



**State of Rhode Island and Providence Plantations
February 3, 2016**

ADDENDUM NO. 04

Solicitation No: 7551102PH2

TITLE:

**General Contractor Services for
State of Rhode Island Office of Attorney General Customer Service Center**

Submission Deadline: February 9, 2017 at 10:30 am (Local Time)

Per the issuance of ADDENDUM No. 04 the following change(s) are noted:

Additional Information / Revisions/ Clarifications

THE FOLLOWING DOCUMENTS ARE ATTACHED:

Meeting Minutes and Revisions / Clarifications

Addendum No. 04 Document prepared by Vision 3 Architects, dated February 2, 2017

Responses to Bidder Inquiries No. 02

Solar PV Array RFP Draft

NGrid Gas - Request for Installation & Provisional Approval Letter

Drawing Attachments:

Architectural Drawings: A0.1, A1.2 & SKA1.1

Plumbing Drawings: P1.3 & P1.4

Mechanical Drawings: M1.0, M1.1, M2.0, M2.1, M3.0, M3.1, M7.1, M7.2, M8.4 & M8.5

*Electrical Drawings: E0.1, E0.2, E0.4, E1.1, E1.2, E2.1, E2.2, E2.3, E3.1, E5.1, E5.2, E5.3, E5.5, E6.2, E6.3,
E6.5 & E6.6*

Project Manual Attachments

Section 000110 – Table of Contents

Section 012100 - Allowances

Section 033000 – Cast-in-Place Concrete

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Section 081210 – Interior Aluminum Frames
Section 211000 – Water-Based Fire Suppression Systems
Section 220000 – Plumbing
Section 220500 – Seismic Restraints
Section 220800 – Commissioning of Plumbing
Section 230500 – Common Work Results for HVAC
Section 230700 – HVAC Insulation
Section 230900 – Instrumentation and Controls for HVAC
Section 230993 – Sequence of Operations for HVAC Controls
Section 238219 – Fan Coil Units
Section 260800 – Commissioning of Electrical Systems

This addendum, in its entirety is available on-line on the Rhode Island, Division of Purchases website at www.purchasing.ri.gov

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**I. PRE-BID MEETING MINUTES, General Contractor Services for
State of Rhode Island Office of Attorney General Customer Service Center:**

1. The meeting formally commenced on January 27, 2017 at 10:00 am at the Office of Attorney General, Providence, RI in the 3rd Floor conference room.
2. Thomas Bovis, Interdepartmental Project Manager of the Rhode Island Department of Administration, Division of Purchases opened the meeting and confirmed that this was a mandatory pre-bid meeting by the six (6) pre-qualified bidders.
3. Mr. Bovis indicated that all attendees are required to sign the circulated sign-in sheet, and that the sign-in sheet would be posted in the upcoming addendum.
4. Mr. Bovis confirmed that this meeting was for Solicitation No: 7551102PH2, entitled "General Contractor Services for State of Rhode Island Office of Attorney General Customer Service Center", and noted that the submission deadline is Thursday, February 9, 2017 at 10:30 am (Local Time).
5. Mr. Bovis noted that any questions concerning this solicitation must be received by the Division of Purchases no later than February 1, 2017 at 4 pm (Local Time) by Email addressed to Thomas.bovis@purchasing.ri.gov.
6. Mr. Bovis introduced Mikael Powell and Simidele Mabray as representatives from the Department of Administration, Division of Capital Asset Management and Maintenance (DCAMM), and William Masse as the representative of the State of RI Attorney General's office. The meeting was turned over to Mr. Masse.
7. Mr. Masse proceeded to introduce Earnest Carlucci, Christopher Cotta and Ann Brown of the Attorney General's office, Paul Hauser of Vision 3 Architects and Joseph Giorgi of Keough Construction Management as the Owner's Program Manager. Mr. Masse thanked all attendees for their participation and directed the meeting to Mikael Powell of DCAMM
8. Mr. Powell introduced himself as the representative from the DCAMM, noted that a question period would follow a brief description of the project by the Architect, and then directed the meeting to Paul Hauser, Associate Principal of Vision 3 Architects to provide a brief overview of the project.
9. Mr. Hauser proceeded to describe the project noting that the site is located at the corner of Pontiac Avenue and Howard Avenue, and there is no evidence of previous buildings above ground. Mr. Hauser noted that most current building demolition took place less than 10 years ago, and it is known that there are existing foundations and utilities throughout the site from the previous developments. The design team has performed due diligence in the form of Ground

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Penetrating Radar scanning, historical research and interviews with the Pastore Center facilities department, in addition to Phase I and Phase II Environmental Site Assessments. Mr. Hauser also noted that a Remedial Action Work Plan has been developed to address handling of site soils during construction, and it will be included in the upcoming addendum. Mr. Hauser also noted that given the century of development on the site, it is anticipated that residual foundations and underground utilities may be encountered during excavation, so unit prices have been established for unknowns below grade.

10. Mr. Hauser described the building as approximately 26,600 gross square feet in area, consisting of two floors - the main first floor level of approximately 19,000 gross square feet and an unfinished partial lower level of approximately 7,600 gross square feet encompassing some mechanical spaces in addition to space for future development. The building is steel-framed with three primary exterior finish materials –brick, building stone, and a terracotta rain screen system. There are 2 roof levels consisting of the main roof level and the clerestory roof.

11. Mr. Hauser also noted that the upcoming addendum will include more detailed information regarding the solar array design.

12. Mr. Hauser indicated that the project is seeking LEED Silver certification, and has been registered with the USGBC under version 2009 for New Construction. The meeting was then directed back to Mr. Powell.

13. Mr. Powell asked if there were any questions, and indicated that all questions will be recorded and answered by written form in the upcoming addendum. Following are the questions asked of the bidders, and the responses provided with this addendum:

a. Question 1. - What is the status of the drawing permit reviews by the Building Commissioner and Fire Marshall's office?

Answer 1. – Both reviews are complete and the Project Approval Letter has been received from the Building Code Commission.

b. Question 2. – What are the construction and remediation requirements for the temporary construction road indicated in Appendix E?

Answer 2. – Addendum 03 will address the road requirements in greater detail.

c. Question 3. – When will Addendum 03 be available?

Answer 3. - Addendum 03 will be posted at www.purchasing.ri.gov soon.

d. Question 4. – Are the permit fees waived for this project?

Answer 4. – No. The Contractor shall secure and pay for the building permit as well as for other permits, fees, licenses, and inspections required by the Rhode Island State Building Code necessary for proper execution and completion of the Work.

e. Question 5. - If the local landfill will not accept contaminated soils excavated from

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the site, will an allowance be provided to transport the materials to an out-of-state facility that will accept the materials?

Answer 5. – All data collected from the site indicates that the soil will be acceptable at local landfills. At this time, there should be no provisions made for out-of-state disposal.

f. Question 6. - If contaminated soils are encountered during the excavation and dewatering process, how should the contractor proceed with the dewatering?

Answer 6. – There are provisions in the Remedial Action Work Plan (RAWP) - Appendix H that address unforeseen conditions. The course of action will depend on conditions encountered.

g. Question 7. - There seems to be a conflict between working days and calendar days on the Bid Form. Which is correct?

Answer 7. – There is no conflict. Liquidated Damages are assessed per calendar day. The contractor can propose working on weekends to complete the work.

h. Question 8. –Will a new bid form be issued?

Answer 8. – Yes.

i. Question 9. –Will there be an allowance for snow removal and temporary heat?

Answer 9. – No. The Pastore Campus maintenance department will be responsible for snow removal on Foster Road, but the Contractor will be responsible for snow removal on the temporary construction road and on the construction site. Additionally, the Contractor will be responsible to provide temporary heat as needed to protect the work and create a suitable work environment.

j. Question 10. –Have the engineers been in contact with National Grid in regards to gas and electric service, and if so do we know what the fees will be?

Answer 10. –National Grid (NG) has been contacted for both the new gas and electric services. A request for installation of natural gas service has been approved by NG Gas, and the Commercial Gas Service Agreement has been executed. This project will not require a Contribution In Aid for Construction (CIAC). At this time, Bernard Lebby (401-784-7133) is the NG Gas project manager, but a new project manager will be transitioning to this project.

The Owner has also submitted the Electric Service Request Form to NG. The work request number is **23097857**. The NG Electric project manager is Mike Armell and his contact number is 781-907-3494.

k. Question 11. –What is expected for mockups?

Answer 11. – Mockup requirements will be clarified in Addendum No. 04.

14. Mr. Powell asked if there were any more questions, and none were asked.

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15. Mr. Powell noted that although information is being presented in person to the bidders today, the written meeting minutes, as included in the upcoming addendum, will prevail as the final word and documentation of this meeting. He advised attendees to pursue the State of RI Division of Purchases website regularly. The meeting was directed back to Mr. Bovis.

16. Mr. Bovis reiterated the State no longer sends out addendums by mail, and does not mail out notices. Answers to submitted questions will be posted in the upcoming addendum and made available to everyone online. All bidders should check the State of RI Division of Purchases website regularly for any addenda that may potentially revise key times and dates. All documents are available online.

17. Mr. Bovis announced that the bidder's submission must be postmarked by the official time clock, and that the bidders should allocate enough time for parking and delivery of their bids. Any bids received after 10:30 am will be disqualified.

18. Mr. Bovis and Mr. Powell asked that although the winning bidder has 21 days to provide documentation such as the Minority Business Enterprise (MBE) documentation, Equal Opportunity documentation, insurance and bonds, it would benefit the project schedule if these documents could be provided within 10 business days if possible. The first item should be the MBE documentation since this will take the most time for review and acceptance from the State.

19. Mr. Bovis advised the bidders to check and be sure that the numerical and written bid values match on the Bid Form.

20. Mr. Powell asked if there were any bidders that did not have a representative sign the attendance sheet. There were none.

21. Mr. Bovis adjourned the meeting.