SECTION 00 9000

ADDENDUM #03

PART 1 - GENERAL

1.01 DATE: **November 26, 2018**

1.02 PROJECT: **Fine Arts Center Additions and Renovations - University of Rhode Island**

1.03 PROJECT NUMBER: URI Project **KC.G.FINE.2012.001** (BTGA #1725)

1.04 USER AGENCY: **University of Rhode Island**

1.05 DESIGN AGENT: **KMW Architecture w/ Brewster Thornton Group Architects, LLP.**

1.06 BID# **7597598**

PART 2 – TO PROSPECTIVE BIDDERS

2.01 THIS ADDENDUM FORMS A PART OF THE CONTRACT DOCUMENTS AND MODIFIES THE BIDDING DOCUMENTS DATED **September 14, 2018** AND PREVIOUS ADDENDA WITH AMENDMENTS AND ADDITIONS AS NOTED BELOW.

2.02 ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE SPACE PROVIDED IN THE BID FORM. FAILURE TO DO SO MAY DISQUALIFY THE BIDDER.

2.03 THIS ADDENDUM CONSISTS OF 7 **PAGES** PLUS THE FOLLOWING NEW OR REISSUED DOCUMENTS:

A. PRE-BID MEETING MINUTES, DATED 11/2/18

B. BID FORM - REVISED, DATED 11/21/18

C. SPECIFICATION SECTIONS

A) SECTION 01 2010 – PRICE AND PAYMENT PROCEDURES – ATTACHMENT A, REVISED 11/21/18

B) SECTION 03 0100 – MAINTENANCE OF CONCRETE, REVISED 11/21/18

C) SECTION 07 2500 – WEATHER BARRIERS, REVISED 11/21/18

D) SECTION 09 8430 – SOUND ABSORBING WALL UNITS, DATED 11/21/18

E) SECTION 10 2800 – WASHROOM ACCESSORIES, REVISED 11/21/18

D. DRAWINGS

A) DRAWING A-A 3.1 – REVISION 1, DATED 11/20/18

B) DRAWING A-A 3.2 – REVISION 1, DATED 11/20/18

C) DRAWING A-A 3.3 – REVISION 1, DATED 11/20/18

E. BIDDER QUESTIONS AND ANSWERS

F. ADDITIONAL INFORMATION

A) BRICK SKETCH – MODULAR STRETCHER REL EDGE

B) EXTERIOR STAIR AT H EAST REF 1-A7.5

C) ROOF SUMMARY REPORT

PART 3 - CHANGES TO ADDENDA

3.01 CHANGES TO PRIOR ADDENDUM

A. None.

PART 4 - CHANGES TO THE PROJECT SPECIFICATIONS

4.01 REPLACE THE FOLLOWING SECTIONS (Revisions shown in red):

A. Section 01 2010 – Price and Payment Procedures, Revised 11/21/18.
   a. Replace this specification section in its entirety with the section attached.
B. Section 03 0100 - Maintenance of Concrete, Revised 11/21/18.
   a. Replace this specification section in its entirety with the section attached.
C. Section 07 2500 – Weather Barriers, Revised 11/21/18.
   a. Replace this specification section in its entirety with the section attached.
D. Section 10 2800 – Washroom Accessories, Revised 11/21/18.
   a. Replace this specification section in its entirety with the section attached.

4.02 ADD THE FOLLOWING SECTION:

A. Section 09 8430 Sound Absorbing Wall Units, dated 11/21/18.

4.03 REVISE THE FOLLOWING SECTION:

A. Specification Section 04 2723:
   a. Add the following to 1.06 Quality Assurance:

      B. Retain and coordinate inspection and testing services to verify brick tie attachment and spacing, test mortar (3 cubes for each 500SF of wall constructed minimum) and test (3) prisms of brick and mortar (pre-construction as part of mock-up preparation. This testing will be paid for from the Testing Allowance. *(Addendum 3)*
B. Specification 250000 1.5A:
   a. Change the second to last sentence to read "The existing Campus system in these buildings is Andover Controls, and all new work must natively integrate with the Andover Controls System, using all new control components to be either manufacturers system factory packaged (as indicated herein) or be Andover Control components."
C. Specification 250000 1.5C:
   a. Change the first sentence to read "Direct Digital Control technology will be provided by the equipment manufacturer, as indicated in this specification by Andover Controls, to seamlessly integrate the manufacturer's controls to the Campus Andover Control System."
D. Specification 250000 4.9 New Packaged RTU:
   a. This section also includes Building "H" RTU.
E. Specification Section 250000 4.11 VRF Units:
   a. This section includes the indoor units.
F. Specification 260000 2.15:
   a. Fire alarm work on this project shall consist of the addition of fire alarm devices associated with the alteration of the HVAC systems in the building. If Alternate

#3 (AA.3) is accepted this scope shall be extended to include all fire alarm work associated with the construction of the bathrooms at the Theater in Building "H" as shown on Drawing FA2.1. All work shall include reprogramming of the existing fire alarm control panel for all new and removed devices.

b. All IBEC circuits shall be wired Class "A".
c. Manufacturer of the existing fire alarm control panel is Gamewell FCI in lieu of manufacturer indicated in Section 2.15 A.1. of the specifications. Existing system is a voice evacuation type system.
d. All roof mounted HVAC units 2000 cfm and above indicated with fire alarm control modules for fan shut down, shall be programmed to shut down upon general alarm and building evacuation.
e. All duct smoke detectors shall be programmed to activate system supervisory upon activation. General alarm and building evacuation shall not occur.
f. All fire alarm duct detectors control modules and monitor modules associated with roof mounted HVAC equipment shall be mounted within the conditioned space of the building. Devices indicated on drawings at the HVAC equipment is for clarity of the unit to be protected and not intended to depict device installation location.
g. Specification Section 2.15 D.2 shall be revised to read, "Provide all required modules, power and circuit cards to accommodate new fire alarm devices."
h. As part of the scope of work associated with this project, Contractor shall test and entire fire alarm system in the building prior to starting any work. Provide typewritten report of system functionality and include a list of all system discrepancies and devices not functioning. Report shall be turned over to Owner who shall determine what, if any, discrepancies are to be repaired by this Contractor. System shall also be completely tested at the end of construction prior to occupancy. Any fire alarm systems or devices not operating properly and not indicated in the report shall be repaired or replaced by this Contractor at no additional cost to the project.
i. Provide an access panel to the General Contractor for installation at the LB fittings on conduits on the existing building exterior when new brick facing is installed. These conduits provide power and fire alarm cables to the pump house.
j. All fire alarm devices shall be individually addressed and programmed at the fire alarm control panel. Provide Owner with a list of all device addresses and their location.
k. Fire Alarm Specification Section 2.15 E.2 shall be deleted in its entirety and replaced with the following:

    "Provide carbon monoxide detectors where indicated on drawings. Detector shall be monitored by the fire alarm system control panel. Upon activation a supervisory signal shall be sent to the fire alarm control panel. The associated rooftop unit feeding air into the space at the CO detector location shall be shut down."

l. Fire Alarm Specification Section 2.15 E.4, and 2.15 E.6 and 2.15 G.5 shall be deleted in their entirety.

m. Fire Alarm Specification Section 2.15 M. shall be deleted in its entirety and replaced with the following:

"M. Spare Equipment:

1. Provide system spare devices as follows:
   a. System smoke detectors with bases – quantity of 2.
   b. Speaker strobe units – quantity of 2.
   c. Strobe only units – quantity of 2.
   d. Duct smoke detector head and housing – quantity of 2.
   e. Addressable contact monitor modules – quantity of 2.
   f. Addressable relay modules – quantity of 2."

n. Provide carbon monoxide detector and monitor module connected to fire alarm system. Locate detector in the Generator Room, in the basement of Building "A". Upon activation a supervisory signal shall be sent to the fire alarm control panel and annunciators.

PART 5 - CHANGES TO THE PROJECT DRAWINGS

5.01 ADD THE FOLLOWING DRAWINGS:

A. None

5.02 REPLACE THE FOLLOWING DRAWINGS:

A. Drawing A-A 3.1 – Revision 1, dated 11/20/18
   a. Replace this drawing in its entirety with the drawing attached.
B. Drawing A-A 3.2 – Revision 1, dated 11/20/18
   a. Replace this drawing in its entirety with the drawing attached.
C. Drawing A-A 3.3 – Revision 1, dated 11/20/18
   a. Replace this drawing in its entirety with the drawing attached.

5.03 REVISE THE FOLLOWING DRAWINGS:

A. Drawing G0.0
   a. Delete Sheet S0 from Drawing Index.
B. Drawing M2.2 Existing Ducts/Fire Dampers:
   a. Provide a new fire damper and sleeve thru the wall/ceiling for all ductwork connected to existing, which penetrates the Mechanical Room wall and ceiling. Connect new sleeve to existing ductwork. Remove necessary amount of ductwork to fit the new fire dampers.
C. Drawing M2.2 Ductwork at Areaways:
   a. Provide new motorized damper/damper assembly, at all connections of ducts to plenums at louvers.
D. Drawing M2.2 Return Duct, Section A-AL:
   a. Typical 2 Locations. The existing underground ductwork that rises up at this location is to be capped and sealed at the floor of the chase. Provide a new cap inside the chase at 10 feet AFF, to create a return air plenum. Seal the plenum air tight and line with acoustical duct lining. Cut back existing 48x42 duct so that the duct connects to the top of the new plenum. Two (2) new return air grilles are to be provided in each plenum.
E. Drawing MD2.2 Mechanical Room Demolition:

a. All ductwork and equipment for the two air handling units inside the Mechanical Room are to be removed (AHU's, ductwork, return fans, controls, connections to exterior, dampers, equipment/ductwork supports). All underground ductwork is to be cut back to just below the existing floor and capped. The sheetmetal wall and chase along the areaway side of the Mechanical Room, is to be removed. Pneumatic system is to be removed from this room. All piping in the tunnel to the outdoor condensing units, and the outdoor condensing units, are to be removed.

F. Drawing M2.3, M2.4 Fresh Air Intake Duct to VRF Ceiling Cassette Units:
   a. All fresh air intake ducts are to be 8" from the exterior to the fresh air kit (M2.3) or from the ERV to the fresh air kit (M2.4). Provide connects to the fresh air kit at each VRF units. All fresh air ducts are to be insulated, and connect to exterior louver or vent cap. Louver at windows shown on M2.3 are by the Architect.

G. Drawing M2.4 Ducts for ERV-H2:
   a. The main duct in the corridor is to branch from 10x10 to 8" diameter.

H. Drawing M2.4 Branch Duct on ERV-H3:
   a. Duct transitions from 14x8 to 10x8.

I. Drawing M2.5 Ducts for ERV-H3:
   a. The main duct will transition from 14x10 to an 8x8. Individual connects to VRF units are to be 6" diameter.

J. Drawing M2.5 Supply Duct Connection to Existing:
   a. New supply from Unit RTU-H1 connects to existing 48x24 duct. The connection from the RTU duct (48x24) will be a 48x48 duct down to connect to existing 48x24.

K. Drawing M2.5
   a. All ductwork indicated on this plan is to be on the catwalk level. VRF units are to be mounted to be accessible from the catwalk for servicing. Provide supplemental supports that span between trusses (truss to truss). Hang the units from the trusses. Ductwork is to be run to the perimeter offices above existing ductwork and individual drops to new diffusers. Reuse existing opening in office ceilings wherever possible. See Note #3 on M2.5 for volume dampers.

L. Drawing M2.5 Building "J":
   a. Ductwork and diffusers are indicated for balancing. Existing ductwork inside the building, below the roof, is existing to remain. All new ductwork will be located between the two roofs, with access from the roof only, by roof hatches. Ductwork for the new air handling units is shown on Drawing M2.6.

M. Drawing M2.6 ERV-H3:
   a. Roof plan calls this to be RF-HB, it should read ERV-H3.

N. Drawing M3.1 Exhaust Duct Branch Size:
   a. The branch duct size shall be 0-100 cfm – 6", 100-200 cfm – 8".

O. Drawing P2.3:
   a. Replace existing Roof Drain on top of the elevator machine room, located on the connector between buildings H and J. Replace existing horizontal piping associated with this roof drain.

PART 6 - QUESTIONS & ANSWERS

6.01 QUESTIONS & ANSWERS:

A. SEE SPREADSHEET ATTACHMENT FOR ALL QUESTIONS AND ANSWERS.

6.02 CLARIFICATIONS

B. Refer to the following clarifications for additional information:

a. Brick shapes:

I. The typical brick requires the bevel on the top edge due to the stepping of brick to follow the slope of the existing concrete walls, 1/4" per foot.

II. A detail is included (attached to this Addendum) from one of the listed manufacturers showing this. Note the beveled edge is only required on the top edge of one side. The bevel will be required on two faces of special shapes for corners. It is not required on recessed, cut face brick.

III. The cut face brick courses which occur at 2'-0" are a standard product in one of the three makers noted and are the basis of design. A similar face is acceptable.

IV. The existing building corners are 100 degrees and thus the special shape is required to make the corners with finished faces. The top bevel noted above will require two shapes since the brick cannot be used both ways up.

V. The Norman brick are to allow for cutting near the corners to accommodate the sloped condition noted above. They also have a corner condition and thus require the same end angle as the plain face brick. They do not require the top edge bevel due to being recessed.

b. Precast lintels

I. The precast concrete lintels are supported by attachment to steel members above them which also carry the brick. The precast lintels can thus be made in two pieces. The precast sills can be made in two parts also although one piece if preferable. The color and face are to match the cut face brick.

c. Structural

i. Roof opening work also applies to the new openings in the J roof. New RTU openings and filling existing opening on J are part of the base bid scope.

d. Masonry in rated walls

I. Where ducts are removed or altered in the walls of the mechanical room on the lower level of H, these openings shall be filled with CMU to maintain rating.

e. Scrim

i. Contractor to provide temporary construction fences and gates. Provide, install, and maintain scrim. Contractor to use 300 of scrim from URI and provide URI blue scrim on the remainder of the project fence. Scrim can be purchased from Fence Screen Inc. Rancho Santa Margarita, CA or equal.

PART 7 - SUBSTITUTION REQUESTS

7.01 THE FOLLOWING SUBSTITUTIONS WERE REQUESTED:

A. NONE

PART 8 - ADDITIONAL INFORMATION

8.01 THE FOLLOWING ADDITIONAL INFORMATION IS INCLUDED:

A. A. The stair at H is to be extended and not removed/replaced. Refer to the attached existing drawing of the stair construction for information of how it is made and reinforced. The drawing "Exterior Stair at H East ref 1-A7.5" is attached to this addendum for reference only.

B. A roof assessment was completed in February of 2018. The Roof Summary Report is included for general information and is attached to this addendum.

END OF SECTION

THE
UNIVERSITY
OF RHODE ISLAND

DIVISION OF
ADMINISTRATION
AND FINANCE

THINK BIG WE DO™

OFFICE OF CAPITAL PROJECTS
Sherman Building, 60 Tootell Road, Kingston, RI 02881 USA p: 401.874.2725 f: 401.874.5599

PRE-Bid meeting minutes

DATE: 11/2/2018
PROJECT NAME: Fine Arts Center Additions and Renovations Phase 1A
SOLICITATION NUMBER: 7597598
URI PROJECT NUMBER: KC.G.FINE.2012.001
URI PROJECT MANAGER: Schane Tallardy
A/E FIRM(s) & CONTACTS: KMW Architecture

Introductions:
- **Tom Bovis – State of Rhode Island Purchasing Department**
- **Michael Steinbrecher – Hill International**
- **Schane Tallardy – Office of Capital Projects URI**
- **Bruce Wood – KMW Architecture**
- **Steve Karan – Building Engineering Resources Inc.**

We are here to discuss the Fine Arts Center Additions and Renovations Project Phase 1A. following our discussion, we will accept questions and we may respond unofficially. All questions and answers discussed during this pre-bid must be submitted for inclusion in the Addendum and will only be official once issued in the addendum.

Following our question and answer period, we will proceed on a walk-through of the effected buildings. During this walk through questions will not be entertained and must be submitted no later than Tuesday November 13th at 5:00. The questions will then be answered in an addendum to follow.

PURCHASING REQUIREMENTS & AWARD PROCEDURES
- Submit bids to state of Rhode Island purchasing department. Lowest responsible and qualified bidder will be awarded the contract upon approval from URI
- 100% P&P Bond
- Insurance Requirements *as stated in procurement documents*
- Prevailing Wage Rates (available online)
- Minority Business Enterprise Participation and Equal Employment Opportunity Paperwork (Early contact with MBE & ODEO (office of diversity, equity, and opportunity) Officers is strongly recommended in order to avoid delay in Purchasing Order award.)
- Standard AIA contract to be used.

PRICE & PAYMENT POCEDURES – Section 01 2000
- Base bid to include:
  1. Project is tax exempt for items that remain permanently as part of the work
  2. Schedule of values will be required to be approved prior to the first billing
  3. Monthly requisitions to be submitted to OPM and Architect for approval and certification

The University of Rhode Island is an equal opportunity employer committed to community, equity, and diversity and to the principles of affirmative action.

4. 5% retainage to be held from all payments until the completion and then ½ of 1% will be held to the end of the warrantee period.
5. Allowances to be included (as listed on attachment A (01 2010-1)
   - Roofing unforeseen conditions - $25,000
   - Structural repairs not noted - $15,000
   - Exterior wall unforeseen conditions - $35,000
   - Unforeseen interior repairs - $25,000
6. Must include all testing fees as required by code to include post abatement, FM wind uplift, and special inspections for masonry work
7. Alternates are provided and will be accepted in the order provided.
   - Add C Building exterior Brick Façade
   - Add k Building Exterior Brick Façade
   - Add bathrooms to the north of the main lobby
   - Add the K building roof
   - Change roofing materials from PTO to Modified Bituminous
8. Certified payrolls will be required and collected monthly with the requisitions. State of Rhode Island forms to be strictly used including weekly forms and Payroll forms.
9. Unit Pricing
   - Foundation dampproofing
   - Removal and replacement of damp insulation and cover board discovered during roof abatement and not specified for removal.

PERMITTING

- All permits to be the responsibility of the General Contractor. (RIBCC approval letter will be provided to successful bidder once PO is issued.)

SCHEDULE & LDs

- Start of construction anticipated for March 1st 2019
- Substantial completion: November 6, 2019
- Project will be fully occupied during the scheduled work periods. Every effort is being made to limit the activities during the summer break (mid-May through August 2019). The Annual Music Festival will not be relocated and must be worked around.
- HVAC systems must be operational for the heating seasons and must provide fresh air during other occupied times… No temporary heating or cooling is provided for in the budget.
- Work in the H Building (Theatre Building) should be planned for the summer duration. This includes window replacements, exterior veneer, roofing, and HVAC work. Variations of this will be discussed by scope of work and will need to be approved in advance of commencing this work.
- Liquated damages: *$500/ for each day past the substantial completion date of November 6, 2019.*

REVIEW OF PROJECT SCOPE (Bruce Wood- Architect and Steve Karan – MEP Engineer)

- This building was built in the late 60'/early 70's and is visibly in near of repair.
- The building has 10 components, often called 'pods', 'pavilions' or 'studios'
- They are identified by letter, A through K
- The plan is to keep 5 (B,C,H,J,K), repair the exteriors in this phase, and in the next phase, to tear down 5 (A,D,E.F,G), to allow for a new building in the next phase. A third phase will address the interior of the Concert Hall-B and the Theatre-H. They are all similar but have slight variations.

- The work in this contract is primarily masonry, roofing and mechanical, plus a site drain along Upper College to alleviate water in the lower levels from underground water flow. Interior work is to repair work by MEP and no interior improvements are included.
- The buildings are concrete, and the wall thickness is a result of their height. Near the top is a 7" shelf and 6" wall that tapers to 5" at the top. The walls slope at ¼" thus 1" in four feet which adds up. The interior of the concrete walls is vertical and is dimensioned on one plan.
- The roof structure is Techtum but with some form of resin since it is solid and dense. The parapets are being cut down to allow the roof to meet snow loading.
- The brick will follow the slope of the wall, and step back, the bricks have a beveled top edge. The design is to use standard modular brick and to adjust for the slope with cut Norman brick within 2' of the corner. A mock up is very important.
- Mechanical work is primarily rooftop, except for H which also includes a new air unit in the mechanical room and VRF units, some of which are on the catwalk level. Roof drains are replaced along with horizontal runs.
- The schedule has been developed to build out of the coming winter, allowing for material procurement-MEP equipment, steel, and brick (of which there are about 300,000 and they are a special shape).
- The building will remain in use but the number of events as the spring term ends quite limited. It is effectively a spring-summer-fall project.

HVAC scope description

- Primarily replacement of rooftop units on C, and J with rooftop and interior units in H.
- New roof drains and horizontal runs connecting to existing drops.
- H has a new air unit and boiler in the mechanical room, and VRF units, which for the upper level will be on the catwalk.
- Gas piping comes up the south side and runs along the low roof they up and over some pods. Some new piping and reconnecting piping is required.
- Electrical work is to feed new equipment, plus exit lights at doors and replacement of soffit lights. There are new feeders to the H mechanical room.
- Sprinkler and Fire Alarm work is to be revised for new ductwork and to connect new equipment to the alarm system.
- New ductwork in H will require high access over scene storage.
- Catwalk can be reached by stairs but will need planking for duct runs. Will see on walk.

SPECIAL PROJECT CONDITIONS

- Laydown area – parking… no additional parking is available at the University
- Site staging areas
- Temporary fencing around entire work area with regular adjustments for emergency egress and student access. Scrim 300 feet provided by the owner, remaining scrim to be black and provided by the contractor
- Asbestos Abatement and PCB containing materials. Concrete at the perimeter of the windows will be removed to enlarge the windows and will be disposed of with the PCB waste
- Fully occupied site – Owner reserves the right to remove any worker that is suspected of unacceptable behavior towards faculty/ staff/ students whether sexual in nature or otherwise. Interaction with students should be minimized.
- Daily work hours are to be 6:30 to 2:30 with cleanup of the site by 3:00

Questions covered during the meeting:

Q. Is there a project description?

Answer: Yes in the project Specifications

Q. What is expected of the Landscaping and condition of the site after the work is completed?

Answer: The site is expected to be returned to preconstruction condition at the completion of the project.

Q. How many exits can be closed at the same time?

Answer: This will be reviewed on a weekly basis at the progress meetings. The contractor has to provide safe egress from the building at all times. The closing of egresses will have to meet code requirements for each area.

Q. New duct work will tie into existing ducts. Is the direction to clean the existing ducts prior to the new ducts being tied in?

Answer: The specifications address this and require the existing ducts to be cleaned prior to tying in the new ductwork.

Q. What is the expectation with the painting for this work?

Answer: The painting scope will be to restore the disturbed interior areas of the building to the existing condition prior to the start of construction.

Q. Is there a location on campus to dispose of export quantities of soils?

Answer: No – include offsite disposal of all waste generated from this construction.

Q. Is there a specification requiring a pre-balance of the HVAC systems/

Answer: No, the systems in the H building have been tested already. These test results will be provided with the addendum for the contractor's use. Other buildings have exposed HVAC ductwork and balancing was not required.

Solicitation # :
Solicitation Title: Fine Arts Center – Phase IA - KC.G.FINE.2012.001

BID FORM

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

Project: Fine Arts Center – Phase IA #KC.G.FINE.2012.001
University of Rhode Island – Kingston Campus
Kingston, RI

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)

- **ALLOWANCES**

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

1. Allowance No. 1 = $25,000. For correction of roofing unforeseen conditions.
2. Allowance No, 2 = $15,000. For structural repairs
3. Allowance No. 3 = $35,000. For concrete. shell and trim repair due to unforeseen conditions.
4. Allowance No. 4 = $25,000. For unforeseen Interior repairs and MEP coordination.
5. Allowance No. 5 = $25,000. For Testing.

Total Allowances: **$125, 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 to Base Bide 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 (further defined in Specification Section 01 2000) selected.

ALTERNATE- 1

1. Envelope cladding on C-pod (roof is in base bid)

$ _____

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

_____

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

ALTERNATE- 2

1. Wall cladding on K-pod (roof is in Add Alt. 4)

$ _____

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

_____

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

ALTERNATE- 3

1. AA - New bathrooms in Theater Building H-pod.
   Refer to drawings A-A1.1, A-A1.2, A-A1.3.

$ _____

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

_____

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

ALTERNATE- 4

1. AB - Roof replacement on K-pod
   Refer to drawings A-B2.1, A-B2.2, A-B2.3.

$ _____

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

_____

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

ALTERNATE- 5

1. Change all TPO roofs to modified bitumen in accordance with specification section.

$ _____

(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 and are further defined in Section 01 2000.

	DESCRIPTION OF SERVICES	CONTRACTORS UNIT COST
Unit Price No. 1	Foundation dampproofing – cost/SF	
		$, .
Unit Price No. 2	Concrete Patching – cost/SF (beyond base bid of 1,000 sf)	
		$, .

3. CONTRACT TIME

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

1. Start of Construction.....March 1, 2019
2. Substantial Completion.....November 6, 2019
3. Final Completion.....November 22, 2019

4. 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

Solicitation # :
Solicitation Title: Fine Arts Center – Phase IA - KC.G.FINE.2012.001

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

01 2010 PRICE AND PAYMENT PROCEDURES - Attachment A

A. Allowances: These allowances include both labor and materials as necessary to complete the work.
   1. Allowance No. 1 = $25,000. For correction of roofing unforeseen conditions.
   2. Allowance No, 2 = $15,000. For structural repairs due to unforeseen conditions.
   3. Allowance No. 3 = $35,000. For concrete shell and trim repair due to unforeseen conditions.
   4. Allowance No. 4 = $25,000. For unforeseen Interior repairs and MEP coordination not detailed or specified. Cutting and patching is not within this allowance and should be included in the Base Bid price outside of the allowance.
   5. Allowance No. 5 = $25,000. For Testing.

B. Testing Allowance
   1. See Allowance No. 5 above. Contractor shall include all code-required inspections and certifications, State insurer, or manufacturer's recommended testing in the base bid price outside of the testing allowance. This includes post-testing for toxics abatement, plant testing of masonry components, re-testing of failed work and provisions for FM wind uplift testing at re-roofed areas. Testing Allowance is to cover testing of masonry mortar and brick cubes during construction, rebar and brick tie inspection, and other owner-directed testing.

C. Unit Prices
   1. Foundation dampproofing – cost/SF. It is not anticipated that such work will be necessary, but if disturbed or missing areas are discovered, this unit price would apply to that work to install new dampproofing.
   2. ~~Removal and replacement of wet insulation and coverboard discovered during roof demolition – cost/SF per average 3.5" thickness~~
   2. Concrete Patching – cost/SF (beyond base bid of 1,000 sf) as defined in specification section 03 0100.

D. Alternates, to be selected in order as indicated on the Bid Form:
   1. Envelope cladding on C-pod (roof is in base bid)
   2. Wall cladding on K-pod (roof is in Add Alt. 4)
   3. AA - New bathrooms in Theater Building H-pod.
      Refer to drawings A-A1.1, A-A1.2, A-A1.3.
   4. AB - Roof replacement on K-pod
      Refer to drawings A-B2.1, A-B2.2, A-B2.3.
   5. Change all TPO roofs to modified bitumen in accordance with specification sections.

E. Payroll Reporting
   1. Forms for the submission of Certified Payroll Records may be found from the Rhode Island Prevailing Wage Website in either PDF or Excel formats. These forms must be used on monthly submittals.
   2. Identify Apprenticeship hours required under RIGL 37-13-3.1 for all contracts over $1 million in value.
   3. A Minority Utilization Report for minority subcontractors must be included. Use the form provided as Attachment B.

F. Retainage
   1. Five percent (5.0%) of the cost of the Work will be retained from each Payment in accordance with RI General Laws.

   2. One-half of one percent (0.5%) of the cost of the Work will be retained from Final Payment for a Warranty Repair Retainage for one year after Substantial Completion.

END OF ATTACHMENT

SECTION 03 0100
MAINTENANCE OF CONCRETE

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Cleaning of existing concrete surfaces.

B. Repair of exposed structural, shrinkage, and settlement cracks.

C. Resurfacing of concrete surfaces having spalled areas and other damage.

D. Repair of deteriorated concrete.

E. Repair of internal concrete reinforcement.

F. Cleaning and preparation of concrete surfaces to receive air and vapor barrier or exposed sealer.

1.02 REFERENCE STANDARDS

A. ASTM A775/A775M - Standard Specification for Epoxy-Coated Steel Reinforcing Bars; 2017.

B. ASTM A996/A996M - Standard Specification for Rail-Steel and Axle-Steel Deformed Bars for Concrete Reinforcement; 2016.

C. ASTM A1064/A1064M - Standard Specification for Carbon-Steel Wire and Welded Wire Reinforcement, Plain and Deformed, for Concrete; 2017.

D. ASTM C33/C33M - Standard Specification for Concrete Aggregates; 2016, with Editorial Revision (2016).

E. ASTM C150/C150M - Standard Specification for Portland Cement; 2017.

F. ASTM C348 - Standard Test Method for Flexural Strength of Hydraulic-Cement Mortars; 2014.

G. ASTM C404 - Standard Specification for Aggregates for Masonry Grout; 2011.

H. ASTM C881/C881M - Standard Specification for Epoxy-Resin-Base Bonding Systems for Concrete; 2015.

I. ASTM C928/C928M - Standard Specification for Packaged, Dry, Rapid-Hardening Cementitious Material for Concrete Repairs; 2013.

J. ASTM C1059/C1059M - Standard Specification for Latex Agents for Bonding Fresh to Hardened Concrete; 2013.

K. AWS D1.4/D1.4M - Structural Welding Code - Reinforcing Steel; 2011.

L. ICRI 310.2R - Selecting and Specifying Concrete Surface Preparation for Sealers, Coatings, Polymer Overlays, and Concrete Repair; 2013.

1.03 SUBMITTALS

A. See Section 01 3000 - Administrative Requirements, for submittal procedures.

B. Product Data: Indicate product standards, physical and chemical characteristics, technical specifications, limitations, maintenance instructions, and general recommendations regarding each material.

C. Project Record Documents: Accurately record actual locations of structural reinforcement repairs and type of repair.

1.04 QUALITY ASSURANCE

A. Installer Qualifications: Company specializing in performing work of the type specified and with minimum of 3 years of documented experience.

1.05 MOCK-UP(S)

A. Test each type of maintenance procedure required on each type of existing construction, to determine the most appropriate procedures to use and as a record of expected results.

~~B. Crack Injection: Prepare one sample of each type of injection.~~

B. Vertical Surface Repair: Total of 10 foot (3 m) square area, demonstrating each type of repair.

~~D. Where color or texture matching is required, first prepare a small size sample on cementitious board.~~

~~E. Locate mock-up(s) where directed.~~

~~F. Re-work mock-up(s) until satisfactory to Design Agent.~~

C. Satisfactory mock-up(s) may remain as part of the work.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Comply with manufacturers' instructions for storage, shelf life limitations, and handling of products.

PART 2 PRODUCTS

2.01 CLEANING MATERIALS

A. Detergent: Non-ionic detergent.

B. Blasting Medium: sandblast aggregate rated for surface cleaning but not scarifying..

2.02 CEMENTITIOUS PATCHING AND REPAIR MATERIALS

~~A. Manufacturers:~~

~~B. Bonding Slurry: Water-based latex admixture complying with ASTM C1059/C1059M, combined with Portland cement and sand in accordance with admixture manufacturer's instructions.~~

~~1. Admixture Manufacturers:~~

~~a. Dayton Superior Corporation; Acrylic Bonding Agent J40: www.daytonsuperior.com/#sle.~~

~~b. Euclid Chemical Company; AKKRO-7T: www.euclidchemical.com/#sle.~~

~~c. The QUIKRETE Companies; QUIKRETE® Concrete Bonding Adhesive: www.quikrete.com/#sle.~~

~~d. SpecChem, LLC; Strong Bond - Acrylic Bonder: www.specchemllc.com/#sle.~~

~~e. W. R. Meadows, Inc; Acry-lok: www.wrmeadows.com/#sle.~~

A. Cementitious Repair Mortar, Trowel Grade: One- or two-component, factory-mixed, polymer-modified cementitious mortar.

1. In-place material resistant to freeze/thaw conditions.
2. Mixed with water or latex type bonding agent in proportions as recommended by manufacturer.
3. Dry Material: Complies with ASTM C928/C928M.
4. Integral corrosion inhibitor.
5. Products:
   a. Basis of Design: Sika – SikaTop – 123 Plus with Skika Ferrogard 901.
   b. Adhesives Technology Corporation; HARD-ROK JET PATCH: www.atcepoxy.com/#sle.
   c. The QUIKRETE Companies; QUIKRETE® FastSet Repair Mortar: www.quikrete.com/#sle.
   d. W. R. Meadows, Inc; Meadow-Crete GPS: www.wrmeadows.com/#sle.
6. Install primer per manufacturer's instructions.
   a. Basis of Design: Sika Armatec 110 EpoCem.

~~**2.03 EPOXY PATCHING AND REPAIR MATERIALS**~~

~~A. Epoxy Repair Mortar: Epoxy resin mixed with aggregate and other materials in accordance with manufacturer's instructions for purpose intended; conform to pot life and workability limits.~~

~~1. Manufacturers:~~

~~a. ARDEX Engineered Cements; ARDEX BACA: www.ardexamericas.com/#sle.~~

b. ~~Euclid Chemical Company; DURALFLEX FASTPATCH: www.euclidchemical.com/#sle.~~
c. ~~Kaufman Products Inc; SurePoxy Mortar, SurePoxy HMLV, or SurePoxy HMLV Class B: www.kaufmanproducts.net/#sle.~~
d. ~~The QUIKRETE Companies; QUIKRETE® FastSet Anchoring Epoxy: www.quikrete.com/#sle.~~
e. ~~SpecChem, LLC; SpecPoxy 1000, SpecPoxy 2000, SpecPoxy 3000 or SpecPoxy 3000 FS: www.specchemllc.com/#sle.~~
f. ~~W. R. Meadows, Inc; Rezi-Weld Gel Paste, Rezi-Weld Gel Paste State, Rezi-Weld 1000, Rezi-Weld LV, or Rezi-Weld LV State: www.wrmeadows.com/#sle.~~

~~B. Epoxy Injection Adhesive:~~
~~1. Manufacturers:~~
~~a. Euclid Chemical Company; DURAL FAST SET LV: www.euclidchemical.com/#sle.~~
~~b. Kaufman Products Inc; SurePoxy HMLV, SurePoxy HMLV Class B, or SurePoxy HMSLV: www.kaufmanproducts.net/#sle.~~
~~c. SpecChem, LLC; SpecPoxy 1000; www.specchemllc.com/#sle.~~
~~d. W. R. Meadows, Inc; Rezi-Weld LV, Rezi-Weld LV State, Rezi-Weld (IP), or Rezi-Weld Gel Paste: www.wrmeadows.com/#sle.~~

~~C. Epoxy Bonding Adhesive: Non-sag, two-part, 100 percent solids; recommended by manufacturer for purpose and conditions under which used.~~
~~1. Non-Load-Bearing Applications: ASTM C881/C881M Type I, II, III, IV, or V, whichever is appropriate to application.~~
~~2. Load-Bearing Applications: ASTM C881/C881M Type IV or V, whichever is appropriate to application.~~
~~3. Other Applications: ASTM C881/C881M Type as appropriate to application.~~

~~2.04 ACCESSORIES~~

~~A. Anchoring Adhesive: Self-leveling or non-sag as applicable.~~
~~1. Non-Sag Epoxy Products:~~
~~a. Dayton Superior Corporation; Sure-Anchor J50, Sure Anchor I J51, All Weather J51 AW, Pro-Poxy 300, Pro-Poxy 300 FAST, Pro-Poxy 400, or Pro-Poxy 500 : www.daytonsuperior.com/#sle.~~
~~b. Euclid Chemical Company; DURAL FAST SET GEL: www.euclidchemical.com/#sle.~~
~~c. SpecChem, LLC; SpecPoxy 3000 or SpecPoxy 3000 FS: www.specchemllc.com/#sle.~~
~~d. W. R. Meadows, Inc; Rezi-Weld Gel Paste or Rezi-Weld Gel Paste State: www.wrmeadows.com/#sle.~~

~~B. Portland Cement: ASTM C150/C150M, Type I, grey.~~

~~C. Sand: ASTM C33/C33M or ASTM C404; uniformly graded, clean.~~

~~D. Water: Clean and potable.~~

~~E. Reinforcing Steel: Deformed bars, ASTM A996/A996M Grade 40 (280), Type A.~~
~~1. Epoxy coated in accordance with ASTM A775/A775M.~~

~~F. Stirrup Steel: ASTM A1064/A1064M.~~

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that surfaces are ready to receive work.

B. Beginning of installation means acceptance of substrate.

3.02 PREPARATION

A. Prepare concrete surfaces to be repaired according to ICRI 310.2R, Sandblast areas of parapet to remain exposed. Seal with alkaline anti-corrosive sealer after clean of other coatings..

Clean areas to be enclosed in parapet walls to standard acceptable to air and vapor barrier manufacturer.

3.03 CLEANING EXISTING CONCRETE

A. Provide enclosures, barricades, and other temporary construction as required to protect adjacent work from damage.

B. Clean concrete surfaces of dirt or other contamination using the gentlest method that is effective.
   1. Try the gentlest method first, then, if not clean enough, use a less gentle method taking care to watch for impending damage.
   2. Clean out cracks and voids using same methods.

C. The following are acceptable cleaning methods, in order from gentlest to less gentle:
   1. Water washing using low-pressure, maximum of 100 psi, and, if necessary, brushes with natural or synthetic bristles.
   2. Increasing the water washing pressure to maximum of 400 psi.
   3. Adding detergent to washing water; with final water rinse to remove residual detergent.
   4. Steam-generated low-pressure hot-water washing.
   5. Scrapping of loose material in areas to be covered with air and vapor barrier.
   6. Abrasive blasting: Use only abrasive media that have been proven not to damage concrete by testing on mock-up.

~~**3.04 CONCRETE STRUCTURAL MEMBER REPAIR**~~

~~A. Remove broken and soft concrete at least 1/4 inch (6 mm) deep.~~

~~B. Mechanically cut away damaged portions of reinforcement.~~

~~C. Remove corrosion from steel and clean mechanically.~~

~~D. Blast clean remaining exposed reinforcement surfaces.~~

~~E. Repair by welding new bar reinforcement to existing reinforcement using sleeve splices.~~
   ~~1. Perform welding work in accordance with AWS D1.4/D1.4M.~~
   ~~2. Make welded sleeve splices to achieve strength to exceed strength of new reinforcement.~~

~~F. Follow repair product manufacturer's written installation instructions.~~

~~G. Cover exposed steel reinforcement with epoxy mortar.~~

~~H. Work epoxy mortar into broken surface and build up patch to match original.~~

~~I. Feather edges of repairs flush to sound surface and trowel surface to match surrounding area.~~

~~**3.05 CRACK REPAIR USING EPOXY ADHESIVE INJECTION**~~

~~A. Repair exposed cracks.~~

~~B. Follow epoxy adhesive manufacturer's written installation instructions.~~

~~C. Provide temporary entry ports spaced to accomplish movement of fluids between ports; no deeper than the depth of the crack to be filled or port size diameter no greater than the thickness of the crack. Provide temporary seal at concrete surface to prevent leakage of adhesive.~~

~~D. Inject adhesive into ports under pressure using equipment appropriate for particular application.~~

~~E. Begin injection at lower entry port and continue until adhesive appears in adjacent entry port. Continue from port to port until entire crack is filled.~~

~~F. Remove temporary seal and excess adhesive.~~

~~G. Clean surfaces adjacent to repair and blend finish.~~

3.06 CONCRETE SURFACE REPAIR USING CEMENTITIOUS MATERIALS

A. Clean concrete surfaces, cracks, and joints of dirt, laitance, corrosion, and other contamination using method(s) specified above and allow to dry.

B. Follow manufacturer's written installation instructions.

C. Apply coating of primer to entire concrete surface to be repaired.

D. Fill voids with cementitious mortar flush with surface.

E. Apply repair mortar by steel trowel to a minimum thickness of 1/4 inch (6 mm) over entire surface, terminating at a vertical change in plane on all sides.

F. Trowel finish to match adjacent concrete surfaces.

END OF SECTION

SECTION 07 2500
WEATHER BARRIERS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Water-Resistive Barrier: Under exterior wall cladding, over sheathing or other substrate; not air tight or vapor retardant but moisture resistant and designed to shed water without sealed seams.

B. Vapor Retarders: Materials with sealed seams and joints to adjacent surfaces, applied to make exterior walls, joints between exterior walls and roof, and joints around frames of openings in exterior walls water and water vapor resistant and air tight. Water vapor permanence rating of <.01 Perm.

C. Air and Vapor Barrier: Either of the two material systems noted above. See Parts 2 and 3 for application areas.

1.02 RELATED REQUIREMENTS

A. Section 07 2410 - Exterior Insulation and Finish System: Stucco #1: Water-resistive barrier under exterior insulation.

B. Section 07 2713 – Membrane Flashing: Transitions

C. Section 07 5200 - Modified Bituminous Membrane Roofing: Vapor retarder installed as part of roofing system in Add Alt.#5.

D. Section 07 5400 - Thermoplastic Membrane Roofing: Vapor retarder installed as part of roofing system.

E. Section 07 6200 - Sheet Metal Flashing and Trim: Metal flashings installed in conjunction with weather barriers.

F. Section 07 9200 - Joint Sealants: Sealing building expansion joints.

1.03 REFERENCE STANDARDS

A. 40 CFR 59, Subpart D - National Volatile Organic Compound Emission Standards for Architectural Coatings; U.S. Environmental Protection Agency; current edition.

B. AATCC Test Method 127 - Water Resistance: Hydrostatic Pressure Test; 2014.

C. ASTM D412 - Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers--Tension; 2016.

D. ASTM D1970/D1970M - Standard Specification for Self-Adhering Polymer Modified Bituminous Sheet Materials Used as Steep Roofing Underlayment for Ice Dam Protection; 2017.

E. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2017.

F. ASTM E96/E96M - Standard Test Methods for Water Vapor Transmission of Materials; 2016.

G. ASTM E2178 - Standard Test Method for Air Permeance of Building Materials; 2013.

H. ICC-ES AC38 - Acceptance Criteria for Water-Resistive Barriers; 2016.

I. ICC-ES AC148 - Acceptance Criteria for Flexible Flashing Materials; 2017.

J. ICC-ES AC212 - Acceptance Criteria for Water-Resistive Coatings Used as Water-Resistive Barriers over Exterior Sheathing; 2015.

1.05 SUBMITTALS

A. See Section 01 3000 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide data on material characteristics.

C. Manufacturer's Installation Instructions: Indicate preparation.

1.06 FIELD CONDITIONS

A. Maintain temperature and humidity recommended by the materials manufacturers before, during and after installation.

1.07 QUALITY ASSURANCE

A. Manufacturer:
   1. Air and vapor barrier systems shall be manufactured and marketed by a firm with a minimum of 20 years' experience in the production and sales of waterproofing and air barrier products.
   2. Manufacturers proposed for use, but not named in these specifications shall submit evidence of ability to meet all requirements specified and include a list of projects of similar design and complexity completed within the past five years.

B. Installer:
   1. The installer shall demonstrate qualifications to perform the work of this Section by submitting the following:
      a. List of at least three (3) projects contracted within the past five (5) years of similar scope and complexity to this project carried out by the firm and site supervisor.
      b. Installer must show evidence of adequate equipment and trained field personnel to successfully complete the project in a timely manner.

C. Materials: For each type of material required for the work of this section, provide primary materials that are the products of one manufacturer.

D. Mock-up:
   1. Prior to installation of the air and vapor barrier system a field-constructed mock-up shall be provided under the provisions of Section 01 3300 Submittal Procedures to verify details and tie-ins and to demonstrate the required quality of materials and installation.
   2. Construct exterior wall mock-up in accordance with the mock-up drawing A4.0A.
   3. Allow 24 hours for inspection and testing of mock-up before proceeding with air and vapor barrier work.

E. Inspection and Testing: Cooperate and coordinate with the Owner's inspection and testing agency. Do not cover any installed air and vapor barrier membrane until it has been inspected, tested and approved.

PART 2 PRODUCTS

2.01 WATER-RESISTIVE BARRIER MATERIALS (also referred to as AVB or Air and Vapor Barrier)

A. Application area - Provide on exterior walls under exterior metal tiles.

B. Material: Typar Building Wrap as Basis of Design. Manufactured by **TYPAR, a Berry Global Inc. Company,** 70 Old Hickory Blvd., Old Hickory, Tennessee 37138

C. Substitutions: Must be proposed during Bid process.

D. Include all applicable accessories, fasteners, primers, tapes, shields and other accessories recommended by the manufacturer.

2.02 VAPOR RETARDER MATERIALS (also referred to as AVB or Air and Vapor Barrier)

A. Application area – Provide on all existing concrete walls or infill materials to be enclosed within masonry cavities. Provide as needed at interfaces with sheet flashings to make air barrier continuous.

B. Material: Basis of Design – Henry commercial air barrier system, Air-Bloc16MR. Low permanence and NFPA 285 compliant. Low VOC, low temperature application formula. Self-sealing.

C. Substitutions: Must be proposed during Bid process.

D. Include all applicable accessories, flashings, primers, sealants, shields and other accessories recommended by the manufacturer.

2.06 ACCESSORIES

A. Refer to 07 2713 for membrane flashing at openings, penetrations, etc.

B. Sealants, Tapes, and Accessories for Sealing Weather Barrier and Sealing Weather Barrier to Adjacent Substrates: As specified or as recommended by weather barrier manufacturer.

C. Flexible Flashing: Sheathing fabric saturated with air barrier coating and complying with the applicable requirements of ICC-ES AC148.

D. Liquid Flashing: One part, fast curing, non-sag, elastomeric, gun grade, trowelable liquid flashing.

E. Vapor Retarder Tape: Coated polyester film with acrylic adhesive backing; pressure sensitive.

F. Liquid Flashing: One part, fast curing, non-sag, gun grade, trowelable liquid flashing.

G. Thinners and Cleaners: As recommended by material manufacturer.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that surfaces and conditions are ready to accept the work of this section.

3.02 PREPARATION

A. Remove projections, protruding fasteners, and loose or foreign matter that might interfere with proper installation.

B. Clean and prime substrate surfaces to receive adhesives in accordance with manufacturer's instructions.

3.03 INSTALLATION

A. Install materials in accordance with manufacturer's instructions.

B. Water-Resistive Barriers: Install continuous barrier behind all metal tile areas, with sheets lapped to shed water but with seams not sealed.

C. Vapor Retarder Material: Install continuous fluid-applied air tight barrier coating where indicated in details, and/or where necessary to interface with membrane flashing materials and/or at concrete exterior surfaces to be clad with masonry, with sealed seams and with sealed joints to adjacent surfaces.

~~D. Vapor Retarders: Install continuous air tight barrier over surfaces indicated, with sealed seams and with sealed joints to adjacent surfaces.~~

D. Apply sealants and adhesives within recommended application temperature ranges. Consult manufacturer if temperature is out of this range.

~~F. Mechanically Fastened Sheets - On Exterior:~~

~~1. Install sheets shingle-fashion to shed water, with seams generally horizontal.~~
~~2. Overlap seams as recommended by manufacturer but at least 6 inches.~~
~~3. Overlap at outside and inside corners as recommended by manufacturer but at least 12 inches (305 mm).~~
~~4. Install water-resistive barrier over jamb flashings.~~
~~5. Install air barrier and vapor retarder UNDER jamb flashings.~~
~~6. Install head flashings under weather barrier.~~
~~7. At openings to be filled with frames having nailing flanges, wrap excess sheet into opening; at head, seal sheet over flange and flashing.~~

E. Coatings:

1. Prepare substrate in manner recommended by coating manufacturer; treat joints in substrate and between dissimilar materials as recommended by manufacturer.
2. Use flashing to seal to adjacent construction and to bridge joints.

F. Openings and Penetrations in Exterior Weather Barriers:
   1. Install flashing over sills, covering entire sill frame member, extending at least 5 inches (125 mm) onto weather barrier and at least 6 inches (150 mm) up jambs; mechanically fasten stretched edges.
   2. At openings to be filled with frames having nailing flanges, seal head and jamb flanges using a continuous bead of sealant compressed by flange and cover flanges with sealing tape at least 4 inches (100 mm) wide; do not seal sill flange.
   3. At openings to be filled with non-flanged frames, seal weather barrier to each side of opening framing, using flashing at least 9 inches (230 mm) wide, covering entire depth of framing.
   4. At head of openings, install flashing under weather barrier extending at least 2 inches (50 mm) beyond face of jambs; seal weather barrier to flashing.
   5. At interior face of openings, seal gap between window/door frame and rough framing, using joint sealant over backer rod.
   6. Service and Other Penetrations: Form flashing around penetrating item and seal to weather barrier surface.

3.04 FIELD QUALITY CONTROL

A. See Section 01 4000 - Quality Requirements, for additional requirements.

B. Do not cover installed weather barriers until required inspections have been completed.

C. Take digital photographs of each portion of the installation prior to covering up.

3.05 PROTECTION

A. Do not leave materials exposed to weather longer than recommended by manufacturer.

B. Do not leave paper- or felt-based barriers exposed to weather for longer than one week.

END OF SECTION

SECTION 09 8430
SOUND-ABSORBING WALL UNITS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Sound-absorbing panels.

B. Mounting accessories.

1.02 REFERENCE STANDARDS

A. ASTM C423 - Standard Test Method for Sound Absorption and Sound Absorption Coefficients by the Reverberation Room Method; 2017.

B. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2017.

C. ASTM E795 - Standard Practices for Mounting Test Specimens During Sound Absorption Tests; 2016.

1.03 SUBMITTALS

A. See Section 01 3000 - Administrative Requirements, for submittal procedures.

B. Product Data: Manufacturer's printed data sheets for products specified.

C. Shop Drawings: Fabrication and installation details, panel layout, and fabric orientation.

D. Selection Samples: Manufacturer's color charts for fabric covering, indicating full range of fabrics, colors, and patterns available.

E. Verification Samples: Fabricated samples of each type of panel specified; 12 by 12 inch (305 by 305 mm), showing construction, edge details, and fabric covering.

F. Test Reports: Certified test data from an independent test agency verifying that panels meet specified requirements for acoustical and fire performance.

G. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.

1.04 DELIVERY, STORAGE, AND HANDLING

A. Protect acoustical units from moisture during shipment, storage, and handling. Deliver in factory-wrapped bundles; do not open bundles until units are needed for installation.

B. Store units flat, in dry, well-ventilated space; do not stand on end.

C. Protect edges from damage.

PART 2 PRODUCTS

2.01 FABRIC-COVERED SOUND-ABSORBING UNITS

A. Manufacturers:
   1. Owens Corning Conwed Designscape
   2. Armstrong Ceiling & Wall Solutions.
   3. Acoustical Surfaces, Inc.

B. Sound Absorbing Units: Prefinished, factory assembled fabric-covered panels.
   1. Surface Burning Characteristics: Flame spread index of 25 or less and smoke developed index of 450 or less, when tested in accordance with ASTM E84.

C. Fabric-Covered Acoustical Panels for Walls:
   1. Panel Core: Manufacturer's standard rigid or semi-rigid fiberglass core.
      a. Facing: 1/16 inch (1.6 mm) impact-resistant surface laminated to core.
   2. Noise Reduction Coefficient (NRC): not less than .80 when tested in accordance with ASTM C423 for Type A mounting, per ASTM E795.
   3. Panel Size: As shown on the drawings.
   4. Panel Thickness: As required to meet required acoustical performance.

5. Edges: Perimeter edges reinforced by a formulated resin hardener.
6. Corners: Mitered.
7. Fabric: Manufacturer’s premium line.
8. Color: As selected by Design Agent from manufacturer's full range.
9. Patterns: Where fabric with directional or repeating patterns or fabric with directional weave is used, mark for installation in same direction.
10. Mounting Method: Back-mounted with mechanical fasteners.

2.02 FABRICATION

A. Fabric Wrapped, General: Fabricate panels to sizes and configurations as indicated, with fabric facing installed without sagging, wrinkles, blisters, or visible seams.
   1. Where radiused or mitered corners are indicated, install fabric to avoid seams or gathering of material.

B. Tolerances: Fabricate to finished tolerance of plus or minus 1/16 inch (1.6 mm) for thickness, overall length and width, and squareness from corner to corner.

2.03 ACCESSORIES

A. Back-Mounting Accessories: Manufacturer's standard accessories for concealed support, designed to allow panel removal, and as follows:
   1. Two-part clip and base-support bracket system; brackets designed to support full weight of panels and clips designed for lateral support, with one part mechanically attached to back of panel and the other attached to substrate.

PART 3 EXECUTION

3.01 EXAMINATION

A. Examine substrates for conditions detrimental to installation of acoustical units. Proceed with installation only after unsatisfactory conditions have been corrected.

3.02 INSTALLATION

A. Install acoustical units in locations as indicated, following manufacturer's installation instructions.

B. Align panels accurately, with edges plumb and top edges level. Scribe to fit accurately at adjoining work and penetrations.

C. Install acoustical units to construction tolerances of plus or minus 1/16 inch (1.6 mm) for the following:
   1. Plumb and level.
   2. Flatness.

3.03 CLEANING

A. Clean fabric facing upon completion of installation from dust and other foreign materials, following manufacturer's instructions.

3.04 PROTECTION

A. Provide protection of installed acoustical panels until Date of Substantial Completion.

B. Replace panels that cannot be cleaned and repaired to satisfaction of the Design Agent.

END OF SECTION

SECTION 10 2800
WASHROOM ACCESSORIES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Washroom Accessories:
   1. ~~Soap dispensers.~~ Grab bars
   2. ~~Paper towel dispensers.~~ Sanitary napkin disposal.
   3. Waste receptacles.
   4. ~~Toilet tissue dispensers.~~
   5. Mirrors.
   6. Hooks.

1.02 RELATED REQUIREMENTS

A. Section 06 1000 - Rough Carpentry, coordination with blocking.

B. Section 09 2116 - Plaster and Gypsum Board, coordination with blocking.

C. Section 09 3000 - Tiling, coordination with layout and installation.

D. Section 10 2113 - Toilet Compartments, coordination with accessories.

E. Section 1 02814 - Baby Changing Stations, for baby changing stations.

1.03 SUBMITTALS

A. Product Data: Submit manufacturer's data sheets for each product specified, including the following:
   1. Installation instructions and recommendations.
   2. Storage and handling requirements and recommendations.
   3. Cleaning and maintenance instructions.
   4. Replacement parts information.

B. Schedule: Submit a toilet accessory schedule, indicating the type and quantity to be installed in each washroom. Use room numbers as indicated on the Drawings.

C. Country of Origin: Manufacturer must supply, with first submittal, Country of Origin information for each type of washroom accessory for this project.

1.04 QUALITY ASSURANCE

A. Manufacturer: Provide products manufactured by a company with a minimum of 10 years successful experience manufacturing similar products.

B. Single Source Requirements: To the greatest extent possible provide products from a single manufacturer.

C. Accessibility Requirements: Comply with requirements applicable in the jurisdiction of the project, including but not limited to ADA and ICC/ANSI A117.1 requirements as applicable.

D. Hazardous Materials: Comply with EU Directive “Restrictions of Hazardous Substances (RoHS) requirements.”

1.05 DELIVERY, STORAGE, AND HANDLING

A. Deliver, store and handle materials and products in strict compliance with manufacturer's instructions and recommendations. Protect from damage.

1.06 WARRANTY

A. Manufacturer’s Warranty for Washroom Accessories: Manufacturer’s standard 1 year warranty for materials and workmanship.

~~B. Manufacturer’s Warranty for Electric Hand Dryers: Manufacturer’s standard 10 year warranty on parts, except 3 year warranty on motor brushes from date of purchase. Ceramic water absorbent surface 1 year for B-3725. Does not include Bobrick Compac Model B-710.~~

PART 2 PRODUCTS

2.01 MANUFACTURER

A. Manufacturers: Subject to compliance with requirements, provide accessories by one of the following:

1. Toilet and Bath Accessories:
   a. Basis of Design: Bobrick Washroom Equipment, Inc., www.bobrick.com.
   b. American Specialties, Inc.
   c. Bradley Corporation

B. Owner Furnished Accessories Installed by Contractor:

1. Paper towel dispensers.
2. Toilet tissue dispensers.
3. Soap dispensers.

2.02 GRAB BARS

A. Basis of Design: Bobrick B-6806 – Satin Stainless.

2.03 SANITARY NAPKIN DISPOSAL

A. Basis of Design: Bobrick B-354 – Satin Stainless.

~~2.02 SOAP DISPENSERS~~

~~A. Surface-Mounted Soap Dispensers:~~

~~1. Basis of Design: Bobrick ConturaSeries Model B-4112.~~
~~2. Container: Drawn, one-piece, seamless, 20 gauge (0.9mm), stainless steel with satin finish. Front of unit shall have same degree of arc, radius on corners and edges as other Bobrick ConturaSeries washroom accessories.~~
~~3. Valve: Black molded plastic push button and spout, antibacterial-soap-resistant plastic cylinder; soap head-holding mushroom valve, stainless steel spring, Upacking seal and duckbills. Valve dispenses commercially marketed all-purpose hand soaps.~~
~~4. Compliance: Valve operates with one hand, without tight grasping, pinching or twisting of the wrist and with less than 5 pounds of force (22.2 N) to comply with barrier-free accessibility guidelines, including ADA-ABA and ICC/ANSI.~~
~~5. Filling: Locked, hinged filler top opens with key provided.~~
~~6. Refill Indication: Window indicates when refill is required.~~
~~7. Back Plate: 22 gauge (0.8mm) stainless steel with 20 gauge (1.0mm) stainless steel mounting bracket attached.~~
~~8. Epoxy Sealed Components: Container body and back plate.~~
~~9. Wall Plate: Concealed, 20 gauge (1.0mm).~~
~~10. Capacity: 40 fl oz (1.2 L).~~

~~2.03 PAPER TOWEL DISPENSERS~~

~~A. Recessed Paper Towel Dispensers:~~

~~1. Basis of Design: Bobrick TrimLineSeries Model B-359033.~~
~~2. Cabinet: All-welded, 18-8, Type 304, heavy gauge stainless steel.~~
~~3. Paper Towel Tray: 18-8, Type 304, heavy gauge stainless steel with satin finish; equipped with two self-closing piano hinged panels.~~
~~4. Unit Loading: From bottom of cabinet; concealed behind wall or mirror.~~
~~5. Capacity: 600 C-fold or 800 multifold paper towels without adjustments or Adaptors~~

2.04 WASTE RECEPTACLES

A. Circular Waste Chute for Countertops:
   1. Basis of Design: Bobrick Model B-529.
   2. Circular Waste Chute: Type 300, 24 gauge (0.6mm) stainless steel with bright polished finish on exposed surfaces; designed for installation in 5-5/8 inch (140mm) +/- 1/16 inch (1.5mm) diameter hole in any countertop.

~~2.05 TOILET TISSUE DISPENSERS~~

~~A. Surface Mounted Toilet Tissue Dispensers-TL:~~
   ~~1. Basis of Design: Bobrick TrimLineSeries Model B-3588.~~
   ~~2. Description: Door conceals flange from view.~~
   ~~3. Cabinet: All-welded, 18-8, Type 304, heavy gauge stainless steel with satin finish on exposed surfaces.~~
   ~~4. Door: 18-8, Type 304, 20 gauge (0.9mm) stainless steel; 9/16 inch (14mm) 90 degree return edges; secured to cabinet with two rivets. Equipped with a tumbler lock keyed like other Bobrick washroom accessories.~~
   ~~5. Hinge: Concealed, full-length stainless steel piano hinge.~~
   ~~6. Spindle: 18-8, Type 304, 18 gauge (1.2mm), 1" diameter (25mm) stainless steel tubing with plastic end caps. Theft resistant, removable with key provided.~~
   ~~7. Skirt: 18-8, Type 304, stainless steel with satin finish~~

2.06 MIRRORS

A. Silvered Float Glass Mirrors:
   1. Mirrors
      a. General: ASTM C1503
      b. Materials: Annealed Monolithic Glass Mirrors: Mirror Select Quality, clear. Nominal Thickness: 6.0mm.
      c. Size and style as drawn.
      d. Edge Treatment: Pencil edge, flat polished.
      e. Back treatment - Provide safety backing sheet in compliance with Category II shatter-proof testing.
   2. Mounting: Provide stainless steel shelf on bottom of mirror and clip/cleat on top as required to mount mirrors.

B. Tilt Mirrors With Stainless Steel Frame:
   1. Basis of Design: Bobrick Model B-293 1836.
      a. Overall Size: 18 inches (457mm) W x 36 inches (914mm) H.
   2. Frame:
      a. Materials: Type 304 stainless steel; satin finish with vertical grain finish on exposed surfaces.
      b. Design: Tilt mirror assembly shall consist of a mirror and a separate wall frame with built in wall hanger. Beveled front to hold frame tightly against mirror.
      c. Corners: Welded, ground, and polished smooth.
   3. Mirror:
      a. Select float glass mirror guaranteed for 15 years against silver spoilage.
      b. Edges: Protected by plastic filler strips.
      c. Back: Protected by full-size, shock-absorbing, water-resistant, nonabrasive, 1/8 inch (3 mm) thick polystyrene padding.
   4. Back and Inner Stiffener Frame: Galvanized steel, one-piece welded construction with slots for mounting screws and integral screw-head lock.

2.07 HOOKS

A. Stainless Steel Clothes Hooks:
   1. Basis of Design: Bobrick Model B-233.
   2. Materials: All-welded 18-8, Type 304, 11 gauge (3.2 mm) stainless steel with satin finish.

3. Projection from Wall: 1-1/8 inch (30 mm).

PART 3 EXECUTION

3.01 INSTALLATION

A. Install products in strict compliance with manufacturer's written instructions and recommendations, including the following:
   1. Verify blocking has been installed properly.
   2. Verify location does not interfere with door swings or use of fixtures.
   3. Comply with manufacturer's recommendations for backing and proper support.
   4. Use fasteners and anchors suitable for substrate and project conditions
   5. Install units rigid, straight, plumb, and level, in accordance with manufacturer's installation instructions and approved shop drawings.
   6. Conceal evidence of drilling, cutting, and fitting to room finish.
   7. Test for proper operation.

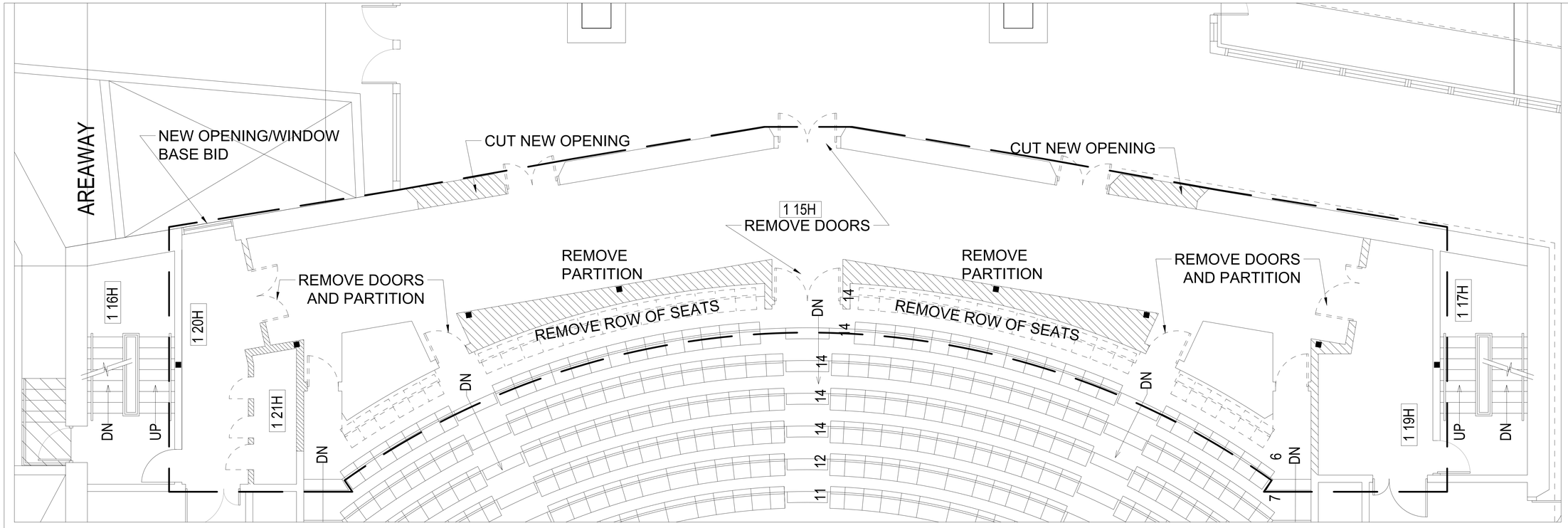
B. Contractor to provide blocking and install all vendor supplied items. Vendor supplied items include:
   1. Toilet Paper Dispensers
   2. Soap Dispensers
   3. Paper Towel Dispensers

3.02 CLEANING AND PROTECTION

A. Clean exposed surfaces of compartments, hardware, and fittings.

B. Touch-up, repair or replace damaged products until Substantial Completion.

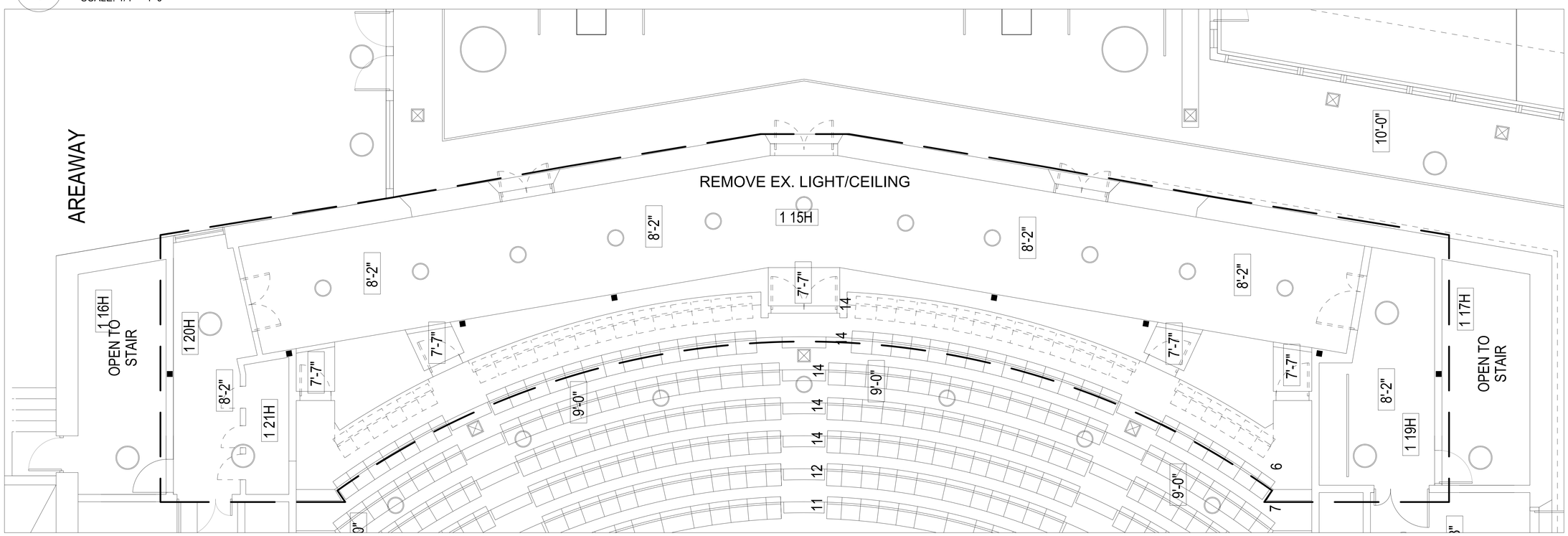
END OF SECTION



1 H MAIN LEVEL-EXISTING AND DEMO PLAN

SCALE: 1/4" = 1'-0"

DEMO - - - - -



2 H MAIN LEVEL-EXISTING RCP

SCALE: 1/4" = 1'-0"

EX. SEATS SHOWN FOR REFERENCE ONLY

THE
UNIVERSITY
OF RHODE ISLAND

45 Upper College Rd,
Kingston, RI 02881
401-874-1000

Stamp

Architect
KMW Architecture
98 Magazine Street,
Roxbury, MA 02119
617-267-0808

Associate Architect
Brewster Thornton Group
150 Chestnut Street
Providence, RI 02903
401-861-1600

Structural Engineers
Odeh Associates
1223 Mineral Springs Avenue
North Providence, RI 02904
401-724-1771

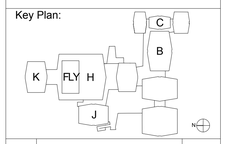
MEP Engineers
BER
66 Main Street
North Easton, MA 02356
508-230-0260

Cost
Daedalus Projects Inc.
1 Faneuil Hall Marketplace
South Market Building 4195
Boston, MA 02117
617-451-2717

Civil
GRA-Gordon R. Archibald
200 Main Street
Pawtucket, RI 02860
401-726-4084

Acoustics
CAVANAUGH TOCCi
327 F Boston Post Road
Sudbury, MA 01776-3027
978-443-7871

Key Plan:

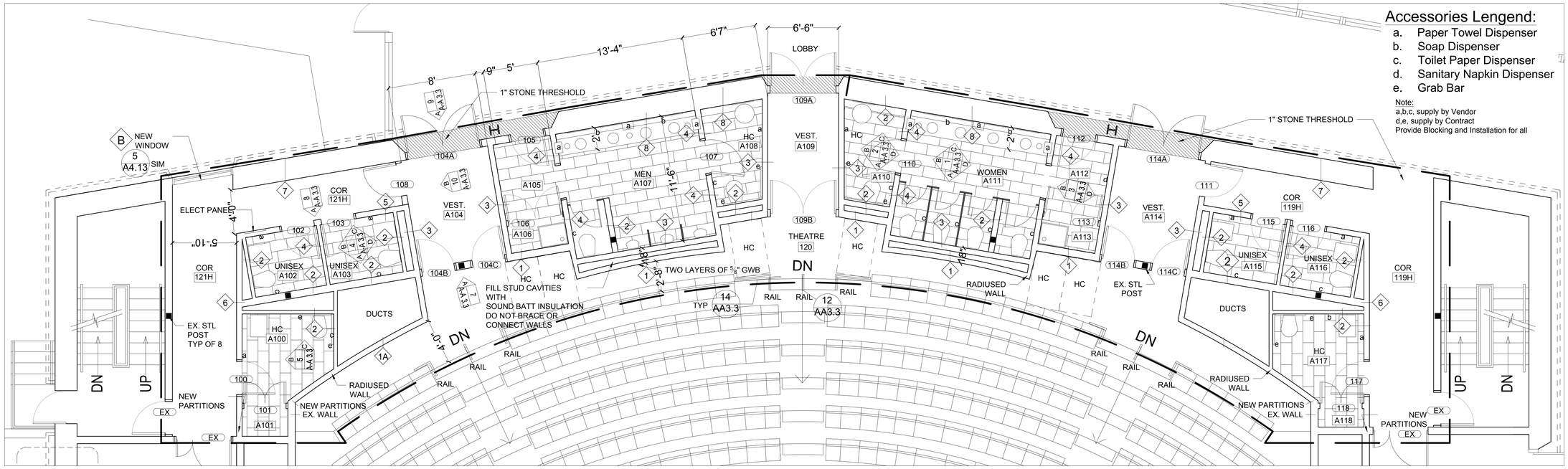


No.	Revision/Issue	Date
1	Revision 1	11/20/18

Fine Arts Center
Phase I A

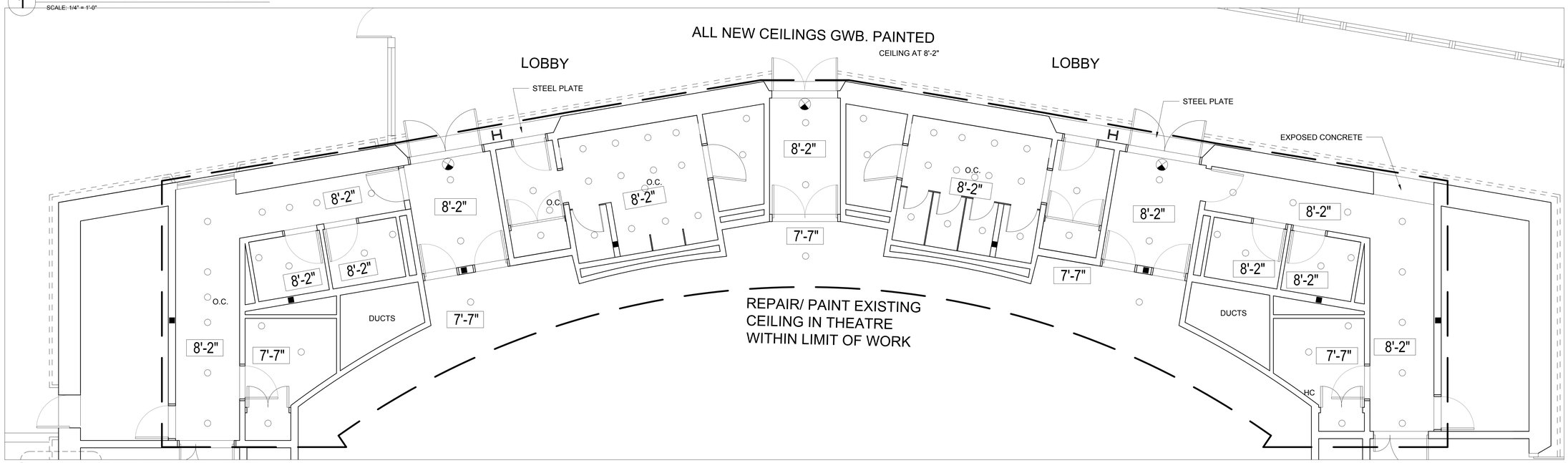
ADD ALT #3
EXISTING PLAN/RCP

Project	21220
Scale	¼"=1'
Date	14 September 2018
Drawn By	
Checked By	
Sheet	A-A 3.1



1 H PROPOSED PLAN MAIN LEVEL

SCALE: 1/4" = 1'-0"



2 H PROPOSED RCP MAIN LEVEL

SCALE: 1/4" = 1'-0"

ROOM FINISH SCHEDULE

NUMBER	NAME	FLOOR	CEILING	HGT	BASE	N	E	S	W	NOTES
A100	HC	PT	GWB	8'-2"	PT	PT/GWB	PT/GWB	PT/GWB	PT/GWB	PT TO 6'-0"
A101	JAN STOR	PT	GWB	8'-2"	PT	PT/GWB	PT/GWB	PT/GWB	PT/GWB	PT TO 6'-0"
A102	UNISEX	PT	GWB	8'-2"	PT	PT/GWB	PT/GWB	PT/GWB	PT/GWB	PT TO 6'-0"
A103	UNISEX	PT	GWB	8'-2"	PT	PT/GWB	PT/GWB	PT/GWB	PT/GWB	PT TO 6'-0"
A104	VEST	CPT	GWB	8'-2"	FL.WD	AWP	AWP	AWP	AWP	FULL HT
A105	VEST	PT	GWB	8'-2"	PT	PT/GWB	PT/GWB	PT/GWB	PT/GWB	PT TO 6'-0"
A106	JAN.	PT	GWB	8'-2"	PT	PT/GWB	PT/GWB	PT/GWB	PT/GWB	PT TO 6'-0"
A107	MEN	PT	GWB	8'-2"	PT	PT/GWB	PT/GWB	PT/GWB	PT/GWB	PT TO 6'-0"
A108	HC	PT	GWB	8'-2"	PT	PT/GWB	PT/GWB	PT/GWB	PT/GWB	PT TO 6'-0"
A109	VEST	PT	GWB	8'-2"	FL.WD	AWP	AWP	AWP	AWP	FULL HT
A110	HC	PT	GWB	8'-2"	PT	PT/GWB	PT/GWB	PT/GWB	PT/GWB	PT TO 6'-0"
A111	WOMEN	PT	GWB	8'-2"	PT	PT/GWB	PT/GWB	PT/GWB	PT/GWB	PT TO 6'-0"
A112	VEST	PT	GWB	8'-2"	PT	PT/GWB	PT/GWB	PT/GWB	PT/GWB	PT TO 6'-0"
A113	JAN	PT	GWB	8'-2"	PT	PT/GWB	PT/GWB	PT/GWB	PT/GWB	PT TO 6'-0"
A114	VEST	PT	GWB	8'-2"	FL.WD	AWP	AWP	AWP	AWP	FULL HT
A115	UNISEX	PT	GWB	8'-2"	PT	PT/GWB	PT/GWB	PT/GWB	PT/GWB	PT TO 6'-0"
A116	UNISEX	PT	GWB	8'-2"	PT	PT/GWB	PT/GWB	PT/GWB	PT/GWB	PT TO 6'-0"
A117	HC	PT	GWB	8'-2"	PT	PT/GWB	PT/GWB	PT/GWB	PT/GWB	PT TO 6'-0"

NUMBER	NAME	FLOOR	CEILING	HGT	BASE	N	E	S	W	NOTES
A118	JAN	PT	GWB	8'-2"	PT	PT/GWB	PT/GWB	PT/GWB	PT/GWB	PT TO 6'-0"
A119	COR	CPT	GWB	8'-2"		EX.DOOR	EX.CMU	WINDOW	GWB/PTD	PT TO 6'-0"
A120	THEATRE		EX	8'-2"	ST.WD	-	-	AWP	-	FULL HT
A121	COR	CPT	GWB	8'-2"		EX.DOOR	GWB/PTD	OPENING	EX.CMU	

LEGEND
PT - PORCELAIN TILE 12x24
GWB - GYPSURA WALL BOARD GREEN
AWP - ACOUSTLC WALL PANELS WITH 4" ST WD @ CEILING

DOOR SCHEDULE

NUMBER	SIZE	TYPE	TH	JAMB	HD	HDW	THRES	NOTES
100	3'-0"x7'-0"	WD-1	1 3/4	J-4	H-4	3	T-1	
101	3'-10"x7'-0" PR	WD-3	1 3/4	J-6	H-6	10	-	
102	3'-0"x7'-0"	WD-1	1 3/4	J-4	H-4	3	T-1	
103	3'-0"x7'-0"	WD-1	1 3/4	J-4	H-4	3	T-1	
104A	6'-0"x7'-0" PR	WD-2	2 1/4	J-1	H-1	7	T-2	
104B	3'-0"x7'-0"	WD-1	1 3/4	J-1	H-1	8	-	
104C	3'-0"x7'-0"	WD-1	1 3/4	J-1	H-1	8	-	
105	3'-0"x7'-0"	WD-1	1 3/4	J-2	H-2	5	T-2	
106	4'-11"x7'-0" PR	WD	1 3/4	J-6	H-6	6	-	
107	3'-0"x7'-0"	WD-1	1 3/4	J-6	H-5	4	-	
108	3'-0"x7'-0"	WD-1	1 3/4	J-1	H-1	8	-	
109A	6'-0"x7'-0" PR	WD-2	2 1/4	J-1	H-1	7	T-2	
109B	6'-0"x7'-0" PR	WD-2	1 3/4	J-1	H-1	9	-	
110	3'-0"x7'-0"	WD-1	1 3/4	J-5	H-5	4	-	
111	3'-0"x7'-0"	WD-1	1 3/4	J-1	H-1	8	-	
112	3'-0"x7'-0"	WD-1	1 3/4	J-2	H-2	5	T-2	
113	4'-11"x7'-0" PR	WD-3	1 3/4	J-6	H-6	6	N	
114A	6'-0"x7'-0" PR	WD-2	2 1/4	J-1	H-1	7	T-2	
114B	3'-0"x7'-0"	WD-1	1 3/4	J-1	H-1	8	-	
114C	3'-0"x7'-0"	WD-1	1 3/4	J-1	H-1	8	-	
115	3'-0"x7'-0"	WD-1	1 3/4	J-4	H-4	3	T-1	
116	3'-0"x7'-0"	WD-1	1 3/4	J-4	H-4	3	T-1	
117	3'-0"x7'-0"	WD-1	1 3/4	J-4	H-4	3	T-1	
118	3'-10"x7'-0" PR	WD-3	1 3/4	J-6	H-6	10	-	

THRESHOLD:
1. T-1 ADA BLACK MARBLE 2. T-2 WIDE STONE

Accessories Lengend:

a. Paper Towel Dispenser
b. Soap Dispenser
c. Toilet Paper Dispenser
d. Sanitary Napkin Dispenser
e. Grab Bar

Note:
a,b,c, supply by Vendor
d,e, supply by Contract
Provide Blocking and Installation for all

THE UNIVERSITY OF RHODE ISLAND

45 Upper College Rd,
Kingston, RI 02881
401-874-1000

Stamp

Architect
KMW Architecture
98 Magazine Street,
Roxbury, MA 02119
617-267-0808

Associate Architect
Brewster Thornton Group
150 Chestnut Street
Providence, RI 02903
401-861-1600

Structural Engineers
Odeh Associates
1223 Mineral Springs Avenue
North Providence, RI 02904
401-724-1771

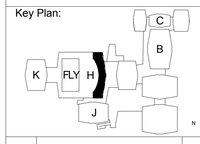
MEP Engineers
BER
66 Main Street
North Easton, MA 02356
508-230-0260

Cost
Daedalus Projects Inc.
1 Faneuil Hall Marketplace
South Market Building 4195
Boston, MA 02117
617-451-2717

Civil
GRA-Gordon R. Archibald
200 Main Street
Pawtucket, RI 02860
401-726-4084

Acoustics
CAVANAUGH TOCCi
327 F Boston Post Road
Sudbury, MA 01776-3027
978-443-7871

Key Plan:

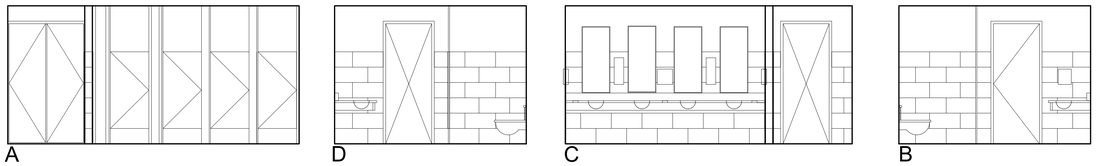


No.	Revision/Issue	Date
1	Revision 1	11/20/18

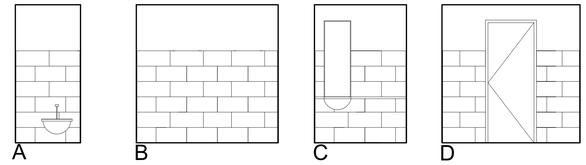
Fine Arts Center Phase I A

ADD ALT #3 PROPOSED PLAN/ RCP

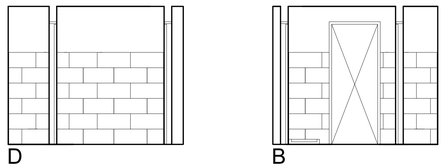
Project	21220
Scale	¼"=1'-0"
Date	14 September 2018
Drawn By	
Checked By	
Sheet	A-A 3.2



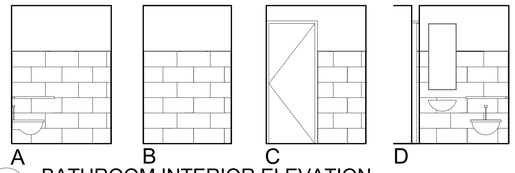
1 BATHROOM INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



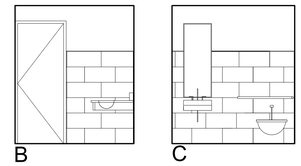
2 BATHROOM INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



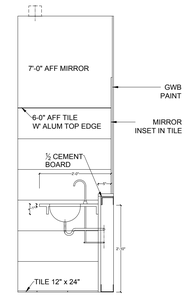
3 BATHROOM INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



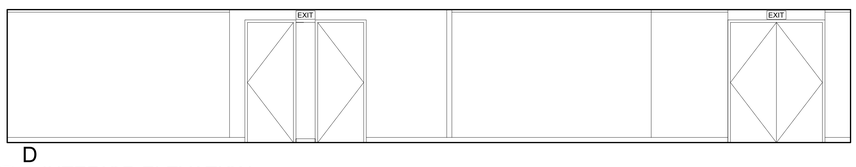
4 BATHROOM INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



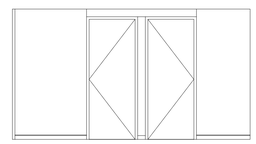
5 BATHROOM INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



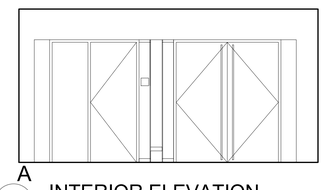
6 BATHROOM INTERIOR SINK SECTION
SCALE: 1/4" = 1'-0"



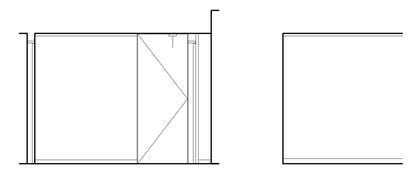
7 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



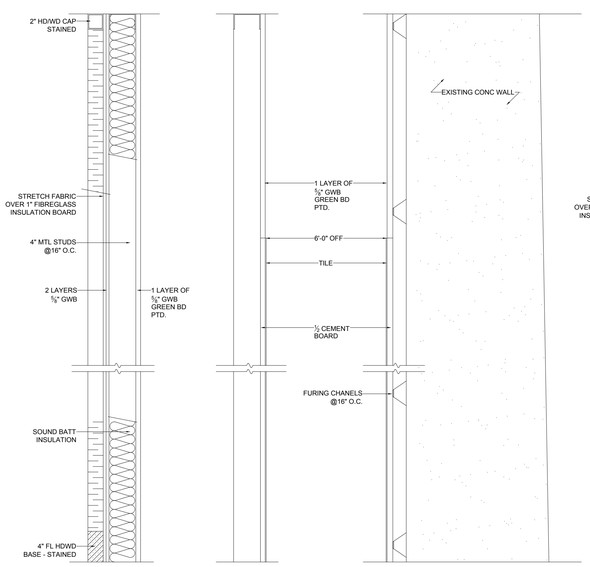
8 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



9 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



10 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

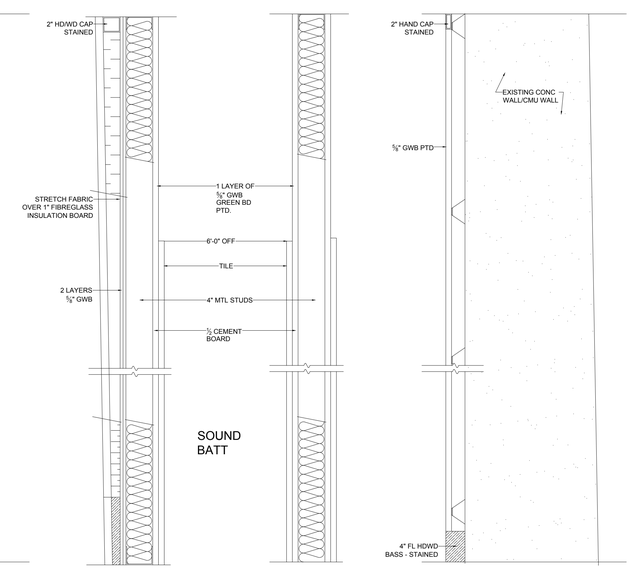


1 1A- EX STUDS
SCALE: 1-1/2"=1'-0"

2 SCALE: 1-1/2"=1'-0"

8 SCALE: 1-1/2"=1'-0"

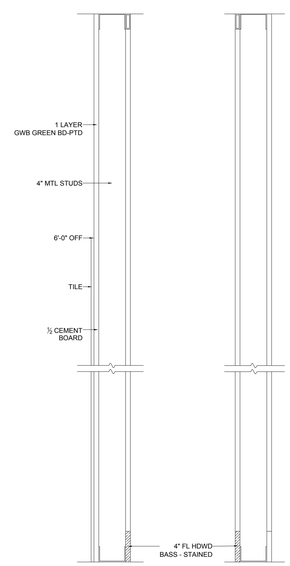
NOTE: NEW PARTITIONS ALL ON 4" MTL STUDS



3 SCALE: 1-1/2"=1'-0"

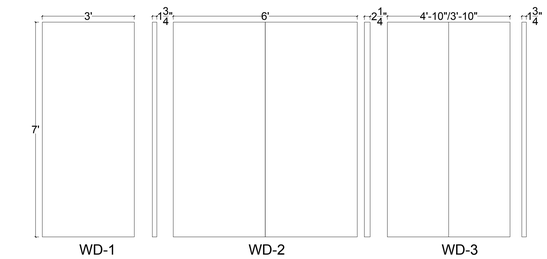
4 SCALE: 1-1/2"=1'-0"

7 SCALE: 1-1/2"=1'-0"



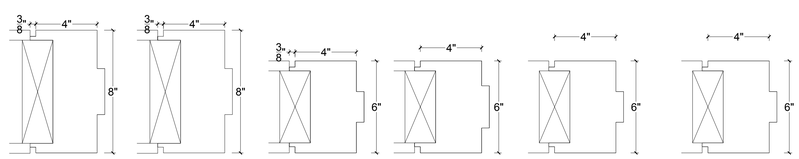
5 SCALE: 1-1/2"=1'-0"

6 SCALE: 1-1/2"=1'-0"



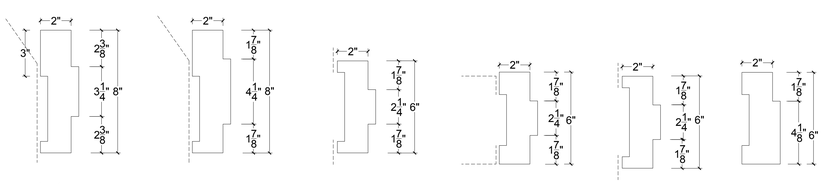
12 DOORS
SCALE: 1/4" = 1'-0"

NOTE: DOOR 104A, 109A, 114A, 2'/4" TH



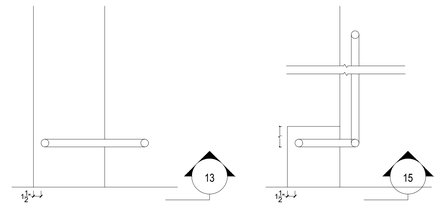
H-1 H-2 H-3 H-4 H-5 H-6

DOOR HEAD



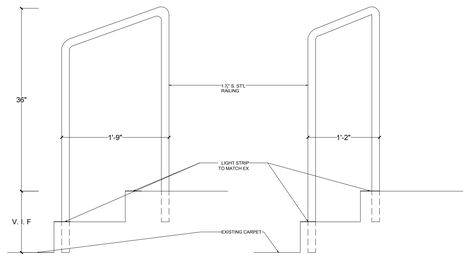
J-1 J-2 J-3 J-4 J-5 J-6

DOOR JAMB



12 CENTER RAIL PLAN
SCALE: 1" = 1'-0"

14 SIDE RAIL PLAN
SCALE: 1" = 1'-0"



13 CENTER RAIL SECTION
SCALE: 1" = 1'-0"

15 SIDE RAIL PLAN
SCALE: 1" = 1'-0"

THE UNIVERSITY OF RHODE ISLAND

45 Upper College Rd,
Kingston, RI 02881
401-874-1000

Stamp

Architect
KMW Architecture
98 Magazine Street,
Roxbury, MA 02119
617-267-0808

Associate Architect
Brewster Thornton Group
150 Chestnut Street
Providence, RI 02903
401-861-1600

Structural Engineers
Odeh Associates
1223 Mineral Springs Avenue
North Providence, RI 02904
401-724-1771

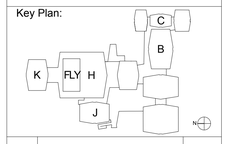
MEP Engineers
BER
66 Main Street
North Easton, MA 02356
508-230-0260

Cost
Daedalus Projects Inc.
1 Faneuil Hall Marketplace
South Market Building 4195
Boston, MA 02117
617-451-2717

Civil
GRA-Gordon R. Archibald
200 Main Street
Pawtucket, RI 02860
401-726-4084

Acoustics
CAVANAUGH TOCCi
327 F Boston Post Road
Sudbury, MA 01776-3027
978-443-7871

Key Plan:



No.	Revision/Issue	Date
1	Revision 1	11/20/18

Fine Arts Center Phase I A

ADD ALT #3 ELEV-DETAILS

Project	21220
Scale	¼"=1'
Date	14 September 2018
Drawn By	
Checked By	
Sheet	A-A 3.3

RFQ 7597598

TITLE: FINE ARTS CENTER ADDITIONS AND RENOVATIONS - UNIVERSITY OF RHODE ISLAND

Question #		Question	Answers
01	General	Finish Schedule- please provide in coordination with ceiling removals for ceiling cut and patch.	No new finishes are expected. The scope of work is to repair what has been disturbed by MEP work.
02	General	Wage Rates- if there are project specific prevailing wage rates (that address project time frame / duration, etc) beyond the general state prevailing wage rates, please provide.	In RI the wage rates are not project specific and are determined by the Department of Labor.
03	General	Existing Conditions- are not specifically identified, which shall make it tough to distinguish what bidders are to patch back to original condition. For the purposes of minimizing exposure & change orders, existing conditions should be noted very clearly on plans where ever penetrations are to be cut and or patched. Windows are being enlarged or completely patched in, without any information given of what the existing conditions are, penetrations for MEPs are expected, without information of the type of wall to be penetrated. Restrooms are potentially to be plumbed without information of existing finishes below. These "examples" of scope (and there are many more) should not be mitigated by subcontract bidders within GC's bid. A better survey of existing conditions needs to be explained on the plans in terms of constructions / fire ratings to be maintained as well as finishes to be patched.	Buildings can be accessed during business hours. Two walk-throughs were provided. Where concrete surface is cracked due to reinforcing bar rusting, chip concrete 6” wide, sloping to inside face of bar, and cover with Sika 1-2-3 system per specification. Allow for 1000 sf and provide unit cost per sf for additional work as directed by design agent. See A3 drawings for existing conditions of windows and location of new openings. See A 4.1 for existing wall. All exterior walls are concrete of varying thickness. Floor slabs are typically 6” concrete. Ceilings below AA-3 areas are acoustic tile in green room (Room 004H) and white (Room 003H) room and GWB in change rooms, as seen on walk through.
04	General	Paideia Leased Space- please confirm an easement is in place for the space between the Paideia construction fence and the URI Fine Art's Building.	Lease has provisions to allow access around the building for owner’s upkeep. Construction fence can be moved as required to achieve the specified work.
05	General	3rd Party Testing & Inspection- to be paid, coordinated for execution by the contractor; is not code compliant. Please realign responsibility of scope and/or provide an allowance for GC bidders to include for Owner to utilize for Owner's coordination and payment of scope.	$25,000 allowance will be included on the bid form and the GC will be responsible to award and hold the testing contracts.

06	Schedule	Project Schedule- please confirm start / finish of project. Bid Form notes a longer schedule than specifications.	Follow the dates provided on the bid form.
07	Schedule	RFI Period / Due Date- please confirm that additional time will be made available for designers to answer RFI's, GC's to distribute RFIs and subcontractors to understand and coordinate re-presented scope.	As extended by the State
08	Landscape	Landscape- please confirm that there isn't any landscape scope or allowances to be included in this project.	Contractor owns restoration of disturbed areas. No replacement planting beyond seeding.
09	Landscape	Existing Plantings & Trees- confirm the degree to which the Owner expects returning existing plantings and trees that are near / adjacent to the building, and potentially in the way of construction; back to pre-construction conditions. If plantings and trees are to be removed, please provide plan showing existing condition with replacement planting schedule.	Where plants are removed at the east side of the C building, return to grade and provide grass seed. All other disturbed areas to be graded back to original grade and seeded unless otherwise shown.
10	Demolition	RTU-B1 & RTU-B2- noted to be relocated to Pod H on Roof Demotion Plan (D1.2), however not relocated to a destination on (M1.1 or M2.6)	RTU's noted to be relocated on D1.2 are to remain. Disregard relocation note for those units.
11	Demolition	RCP Demolition Notes- are found on the Proposed Architectural RCP Sheets, "demolition" notes should be on the Demolition plans.	Notes are located on drawings where work is being performed. GC owns coordination.
12	Demolition	Walkthroughs- please confirm a date for demolition contractors to view all areas of demolition. The last visit was State advertised as a Roof visit.	No further formal or guided walk-throughs will be provided/ See 03 above.
13	Demolition	Exterior Façade- Please provide a percentage of wall square footage for all bidders to carry regarding Note #1 on Demolition plans, for areas of concrete façade that are "loose". This should be handled similar to a repointing percentage.	Stucco to be removed in total. Include 1,000 square feet of concrete chipping to exposed rusted reinforcing and patching with Sika 1-2-3 system per specs. Provide unit price for additional work.
14	Concrete	Exterior Stairs- Please provide structural / civil plans coordinated to stair addition / modification 1/A7.5. Note that Demolition Plans indicate removal of existing stair, Architectural Plans seem to show modification / addition of the existing to remain stairs.	Extend stairs as detailed in 1 / A7.5. Stair is 4,000 psi concrete, 6% air entrained. Concrete extends to 2" below grade and sits on 2' of crushed stone on compacted subgrade. #5 bars at 12" each way top and bottom and #3 nosing bars. Dowel to existing at 12" each way with 12" long #6 bars.
15	Concrete	Slab Elevation Change @ 0 02H Mechanical Room- Please provide structural, demolition & architectural details for raised elevation of Mechanical Room. 15/A7.4 only shows Sump Pit Detail. Please define the structural fill.	Slab to have 6x6 wwm reinforcing. Fill to be flowable fill.
16	Concrete & Steel	Window Enlargements & Infills- please provide a detail showing structure required for this work. It is assumed that there is some level of reinforcing in the existing concrete walls that	See A 3 drawings. As shown, cuts align with one edge of existing window bevel and are enlarged on the other side without additional structure.

		are to be cut through, how the integrity of the the structure is maintained is in question.	
17	Masonry	Head Panel- referenced on Section 5/A4.11, then further cut on 6/A4.11 please clarify to reveal the intent of the "head panel" material (below the precast lintel)	The 'head panel' is the head of the HM door frame.
18	Masonry	Air Vapor Barrier- please identify which product listed in Specification 072500 is to be used on the existing concrete back-up walls behind the new brick veneer. Separately, please identify which product is to be used on the CMU back-up walls. Products are listed but it is not clear which weather barrier goes to which condition.	See revised Section issued with this Addendum.
19	Steel	Detail Reference Assumption- Detail 8/S2 reference in upper corner of 4/S2, is assumed to be a reference to 5/S2?	Yes
20	Steel	Roof Hatch & Skylight Infills- please provide a sketch showing amount of structural infill beams / angles as well as decking infill that should be installed, as the plans may not clearly show infill beam spacing, only perimeter members.	See 6 on S3
21	Steel	"Middle" Skylight Infills at Pod H- of the 5 Skylights to be infilled on Pod H, the outline of the "Middle Skylight", next to the "New Duct Opening" doesn't have a clearly shown outline. Roof Demolition Plan D1.7 shows all skylights the same size, however Structural Plan S2, shows that middle skylight (assuming the frame is true to the dashed "X"), as much smaller. Please clarify the required layout.	Skylights are the same size. Roof walk-though was provided.
22	Steel	Structural Repairs @ Pod B- Please clarify what the existing HSS 4x4 hangers are carrying- weight of load, description of required sequencing, logistics and pictures would all be useful for determining the repair activities.	Repair to hanger connection only. Hangers carry mezzanine.
23	Steel	RTU Support- Detail 1/S3 references Structural Sheet S6, which was not provided, or listed in the Drawing Index on G0.0. Please provide layout coordination of all instances of RTU support steel, on the Structural Plans for proper pricing of structure- beam member sizing, lengths and existing roof structure layout is assumed to vary at differing locations- a note to cross reference to mechanical plans for coordination may not complete the structural design.	Detail 1/S3 to reference 3/S3 GC to coordinate layout with actual Mechanical units provided.

24	Misc Metals	Support Metal Above Existing & Proposed Brick Facade Openings- please clarify metal sizing for support steel. If metals are structural in nature, please provide information on the Structural Plans for Steel Subcontractors to include. If non-structural, please provide information on Architectural Plans for Misc Metals Subcontractors. In either case, it looks to be a Masonry Contractor installation as the metal product supports the new masonry / precast lintels.	Support above window openings to be 9”x 9” x ½” bent plate bolted to concrete wall, as A5 details and brick support detail 2 on A 6.1
25	Millwork	Window Enlargements- please provide a detail showing required trim & sills (profile / material / finish) for this work	Sill is shown. Casing to be 4”wide painted wood to cover cut concrete.
26	Glass	Windows- please confirm that Spec 08 4413- Glazed Aluminum Curtainwall contains a window product in the Wausau 7250i HR14.7, that is in alignment with the windows drawn on the bid documents.	Wausau 7 ¼” curtain wall section is the basis of design. The membrane flashing of the air barrier is to tie into the window frame.
27	Doors	Doors (ETR)- Existing to Remain Doors that are to be refinished / modified / etc; should be coded to a door number label consistent with the same coded door number on the Door Schedule on A8.1, with an informed description explaining the type & process of required refinish. A confirmation of existing hardware to remain, should also be noted, if that is the case.	Doors noted ‘existing to remain’ to be sanded, dents filled, primed and painted with two coats of exterior enamel paint.
28	Doors	Overhead Coiling Doors (2-each)- at J Pod & H-K Connector- noted to be "refinished" on Demolition Note 5 / D1.4 as well as Partial Elevation 1/A4.10; not listed at all on Door Schedule A8.1. An informed description explaining the type & process of required refinish is required. If anything is required of the Demolition Contractor, please note that on the demolition plans, as the proposed architectural plans are assumed to show required design direction to carry out the proposed condition.	Roll up doors to be sanded, dents filled, primed and painted with two coats of exterior enamel paint.
29	Doors	Door HX1- per door schedule A8.1 requests HM Frame Extension per to detail 4/A8.1. A new different detail is required, as Demolition Plan D1.6 notes that this opening will be in place of a former window & louver (see elevation D2.4).	Provide new HM door frame to match existing door frames with jamb extension.
30	Doors	Door Frames- per door schedule A8.1 and detail 4/A8.1 existing "wood" door frames are to remain. Please confirm that these wood frames are in adequate condition to support the detail as presented, for lifetime integrity of keeping doors aligned and resistance to weather & moisture conditions.	Door frames are extended with HM frame to cover brick veneer ends.

31	Doors	Door HX2- to some degree, per door schedule A8.1 is noted to be "Existing to Remain" as well receive a HM Frame Extension per to detail 4/A8.1. A different detail is required, as Demolition Plan D2.4 notes that this opening is a former door and sidelight. Please confirm applicable design direction for this situation, via an existing to proposed elevation, with correction of door schedule and plan notes.	HX-2 shall be a new HM door in existing frame with jamb extension.
32	Doors	Door Schedule A8.1- should identify which doors are owned by which alternates.	Door C-X-1 is part of Add alt 1 Alteration of existing door at C is AA-1 Door K-X-1 is part of Add alt 2
33	Window Treatments	Replacement Horizontal Blinds at Modified Windows- confirm that that existing custom sized window treatments are not to be replaced at all windows that are being enlarged or replaced. A peek inside an office noted horizontal blinds. If contractor furnished and installed window treatments are required (not shown or specified), please provide a specification containing manufacturer / model number / color.	No window treatments required under this contract.
34	Fire Protection	Will the fire protection system need to be filled and drained at the end of each work day?	The fire protection system will be required to be filled and drained for the work to be performed. Contractor to coordinate all shutdowns with the University.
35	HVAC	Will a uniformed fire watch be required? Based on the most current NFPA 241 regulations, in regard to open flame work indoors.	A fire watch for open flame work will be required. Reference the University Safety Regulations and NFPA 241, whichever is stricter.
36	HVAC	Will the ductwork that is existing to remain be required to be cleaned?	All existing ductwork in Buildings C, H and J are to be cleaned. Refer to Specification Section 230000 3.13 A.4.
37	HVAC	Drawing M2.2 indicates that existing duct joints are to be repaired and made air tight for entire existing 16 x 12 and associated ductwork. Will air pressure testing be required for this run of ductwork or for all ductwork in renovation area?	Air pressure testing will be required for the section of ductwork identified to be sealed. All existing ductwork serving the lower level mechanical VAV unit was pre-balanced to original cfm, to verify that the system ductwork can provide the required air flow.
38	Electrical	Are there any doors requiring power, low voltage, or card access systems on this project?	There are no doors requiring power, low voltage, or card access on this project.
39	Electrical	Are there any security systems required on this project?	There are no Security Systems required on this project.
40	Electrical	Is there heat trace required for mechanical systems on this project?	There is no heat trace cable required on any of the Mechanical system piping.
41	Electrical	Lighting bollards shown on Drawing A0.1, what is the required conduit, wiring for these?	The lighting shown on Drawing A0.1 are pole mounted fixtures and bases and

			shown in the location to be installed. Branch circuit wiring for these fixtures is indicated on Drawing E4.2. This work and all work shown on Drawing E4.2 shall be done only if Alternate AA-2 is accepted.
42	Electrical	Have all the required URI construction standards been incorporated into the design and specifications for this project?	To the best of our understanding URI Construction Standards have been incorporated into the design and specifications.
43	Electrical	Feeder down to Panel PP3B calls for 3-4" Conduits with 500Kcmil in them. Fed from Switchboard MDSH. On the 1-Line drawing it shows 2-3" Conduits with 350Kcmil. Please verify that they are to be 2-3" Conduits.	Feeder to Panel PP3B shall be two (2) 3" conduits with cables as specified on the Power Distribution Diagram on Drawing E3.1. The note shown at the conduit run on Drawings E2.7 shall be deleted.
44	Electrical	DCU/H1 Calls out to be Fed from Panel "N" which is located in Bldg. B. Is this the correct destination and if so please identify where the Panel is located.	HVAC Unit DCU/H1 shall be fed from circuit PP3LA-31 from a 20A/2P circuit breaker as specified in lieu of the circuit indicated. Panel PP3LA is located in the Main Electric Room, second floor of Building "H".
45	Electrical	Calls out to demo panels "MDPE" Bldg. E, Panels "H-1", "H-2" and "M" Bldg. D, Panel "FMDP" Bldg. F. To what extent are we to remove conduit and/or wire?	Panels MDPE, H1, H2, M, and FMDP are all panels to remain under this scope of work. Do not remove any of these panels.
46	Electrical	Please identify the location of existing panel LP4AM to be removed.	Panel LP4AM is located adjacent to the center aisle entrance to the Theater. This panel is specified to be disconnected, removed and relocated to the corridor wall adjacent to Stair 1.16H. This work is shown on Drawing E4.3. That panel relocation and all other electrical work indicated on Drawing E4.3 shall be done only if Alternate AA.3 is accepted.
47	Site	At a minimum, can an invert be provided at the first cleanout of the perimeter drains? Following the building sections, if the perimeter drains were to be installed at the footing elevation, the drain will not flow properly.	See Architectural Elevations on A 2 drawings for inverts. Some sections of drain are laid flat. All connect to MH no. 3.
48	Site	Detail 2/A7.4, Asphalt Roadway Section, shows a curb. What type of curb is this and is it really the intent for the lawn to be below the top of curb?	Finished grade to come to top of curb.
49	Site	Refence detail 2 & 3/A7.4, the 12" and 18" bases, respectively, are called out as crushed stone. For pricing purposes, please clarify what base material is required and that new imported base material is required at those depths under asphalt.	New material shall be RI Standard M.01.09

50	Site	Please confirm whether or not the contractor is responsible for geotechnical and/or environmental services, which are typically paid for by the owner, in the lump sum bid.	Contractor not responsible for geotechnical or environmental services. If required, URI will engage.
51	Site	Due to the section thickness required for new gravel base under paving, there appears there will be export of soil from the site. Should bidders assume soils are clean for hauling and disposal pricing?	Yes, remove off site.
52	Site	Soil Export- please confirm that (1) soil is to be exported off campus, as there is no longer space on-campus; and (2) soils to be cut for export are "clean".	Yes, remove off site Soils assumed to be clean.
53	Site	Basement Logistical Access for new plumbing below the slab- please describe the path available for bringing small excavation machines in to excavate.	The piping indicated on Drawing P 2.1 will be above the existing slab or above existing ceilings. Floor drains and piping in the Mechanical Room will be buried in the new in-fill slab. All piping from the pump will be above the ceiling and connect to a riser in Room O5HA, above grade connection. The pump in the lower level Mechanical Room may require a portion of the pump basin to be below the existing slab, depending on the pump selected.
54	Alternate #3	Room 120- listed on Finish Schedule, not shown on plan 1/AA3.2	AA 3 re-issued
55	Alternate #3	Rooms 119H & 121H- shown within Alternate 3 area, but not included on Finish Schedule.	AA 3 reissued
56	Alternate #3	Layout of Restroom to Theater Wall- distance from the outside of the plumbing wall to the back of the seats looks tight for egress & general movement. Please confirm code is being met.	AA 3 reissued
57	Alternate #3	Width of Doors 104A & 114A- confirm door schedule's data which shows a width of 6'-8", versus the Elevation which depicts a scaled measurement of 6'-0"	6’-0” AA 3 re-issued
58	Alternate #3	Door Type corresponding to Doors 101 & 118- noted to be WD3, however both appear to be bi-fold. Please verify intent & availability of specification, if bi-fold.	AA 3 re-issued
59	Alternate #3	Wall Types are missing on plans.	AA 3 re-issued
60	Alternate #3	Horizontal Depth of Counters- Graphically scale to be... 3'-10"d in Section 6/AA6.3 // 2'-6"d on Elevations 1-5/AA3.3 // 1'-6"d in Plan 1/AA3.2. Please verify intent.	24’ deep AA 3 re-issued
61	Alternate #3	Spec 096340- assumed to not be utilized, as it doesn't seem to align with plans. Please define intent	AA 3 re-issued
62	Alternate #3	4" STD WD Q Ceiling at all Rooms w/ AWP- please provide a specification information of the wood ceiling / finish / wood type, as well as	AA 3 re-issued. See specification section 09 8430 issued in this addendum.

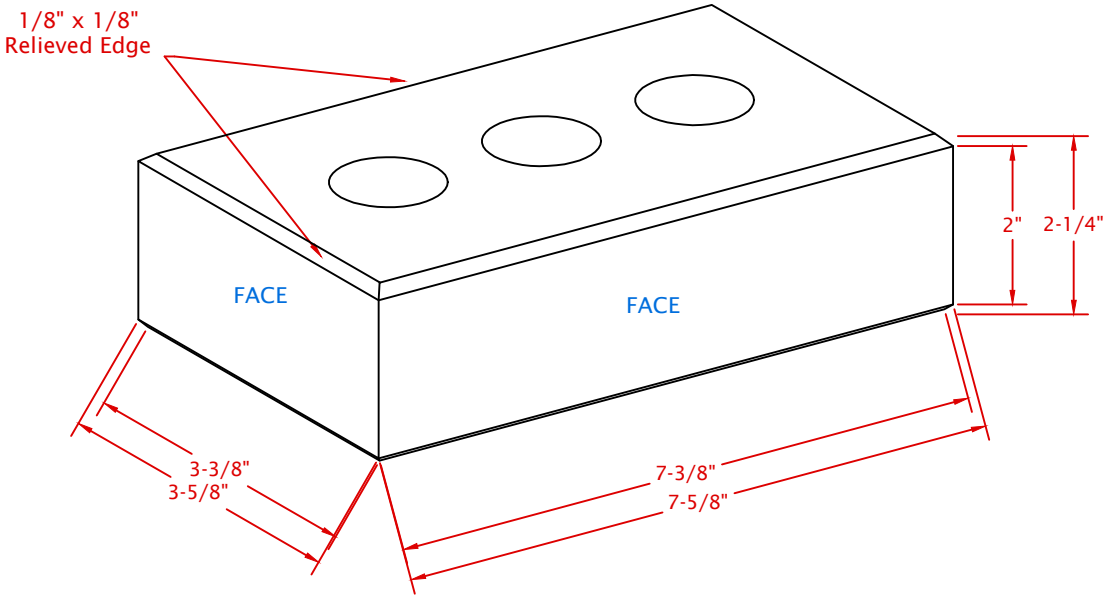
		a section showing desired detailing of the wood ceiling to new GWB sub-strait; and confirm the specification information for the AWP.	
63	Alternate #3	Door Schedule- missing door frame type information.	AA 3 re-issued
64	Alternate #3	Toilet Accessories- assumed to not be required, based on missing intent noted on plans / no schedule in specification / no allowance provided. Please define intent.	Will note on AA 3 drawings
65		Plumbing Alt A-3 Domestic Water Please show where cold water main is feed from and provide sizing to main.	Domestic Water: The new Domestic Water main shown on P2.1 will be upsized to 2". The main feed will rise up in the plumbing chase of Room 119H.
66		Drawing D1.2/Demo notes 1 & 3 call for "remove stucco, metal edge strips and loose concrete" from walls. Is the intent to remove all indicated stucco & metal strips, both loose and intact? (The scope of work to remove intact stucco will require chipping, which will be both costly and noisy, possibly precluding us from performing the work while the building is occupied.)	See Chipping concrete item above under #03.
67		Are there any requirements for engineering the structural considerations for the cutting of the new concrete window openings at the walls? i.e. shoring, bracing, etc..	See note above.
68		Is there any available as-built info to determine the size/spacing of reinforcing bars at the enlarged window areas?	No detail available
69		Is it possible to shift the bid time from 10 am to a later time in the afternoon? This increases our ability to collect and collate sub-bids and provide our best proposal.	See new bid date and time by the State
70		The ITB States: "The bidder must demonstrate that it is able to perform a substantial portion of the work using its own workforce" What percentage would a "substantial amount" be?	Workforce does not apply to General Contractors.
71		Please provide the Seismic Design Category for this project. This has been requested by one of our Fire Protection subcontractors.	As per local code.
72		Please consider extending the bid date by one week due to the Thanksgiving holiday week. Many of the subcontractors and material suppliers are closed at least 2 days next week and have expressed doubt that they can	See above and State notice

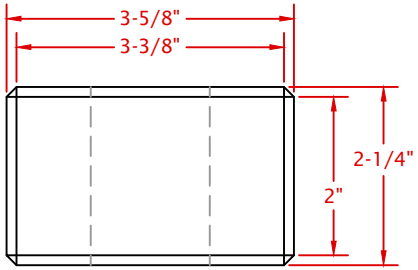
		complete pricing in time, especially due to the complexity of this project.	
73		Detail 4/S2 – Should there be an additional new W16 beam at the "H" Pod roof located just below the topmost duct opening in the plan view?	Provide additional W 15 x 36 at upper RTU
74		Drawing S2 – New beams shown in plan as W16x36, In sections as W16x31. Which is correct?	W 16 x 36
75		Detail 3/S2 – Shims noted as field weld all around. Does not look like there is access to weld all around. Do we just weld exposed edges? Please advise.	Weld exposed edges
76		Details 1&2/S3- New channels under new RTU and reinforce existing joints. Where does this apply?	Under new RTU's.
77		Are weld & burn permits and Fire dept. fire watch required? If required do I include cost?	Yes, include in cost
78		Can another day be arranged to access the site and building to review existing conditions?	No formal visit. Building has public access.
80		Dr A6.1 bent plate details- What is the spacing of epoxy anchors and stiffener plates?	The bent plate noted shall have gusset plates at 30" oc. Grouted threaded rods shall be at 12" oc with top and bottom rows offset by 6" horizontally.

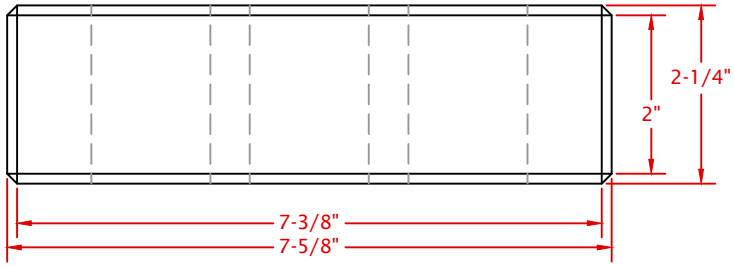
11/26/16 - DESIGN AGENT NOTE:

Beveled edge only required on top edge of one side.
Bevel will be required on two faces of special shape for corners.
Not required on recessed, cut face brick."

Modular Stretcher Relieved Edge





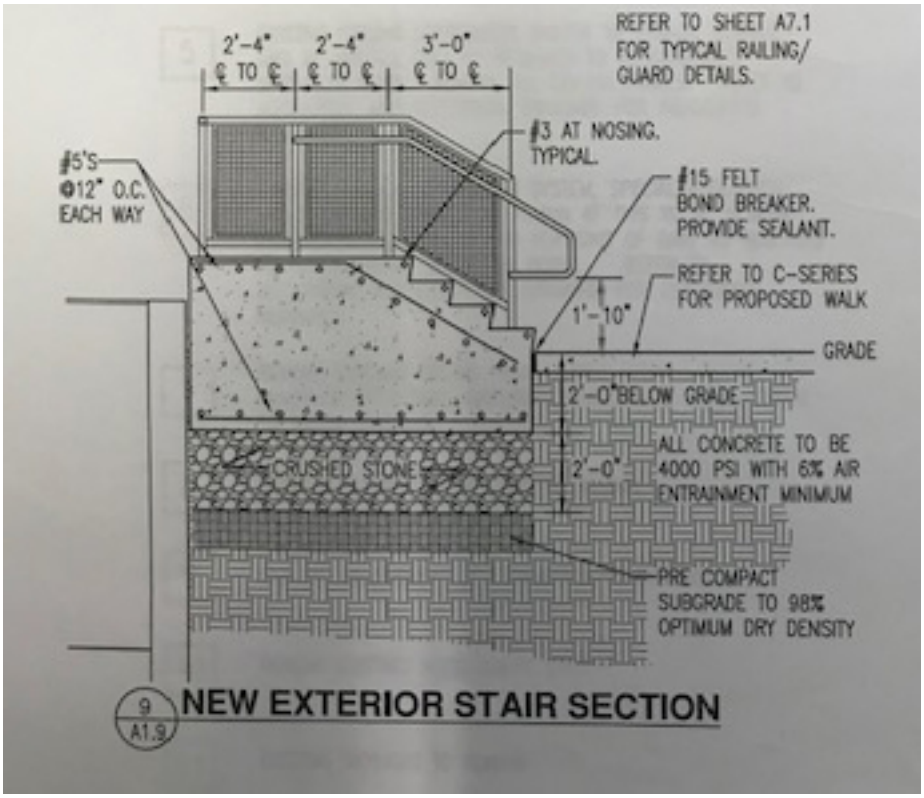


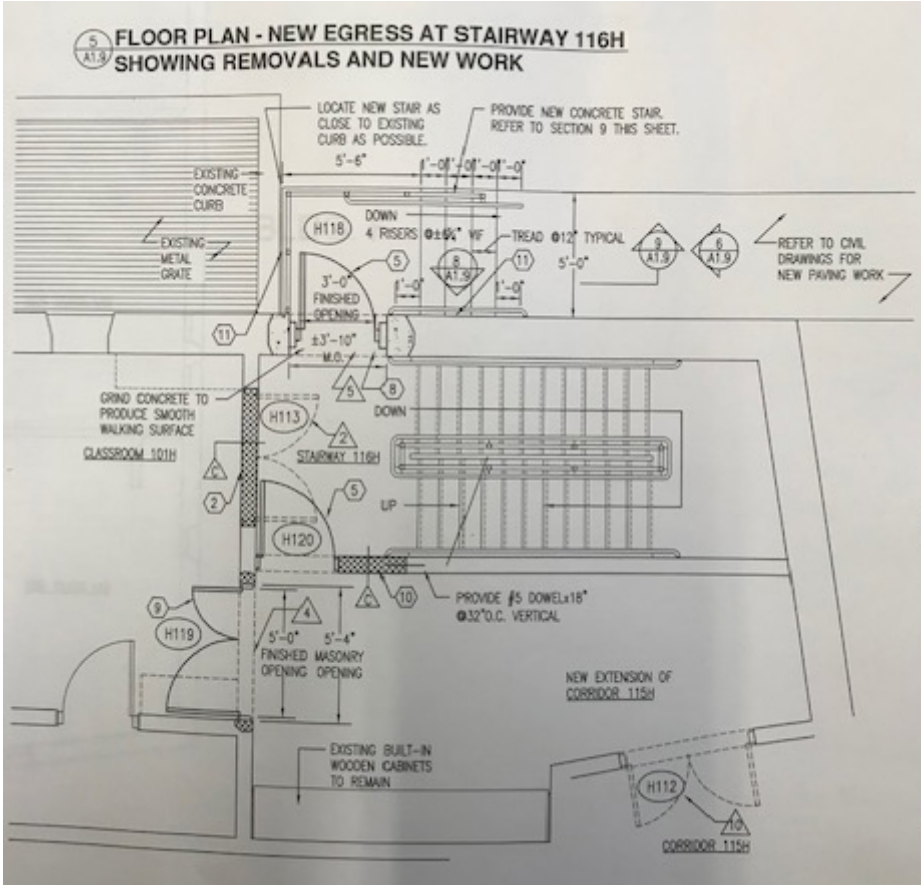
Coring May Vary

COLOR	QUANTITY
TEXTURE	DATE 12.01.17
JOB University of Rhode Island	
DISTRIBUTOR Spaulding Brick Co.	

ENDICOTT™ CLAY PRODUCTS

P.O. Box 17 Fairbury, NE USA 68352 402/729-3315 FAX: 402/729-5804 Email: endicott@endicott.com www.endicott.com





Exterior Stair @ H East Ref. 1/A7.5

Building Enclosure Science LLC

Date: February 27, 2018

Client: Mr. Bruce Wood, Principal
KMW Architecture
98 Magazine Street
Boston, MA 02119
bwood@kmwarch.com

Project: University of Rhode Island
Fine Arts Center
Building Envelope Assessment
Kingston, RI

SUMMARY OF FINDINGS

On Tuesday, February 20th, BES was on site to assist in the evaluation and core sampling of seven separate roofs at the URI Fine Arts Center. The assessment included roofs on Pods B, C, H including the Fly Tower, J, K and the connector roof between H and K. The assessment team included Bruce Wood, Principal with KMW Architecture, Seth Pilotte, URI Construction Manager, the Fine Arts Center Facility Manager, Jack Skypeck, RRC with Building Enclosure Science and two roofers with Apollo Roofing & Sheet Metal.

The assessment included a visual evaluation of the existing roofing systems and exploratory core cuts taken and repaired by Apollo Roofing. Following is an assessment of our findings.

POD B

The existing roofing system consists of two plies of modified bitumen membrane with a brown colored cap sheet over ½" thick high-density fiberboard, numerous layers of tapered polyisocyanurate insulation, asphalt base sheet over two-inch thick Tectum Deck. Two core samples were taken on this roof. One at a high point and a second closer to the drain line. The tapered insulation thickness ranged from 3-½" to 6" where measured. Both test cuts were found to be dry.

The roofing system on Pod B has remaining useful service life. With targeted repairs the life span of the roof could be extended for 5-8 years. An infrared moisture scan is recommended to detect subsurface moisture within the components. The first two items would alleviate the standing water issue on the roof. Recommended repairs at this roof include the following:

- Installation of 8' x 8' wide tapered insulation sumps around each roof drain.
- Introduction of a larger diamond cricket between the west drain and the west parapet wall. The slope of the cricket should be at least twice the slope of the tapered insulation in the main roof or ½' per foot. This item will require the application of new modified bitumen roofing

membrane over the new tapered cricket.

- Proper covering and flashing of the two large mechanical curbs along the west perimeter, if the units are to be removed.
- Reflashing of the perimeter parapet to accommodate the anticipated lower height.
- Wet roofing, if any, found during the infrared scan, should be removed and replaced with matching components of similar thickness.

POD C

The existing roof on Pod C is an.060" thick reinforced Ethylene-Propylene-Diene-Monomer (EPDM) Firestone roofing system. Exploratory test cuts revealed that the roof components consist of the EPDM membrane over mechanically attached ½" thick high-density fiberboard, tapered extruded polystyrene (XPS) over two-inch thick Tectum Deck. Two core samples were taken on this roof. One at a high point and one at a low point. The tapered extruded insulation ranged from 1" to 3-¼" thick. Both test cuts were found to be dry.

The roofing system was found to be in fair condition. The field seams had been stripped in with an additional layer of uncured EPDM membrane. Patches were evident in other areas of the roof. Roof drainage is intended to occur at a perimeter scupper located at the southeast corner of the roof. The slope of the roof is ineffective, resulting in standing water along the east perimeter of the roof.

Our recommendation for this roof is for the complete removal down to the Tectum deck and installation of a new self-adhering vapor barrier, tapered insulation system and roofing system acceptable to the University. Adhesive pull tests of the self-adhering vapor barrier to the substrate will be required to ensure adequate wind uplift resistance. The introduction of an additional perimeter scupper at the northeast corner of the roof, if possible, will simplify the new tapered design.

POD H and the Fly Tower

The visible roofing systems on the main roof and Fly Tower are adhered multi-ply modified bitumen membrane systems. Exploratory test cuts revealed that the existing components consists of a cap and base ply of modified bitumen membrane, a layer of ½" thick high-density fiberboard set in asphalt, a three-ply asphalt adhered built-up roof, tapered perlite insulation, lightweight concrete over a tectum roof deck. The tapered perlite ranged from 4-½' thick to 8-½" thick on the main roof and 3-¼" thick to 7" on the Fly Tower.

Due to the overall poor condition of these roofs along with the Building Code requirements, a complete tear-off of all layers of roofing down to the lightweight concrete topping is recommended for these areas. Our recommendation is for the installation of a new self-adhering vapor barrier, tapered insulation system and roofing system acceptable to the University. Adhesive pull tests of the self-adhering vapor barrier to the substrate will be required to ensure adequate wind uplift resistance.

POD J

The existing roofing system on Pod J is a multi-ply modified bitumen membrane system. Exploratory test cuts revealed that the components consist of a modified bitumen cap sheet with white granules, two

plies of asphalt saturated felt set in asphalt, a layer of ½" thick high-density fiberboard set in asphalt, three layers of polyisocyanurate insulation, a layer of ½" thick gypsum board (DensDeck) over three-inch deep metal decking. Two core samples were taken on this roof. The test cuts revealed similar components and thicknesses and were found to be dry.

The existing roofing system appears to be in generally good condition. Except for small areas in the two drain lines, standing water and drainage is not an issue. The roof slope appears to be built into the structure in lieu of using a tapered insulation system.

The roofing system on Pod J has remaining useful service life. With targeted repairs and general roof maintenance, the life span of the roof could be extended for 8-10 years. An infrared moisture scan is recommended to detect subsurface moisture within the components. Recommended repairs at this roof include the following:

- Installation of 8' x 8' wide tapered insulation sumps around each roof drain.
- Cleaning of the drain areas to remove loose ceramic granule build-up.
- Reflashing of the mechanical curbs with emphasis on the outside corners.
- Reflashing of the security guardrail posts.
- Random repairs to the loose or open field seams in the roof.
- Wet roofing, if any, found during the infrared scan, should be removed and replaced with matching components of similar thickness.

* Infrared tests were performed. Pod J was found to have water and should be removed to the metal deck and replaced.

Connector Roof

The existing roofing system consists of two plies of modified bitumen membrane with a white cap sheet over ½" thick high-density fiberboard, numerous layers of tapered polyisocyanurate insulation, asphalt base sheet over concrete deck and steel beams. Two core samples were taken on this roof. One at a high point and a second closer to the drain line. The insulation thickness ranged from 5" to 7" where measured. The roof components were found to be saturated at the high point with water filling up the test cut hole completely.

Based on the test cut results our recommendation for this roof is for the complete removal down to the concrete deck and installation of a new self-adhering vapor barrier, tapered insulation system and roofing system acceptable to the University. Adhesive pull tests of the self-adhering vapor barrier to the substrate will be required to ensure adequate wind uplift resistance.

POD K

The existing roofing system consists of two plies of modified bitumen membrane, (base ply with a white cap sheet) over ½" thick high-density fiberboard asphalt adhered, numerous layers of tapered polyisocyanurate insulation, asphalt base sheet over lightweight concrete and two-inch thick Tectum Deck. Two core samples were taken on this roof. One at a high point and a second closer to the drain line. The tapered insulation thickness ranged from 4" to 8" where measured. Both test cuts were found

to be dry.

The roofing system on Pod ~~B~~ * K has remaining useful service life. With targeted repairs the life span of the roof could be extended for 5-8 years. An infrared moisture scan is recommended to detect subsurface moisture within the components. Recommended repairs at this roof include the following:

- Replacement of the existing internal roof drain assemblies with new drains and collar extensions.
- Installation of 8' x 8' wide tapered insulation sumps around each roof drain.
- General cleaning of the roof to remove loose ceramic granule build-up and other debris.
- Reflashing of the mechanical curbs with emphasis on the outside corners.
- Reflashing of the flues and other small penetrations.
- Random repairs to the parapet wall flashing at the intersection of the parapet and roof surface.
- Wet roofing, if any, found during the infrared scan, should be removed and replaced with matching components of similar thickness.

The recommendations made in this summary report are based solely upon the information gathered during our one-day assessment of the roofs. Following your review of this report, please contact us with any questions, comments, or directives you may have.

Sincerely,

BUILDING ENCLOSURE SCIENCE, LLC

Jack Skypeck, RRC
Principal