shall have demonstrated experience managing similar projects.

PART 2 - PRODUCTS - NOT USED

PART 3 - EXECUTION

- A. Installation of all products and materials shall be in accordance with manufacturer's installation instructions and requirements. Installation shall occur only when acceptable ambient temperature and weather conditions are present per the manufacturer's recommendations.
- B. Roofing work shall conform to RI Building Code.
- C. Contractor is responsible for obtaining and paying for permit from RI building code.

END OF SECTION

#7551012 College Park Apartments –Exterior Renovations

Addendum #1

October 19, 2016

Part 1 - Vendor Questions:

- Q) In the specifications in Section 011000 Summary, Paragraph 1.7 Qualifications, Item B, it states that the Contractor must be a licensed commercial roofer in the State of Rhode Island. The scope of work includes roofing, concrete restoration, door and screen replacement and an alternate to restore existing siding. Is this bid restricted to only commercial roofers or will licensed general contractors be allowed to submit bids?
- A) The general contractor or the roofing subcontractor must be a licensed commercial roofer in the State of Rhode Island. Licensed general contractors will be allowed to submit bids, but must show evidence that the project team, inclusive of any subcontractors, is able to meet the collective minimum requirements described in Section 011000 Summary, Paragraph 1.7 Qualifications. In summary, the contractor performing the roofing work must be a licensed commercial roofer in the State of RI.

Part 2 - Additions and Deletions:

Delete bid form and **replace** with revised bid form provided as part of this addendum.

Delete Section 011000 Summary of the Project Manual in its entirety and **replace** with revised Section 011000 provided as part of this addendum.

Description of Section 011000 Summary Changes:

1. Exterior wood siding and trim restoration of the main building shall be part of the base bid.
2. Paint existing metal double door near the southeast portion of the main building. Color to be chosen by owner.
3. Paint existing downspouts (2). Color to be chosen by owner.
4. Light fixtures within covered porches shall be replaced. Contractor to provide available options to owner for selection. Costs to be covered through Electrical Repairs allowance.
5. Add powerwashing of existing brick patios to remove vegetation and restore brick appearance.
6. Add removal and replacement (in kind) of all existing roof vents.



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

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

BID NUMBER: 7551012
BID TITLE: College Park Apartments - Exterior Renovations - Rhode Island College
PRE-BID DATE AND TIME: 10/13/16 @ 8:30 am

Purchasing Representative:
 Gary P. Mosca

Pre-Bid START TIME: 8:35
Pre-Bid END TIME: 9:10

	COMPANY NAME	COMPANY REPRESENTATIVE	ADDRESS	CONTACT EMAIL	CONTACT PHONE NUMBER	CONTACT FAX NUMBER	PROPOSAL SUBMITTED FOR PURCHASING USE (Only)
1	State of Rhode Island	Gary P. Mosca	One Capitol Hill, Providence RI 02908	gary.mosca@purchasing.ri.gov	401-874-8124	401-574-8887	
2	M & S Const	M. S. Ulickioff	8 Zolovs St 60 Village Place Glastonbury CT 06033	RVU40TH@M and Sconst.com Semerson@1collair.com	272-4791 860-338-7639	272-4761 860-657-3200	
3	American Integrity Restoration	Seth Emerson	600 Mt. Pleasant Providence, RI	damage@ri.ca	401-456-8535		
4	RIC	Andrew Mayers					
5	RFE	Kate Safford	100 W Pleasant 22 EXTENT Lane NARRAGANSETT RI 02882	ksafford@rfe.com MIKE@MAYSTONE SERVICE COMPANY.COM	457.8949 792-3847	792-3717	
6	MAYSTONE SERVICE Co	MIKE MAYSTONE					
7	Ric	Jessica Ciavarella	WOODST. ROOFTOP Rv. Hwy.	jen.c@licgnc.edu	401-456-8047	401-456-8528	
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