



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Department of Administration
DIVISION OF PURCHASES
One Capitol Hill
Providence, RI 02908-5855

Tel: (401) 574-8100
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May 1, 2018
ADDENDUM NUMBER FIVE
RFP # 7590562

TITLE: Center General Water Infiltration Mitigation Project
Closing Date and Time: 5/14/18 AT 2PM

Per the issuance of this ADDENDUM #5 (9 pages and files in PDF format) the following is noted:

This addendum post answers to questions submitted on line.
This addendum post clarifications to bid specifications.
This addendum posts agenda handed out at pre-bid conference.
This addendum posts Acknowledgement of Addendum(a) sheet.
This addendum posts additional files in PDF format.

Q. Is the existing information listed in the packet distributed at the Pre-bid Meeting information available electronically?

A. *Will be posted to website.*

Q. Is the attendee list available?

A. *Posted*

Q. Is the LEED for Sites an Intention or requirement?

A. *Requirement.*

Q. Is scope broad enough to satisfy the LEEDS for sites?

A. *This is a LEEDS for Sites pilot project; the purpose of the pilot is to test the process. We understand that one outcome could be inability to obtain full certification.*

Q. If not enough, will additional scope be pursued?

A. *No*

Q. Does the scope of the water system replacement just include all of the water main installed and shown on the 2001 as-built?

A. *We intend to install shut-off valves only in locations where water supply mains enter the buildings and cross the excavation area.*

Q. Does the scope of the sewer system replacement just include all of the pipe installed and shown on the 2001 as-built?

A. *No, only the sewer lines that serve Building #71 that were identified by our facilities team need to be replaced.*

Q. Can the limits and location of the heating lines be estimated on a drawing?

A. *Yes, will be posted to website.*

Q. Will this construction result in any interior code upgrade requirements (i.e., interior ADA code review, fire suppression/sprinkler upgrades, etc.)? If so, will this be outside of the scope of this project?

A. *No; interior code upgrades are not part of this project.*



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Q. Although Addendum No. 3 strikes MEP work in line item no. 9 on page 6, the RFP separately requests removal and replacement of external MEP equipment “near the work”. Is the intent of this work to install new equipment or to reuse existing equipment?

A. *It is the intent to remove exterior equipment as necessary to install the foundation drainage and site drainage system and to reinstall new equipment. The existing equipment is at the end of its’ useful life and needs to be replaced.*

Q. If installation of new external MEP equipment is required, this may trigger additional building/energy code requirements. Will this be considered an additional service?

A. *We are pursuing building energy/code improvements under a separate project. Any replacement of MEP equipment will be in-kind replacement.*

Q. At the pre-bid meeting the potential presence of contaminated soils was discussed briefly. Is the intent of the RFP, to limit environmental testing of soils to those locations where test pits are excavated? Or does DCAMM anticipate a more extensive investigation of the potentially contaminated soils during design?

A. *DCAMM would like the soil testing to accurately characterize the soils on site that will be encountered in excavation. We expect the consultant to develop a soil testing plan to accomplish this goal.*

Q. Is there any known soil contamination on the site?

A. *We do not know of any, however, we do know of soil contamination at the site of our new parking lot that is directly west of the Center General Complex. Additional attachments characterize the soil at the parking lot site.*



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Q. How will DCAMM quantify hazardous material testing and removal on-site and within the building (i.e., mold remediation, lead paint testing/abatement, indoor air quality, on-site soil contamination testing and removal, asbestos abatement, etc.)? Would DCAMM consider providing these services under specific allowances?

A. DCAMM would like the testing to accurately characterize the indoor air quality on the ground level of the buildings. We expect the consultant to develop a testing plan to accomplish this goal. Attached is a copy of the IAQ report that was done for the Center General to date.

Q. The Pre-bid Meeting Agenda states that the sewer lines from Building #71 shall be replaced. The drainage and utility record plans, dated 2001, indicate that 3 new sewer connections were provided at that time. Please provide clarification with respect to the extent of sewer replacement which should be included with this design.

A. We know that the sewer lines in this area are clogged, likely with roots from the adjacent large tree. We believe the sewer lines must be replaced in this area.

Q. Is there any known access to the interior courtyards capable of accommodating construction equipment?

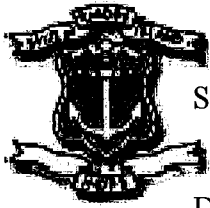
A. No; we will need to gain access either through or under the glass walkway or by a crane.

Q. Please confirm that addition of a roof gutter system will not be allowed.

A. It is our understanding from working with the RI Historical Preservation and Heritage Commission that gutters will not be allowed on the building.

Q. The RFP calls for filed sub-bids, and also calls for sizing of mechanical rooms within the building. Additional architectural, structural and MEP language is included that may not be pertinent to this contract. Please confirm these items are not required for this project.

A. This language is from the DCAMM design standards and is generic in nature. The language only applies if the element being described is part of the design.



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Q. Does DCAMM anticipate that interior testing may impact current building occupancy? Can/will occupants be temporarily relocated by DCAMM to accomplish testing/abatement activities during design and construction?

A. *We anticipate that testing can be accomplished with building occupants in the buildings. However, construction work in the interior of the building will require temporary relocation of occupants.*

Q. In our experience, ground penetrating radar, used solely, is insufficient to complete the level of subsurface utility investigation that is required by this RFP, due to the quantity of unknown utilities that may exist on the site. Would DCAMM consider providing these services under an allowance?

A. *We understand the limitations of ground penetrating radar; our goal is to identify the location and elevations of buried utilities. We expect the consultant to recommend the best method to accomplish this goal and to provide costs for this work in the proposal.*

Q. It is anticipated that vacuum excavation may be required during design to locate utilities and verify their elevations. Are there any work hour or noise restrictions given the proximity of the equipment to the building?

A. *We agree that vacuum excavation is an excellent way to determine the location and elevation of underground utilities; this work must be done on the weekend to avoid disturbing the building occupants.*

Q. Will any permit fees and/or LEED application fees be paid by RI DCAMM?

A. *Since this is a LEED for Sites pilot project, the fees will be waived.*

Q. Can you please provide the existing information listed on the Pre-bid Meeting Agenda?

A. *Agenda notes will be posted*

Q. Please provide clarification as to the closing date and time. Addendum No 4 lists both 5/11/18 at 2:00PM and 5/14/18 at 2:00PM as the closing date and time.

A. *Bid closing date and time is 5/14/18 at 2pm*



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Q. Page 15 of the RFP, item 4. d. states that there is a six-page limit on the technical proposal. An outline of the required three elements listed on page 12, as follows, cannot possibly be covered in six pages.

Section 1: Company Qualifications

- *Firm Profile / Project List*
- *Key Personnel List*
- *Relevant Projects*
- *Subconsultants*

Section 2: Project Schedule

Section 3: Approach / Methodology

Appendices: Key Personnel Resumes

Should the six-page limit apply only to Section 3: Approach/Methodology?

A. Yes, 6 page limit for Section 3: Approach/Methodology only.

Q. Would it be more accurate for the electronic versions of the Technical and Cost proposals provided on CDs to be labeled "Copy" or "Electronic Copy" rather than "Original"? (page 15)

A. Label electronic copy.

DLT Water Infiltration Project

RFP #7590562

Pre-Bid Meeting

April 13, 2018

Agenda



1. Design Services Summary:

- There is an **inadequate storm water drainage system for the site**. The site receives storm water from the campus to the north and west and from the roof. Water and moisture are infiltrating into the building. A storm water collection and distribution system must be designed.
- The lowest levels of each of the six buildings are fully occupied; varying from 2' to 12' below the site grade. The foundation walls are stone and brick and do not provide an adequate vapor, air, and/or thermal barrier. Any excavation adjacent to the foundation for a foundation drain should include installing an **adequate thermal, air and moisture barrier**.
- There is a foundation perimeter drain around building #73.
- The two interior courtyards at Building #72 flood regularly; The courtyards are open above and bounded by a two-story connecting tunnel and the lowest level of building #72. **The design must include drainage for the courtyards.**
- The site has been occupied since the late 1800's; there are numerous buried utilities on the site. Some of the utilities are known and mapped, but **the designer should expect there are unknown buried utilities, tunnels, and potentially hazardous materials**. We anticipate the use of both destructive and non-destruction methods including but not limited to **ground penetrating radar, test pits, soil testing, and water table observation**.
- Since we anticipate the construction will include significant site disturbance, it is our intention to provide site amenities for the personnel working in these buildings. **Site amenities include benches, easily maintained landscaping, and sidewalks.**
- The masonry foundations of buildings #68-70 are approximately 135 years old; the condition of the foundations are unknown. **The design must include provisions for work near old foundations and repairs as necessary.**
- The State of RI recently amended the Green Buildings Act to include the Sustainable Sites Initiative and to pilot LEED for Sites. It is our intention to **pilot the LEED for Sites** process with this project to test the effectiveness of this design approach. The USGBC will aid the design teams as necessary and publish the project.

2. Other Considerations:

- The RI Department of Labor and Training primarily occupy the buildings. Provisions must be made in the design to accommodate the building occupants as necessary during construction.
- The State of RI does not carry significant contingencies in project budgets; we expect the design plans to be complete to minimize change orders during construction.
- We plan to fund this project over two fiscal years; the plans should be structured to accommodate at least a 12-month construction timeline.
- Testing for lead paint on both interior and exterior surfaces, and soil disposal considering potential for hazardous materials.

3. Existing Information:

- Topographic Survey of the site by Aerotech Corporation dated 2008.
- Geotechnical Report by GZA dated September 26, 2016 and a Phase 2 Environmental Site Assessment Data Report by GZA dated December 2016.
- Record plans on file with DCAMM.
- Pastore Campus Storm Water Master Plan by Crossman Engineering dated June 2017.
- Indoor Air Quality Survey by RI Analytical dated April 21, 2017.
- Lab Report samples collected by ESS Laboratory dated 10-16-2017.

4. Clarifications:

- **We do not anticipate that interior upper floor Mechanical, electrical, plumbing design services will be required. We do anticipate these services will be required to re-route, replace, cap, or seal utilities through the foundation walls.**
- Since a significant portion of the ground level building finishes are compromised because of the water infiltration, and since the project involves working on the foundation wall, we anticipate that the project will **include providing new ground floor and wall building finishes as necessary.**
- Replace the sewer lines from Building #71. The water lines in the vicinity of the buildings date back to 1915 and the gate valves are not working. Install gate valves where water lines enter the buildings and where they are encountered in the excavation.

4. Concurrent Projects:

- New Roofs for buildings #70, 72, and 73; design anticipated to begin in FY19.
- Window replacement project; construction planned for 2020 to 2021. Edward Rowse Architects is the design agent.

6. Challenges:

- Many buried utilities and possible contaminated soil on site, some are not known or located.

7. Opportunities:

- **LEED for Sites Pilot Project.**
- Opportunity to solve a significant problem on the campus and to improve the site for the building occupants.

5. Questions or Comments?



April 18, 2018

RFP# 7590562

Center General Water Infiltration Mitigation Project

1. This addenda is to clarify that this project is focused on the site to address the stormwater and drainage issues. There will be limited Architectural design work that will be required to replace building finishes damaged by the water infiltration on the lowest building levels. We do not intend this project to be a renovation of the interior mechanical, electrical and/or plumbing systems. However, some work will be required where these systems transverse the site or the foundation wall and/or slabs.
2. Remove: RFP page 6, line item 9.
3. Add: RFP page 6, line Item "9. The sewer lines from building 71 on the south side of the building are clogged and must be replaced as part of this project. There is a large historic beech tree in this area that must remain undisturbed during the replacement work."
4. Any areas of the site that are disturbed and/or regraded must provide for universal accessibility.
5. The Construction Documentation Drawing Set Minimum Standards listed starting on page 9 are typical standards for drawings and specifications; some of the items listed may not apply to this project.
6. We expect there are contaminated soils on this site. We expect to find buried defunct utilities, tunnels, and unknown condition of the existing foundations. The design team should include in their proposal a testing plan to accurately characterize the soils and identify the presence and condition of structures on the site.



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Acknowledgement of addendum(a):

I have received and reviewed the following addendum(a) that pertain to this bid. This sheet should be submitted with your bid proposal. Failure to do so may result in your bid being considered NON-RESPONSIVE.

Addendum Number _____ Dated _____

Addendum Number _____ Dated _____

Addendum Number _____ Dated _____

Addendum Number _____ Dated _____

Addendum Number _____ Dated _____

Addendum Number _____ Dated _____

Addendum Number _____ Dated _____

Signed _____ Dated _____

Title _____