



State of Rhode Island
Department of Administration / Division of Purchases
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ADDENDUM # 1

3/5/19

Solicitation #7598588

Title: Community College of Rhode Island A&E Services for the Student Service Center Renovations at the Knight Campus, 400 East Avenue, Warwick, RI 02886

Submission Deadline: March 19, 2019 @ 11:00 AM (ET)

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

Submitted Questions & Responses
Pre-bid Attendance Sheet

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

Gary P. Mosca
Chief Buyer

ADDENDUM 1 - RFP #7598588 for Community College of Rhode Island Knight Campus:
March 5, 2019

1. Under Section 7A of the RFP, it is requested that One RIVIP Bidder Certification Cover Form and one RI W-9 be included with the original copy only (not in Technical or Cost proposals). Do you want these attached to the "Technical Proposal – Original"? Or should they be included separately in the submission package?
 - i. Response: Please include in "original copy" only.
2. Please clarify the role and qualifications of the Scheduler as listed in the Cost Proposal Form, Appendix A.
 - i. Response: The Scheduler who is part of the Architectural's Team would be responsible for providing an initial schedule for the design and construction document phases. They would be responsible for providing a detailed schedule for the Bid documents identifying such items as, the time frames for relocating the existing staff to new locations on the Knight Campus, phased construction, etc. They would be responsible for keeping the project on schedule for the duration of this RFP.
3. Can the Move Management Staff role listed in the Cost Proposal Form, Appendix A, be provided by the Architectural firm based on similar experience with staff relocation on other projects? If so, should the cost for this role still be broken out under a separate line item?
 - i. Response: The College would like a Move Management Consultant as part of the Architectural Team.
4. Based on a review of the scope, we anticipate including a civil engineer, structural engineer, and security consultant. Should these additional sub-consultants be added under the "List Consultants" heading on the Cost Proposal Form, Appendix A?
 - i. Response: The Architect should list under "List Consultants" any other members of your team that are not identified on Appendix A, along with their associated weekly rates, estimated weeks and total costs.
5. Clarifications to Specific Activities / Tasks, item 1: The Architect shall submit detailed construction cost estimates at 25%, 50% and 100% during the design and construction document phases.
6. Clarifications to Specific Activities / Tasks, item 10: This line is deleted in its entirety and replaced with. The Architectural Team shall include in their RFP Bid, Construction Phase Service limits in accordance with AIA B101-2017, Article 4.2.3.

7. Was the pre-proposal meeting mandatory?

i. Response: No

8. Will a list of the attendees at the pre-proposal meeting be made available?

i. Response: Yes, it will be included within addendum #1.

9. (Reference page 6, Proposed Renovation Item #1) Move Management clarification - It is our understanding that the A&E Team will be generally responsible for the following as associated with preparing temporary (swing space) plans for existing occupants of the "Affected Areas".

I. Survey affected areas for existing furniture and equipment requirements

II. Survey proposed temporary space(s)? How many to be surveyed?

III. Prepare test-fits of temporary space(s)?

IV. Coordinate and document power/data at temporary space(s)

i. Response: The Move Management Consultant as indicated in response number 3 above would among other things, survey the areas of existing furniture and equipment to determine the Staffs requirements, review and provide proposed locations on the Knight Campus where these affected offices, classrooms and testing rooms, etc. would be relocated too temporarily, prepare the temporary spaces for power/data/telephone etc. all of which would be clearly detailed on the Construction Documents including a timeline for this phase.

9a. These plans will include any power and data requirements to meet temporary needs for furniture, equipment, etc. A few related questions:

I. Are there predetermined "swing spaces" to be used for temporary relocations? Do they require construction (walls, doors, finish, etc.) in addition to power and data modifications? Are there measured drawings of these spaces available, or will A&E Teams need to survey and prepare base drawings of temporary spaces as well?

i. Response: There are no pre-determined swing spaces, this is up to the Move Management Consultant and the Architectural Team to identify. The staff that is being moved to the swing spaces has to be able to do their job without disruptions. There are no measured drawings available, this Architectural Team will need to survey and prepare drawings of the spaces as part of the Construction Bid Documents.

II. How many phases of construction are anticipated? Will all +/-25,000 so of existing office move at once, or will smaller areas of temporary space be made available, increasing the number of phases of construction.

i. Response: The Phases will be up to the Architectural Team based upon their presentation as to where the staff will move temporarily without disrupting the operations of the College.

III. Temporary space plans will be used by the Owner to engage a move manager to further coordinate move activities (furniture, personal belongings, etc.)?

i. Response: No. This RFP includes the Architectural Team and Move Manager responsible for the coordination of moving activities to and from the temporary spaces to the newly finished areas and retrofitting the temporary spaces back to the original intent. The actual moving and retrofitting will be part of the Bidding Documents to a General Contractor.

10. Is there an established budget for this project? We are being asked to carry a reimbursable expense for "State Fire Marshall, Building Code Official and FM Global review fees." In order for us to calculate an approximate fee associated with these reviews, it would be helpful understand the overall budget and breakdown of construction vs. soft costs (Furniture, Equipment, etc.), A&E Services and cost to move department and offices to temp swing space. Please clarify.

i. Response: There is no established budget for this project. There are no review fees associated with FM Global reviewing the Bid Documents.

11. (Reference page 6, Proposed Renovation Item #12) Parking lot scope of work clarification; is there an existing conditions survey or will this need be included in civil engineering scope of services? Additionally, can you elaborate on the requested scope for the affected area:

- I. Additional parking requirements?
- II. Accessibility Issues?
- III. Additional loading/drop-off?
- IV. Landscape modifications?
- V. Any revisions to site circulation?

i. Response: Existing condition survey will need to be included in the civil engineering scope of work. The scope includes but is not limited to replacement of the sidewalks, driveway, parking lot, curbing, landscaping, sidewalk lights, signage, etc. all will have to be replaced and upgraded to be ADA accessible. The roadway pavement will have to be heavy duty to support buses.

12. (Reference page 6, Proposed Renovation Item #4) Interior Design scope of services clarification; Does CCRI have a campus standard to follow when specifying finishes such as paint, carpets, doors and hardware, etc. Please confirm.

i. Response: The only standard that the College has is AD 400 electronic locks, Pelco Camera system and signage to be ADA Compliant.

13. (Reference page 6, Proposed Renovation Item #5) Mechanical Engineering scope of services clarification; it is our understanding that the base building mechanical and electrical services are adequate to service the proposed scope. Primary mechanical, electrical, and fire protection systems and equipment will remain and engineering services will be focused on re-distributing ductwork, fire protection and terminal devices only. Please confirm.

i. Response: It cannot be assumed that the existing base building mechanical and electrical services are adequate to service the proposed scope. This Architectural Team is to establish what modifications and upgrades are required as a result of their design. Primary mechanical, electrical, fire protection systems and equipment will remain where-ever possible dependent upon the final design of the Project.

14. AIA Agreement notes three (3) cost estimates. RFP indicates two (2) cost estimates (at 50% and 100%). Shall all bidders include three (3) estimates at each of the milestone/progress submissions to give an earlier idea of estimated project costs?

i. Response: See clarification 5 above.

15. AIA Agreement notes that Owner will be responsible for environmental testing and abatement. RFP indicates that environmental testing and abatement plan shall be carried by A&E Team. Can a uniform allowance be established for all teams to carry for environmental survey and plan preparation (if require) to be contracted directly with the Owner?

i. Response: The Environmental Testing and an Abatement Plan shall be included as part of this RFP. An Allowance for this work in the amount of \$50,000 shall be included in this RFP.

16. (Reference page 3, Initial Contract Period) Statement being made that the "contract period will begin approximately May 1, 2019 for approximately 4 years until all construction activities have been completed and staff has been relocated into their new headquarters."

i. What is the anticipated duration of time that the Architectural Firm is committed to attend meetings every other week during construction administration?

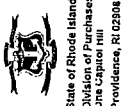
i. Response: See clarification item 6 above.

17. Are there original structural drawings (hard copies) available for review and use?

i. Response: There are original paper drawings for this space that was renovated in 1999 that are available to the selected Architectural Team. The College does not have as-builts of this space.

18. Respondents to this solicitation are hereby advised that the respondent selected for award of a contract pursuant to this solicitation, and its affiliated or subsidiary companies (whether partially or wholly owned), shall be ineligible to bid upon any future consulting or construction solicitations which may arise from or relate to the services described in this solicitation. In addition, any sub-consultants or subcontractors engaged by the respondent selected for award of a contract who performs any services arising from this solicitation shall be ineligible to bid upon any future consulting or construction solicitations which may arise from or relate to the services described in this solicitation. Respondents to this solicitation who have worked on the current Master Plan for the Community College of Rhode Island are ineligible to bid upon this solicitation.

End.



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

BID NUMBER: RFP 7598588
 BID TITLE: CCRI A&E Services for the Student Service Center Renovations Knight Campus
 PRE-BID DATE AND TIME: March 19, 2019 @ 9:00 AM

Purchasing Representative:
 Gary P. Mosca
 NON-Mandatory Pre-bid START TIME:
 9:00 AM.
 NON-Mandatory Pre-bid END TIME:
 9:30 AM.

COMPANY NAME	COMPANY REPRESENTATIVE	SIGNATURE	ADDRESS	CONTACT E-MAIL	CONTACT PHONE NUMBER
1. State of Rhode Island	Gary P. Mosca	<i>Gary P. Mosca</i>	One Capitol Hill, Providence, RI 02908	gary.mosca@purchasing.ri.gov	401-574-8124
2. CCRI	Mark Libutti	<i>Mark Libutti</i>	150 Chestnut St. Providence, RI 02903	andrea@brenwstefromton.com	401 861-1600
3. BTGA	Andrea Braga	<i>Andrea Braga</i>	1085 Park Ave Providence, RI 02910	laurie@sa-architects.com	401 942 7970
4. Saccoccio + Associates	Laurie Palotti	<i>Laurie Palotti</i>	111 Chestnut St. Providence, RI 02903	MVIVEIRS@DANV.COM	401.883-1240
5. DANV ARCHITECTS	MICHAEL VIVEIRS	<i>Michael Viveirs</i>	126 COLE ST FALL RIVER, MA	RJACCA@STARCKARCHITECTS.COM	508 679 5733
6. WILLIAM STARCK ARCHITECTS	RODNEY JACQUES	<i>Rodney Jacques</i>	310 GEORGE WASHINGTON AVE SMITHFIELD, RI 02917	JRACQUES@STARCKARCHITECTS.COM	401-232-5010
7. ANIRAKUNIAN & ASSOC. INC	JOHN ANIRAKUNIAN	<i>John Anirakunian</i>	35 Greenwich St Providence, RI	STACK@is.toronto.com	401 883 7851
8. TORRADO ARCH	ROBERT STACK	<i>Robert Stack</i>		@VERTICAL.NET	
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10. Edward Rowse Architects	Elizabeth Jackson	<i>Elizabeth Jackson</i>	400 MASSA SOIT AVE Unit 300 E. Providence	e.jackson@rowsearch.com	401-231-9100
11. TECTON ARCHITECTS	HANNA FORTU	<i>Hanna Fortu</i>	TRAINROAD AVE, WESTERLY, RI	hannaf@tecton.com	866-990 6928
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