



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

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

Tel: (401) 574-8100  
Fax: (401) 574-8387  
Website: [www.purchasing.ri.gov](http://www.purchasing.ri.gov)

**March 6, 2019**  
**ADDENDUM NUMBER ONE**  
**RFQ # 7598618**  
**TITLE: STATE HOUSE ELEVATORS MODERNIZATION**

**Closing Date and Time: 3/18/19 AT 10:00AM (Note Change)**

**Per the issuance of this ADDENDUM #1 (11 pages) the following is noted:**

**Please be advised the Bid Closing Date and Time has been extended:**

**From: 3/11/19 at 10:00AM**

**To: 3/18/19 at 10:00 AM**

This addendum posts sign in sheet from mandatory pre-bid conference.

This addendum posts buyer's initial remarks from pre-bid conference.

This addendum answers questions sent in on line and accepted until 2/26/19 at 5pm.

This addendum posts revised bid form.

As noted by buyer:

This is a mandatory pre bid conference. Only those vendors on the sign in sheet will be allowed to submit proposals.

Questions are being accepted on line until 2/26/19 at 5pm. The email address and instructions how to submit questions is on the bid proposal.

Bid bond is required

Performance bond is required

Specifications and plans are posted on the website.

On the bid form..under base bid price says that price should include prices for 5 allowances, there are 6 allowances. This will be corrected in addendum.

There are no unit prices.

The contract times are listed on the bid form.

There are liquidated damages of \$500 per calendar day, also indicated on the bid form.

This is a public works project and as such requires a CD be submitted along with the paper copy of your bid. Instructions on how to do that are included in the bid package.

Please note the clauses that pertain to public works projects.



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

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

Tel: (401) 574-8100  
Fax: (401) 574-8387  
Website: [www.purchasing.ri.gov](http://www.purchasing.ri.gov)

**March 6, 2019**  
**ADDENDUM NUMBER ONE**  
**RFQ # 7598618**  
**TITLE: STATE HOUSE ELEVATORS MODERNIZATION**

If your bid is \$1,000,000 dollars or greater you will need to submit the following forms , all of which are in the bid package.

The General Contractor Apprenticeship Certification Form submitted with your bid.

The Subcontractor Apprenticeship Certification Form submitted to the GC before any work commences (is not submitted to Purchasing).

The General Contractor Apprenticeship Re-Certification and Certification Form at the time of the tentative letter of award.

This is a prevailing wage project. Note the certification within the bid package that acknowledges you are aware of your obligations as they pertain to prevailing wage.

Included is a bid preparation check list to help you. It is not a substitute for a thorough review of the instructions to bidders.

We are also asking that you submit a new state w-9. The state form is different from the federal form.

Because of the Historic importance of the building and the sensitive nature of work, it is important that the successful bidder have a high degree of experience in restoration and rehabilitation of older buildings with the Secretary of the Interior's Standards for Rehabilitation of Historic Places. Additional information, resumes and references are required to be submitted with this bid of the GC as well as of all subs that will be used. See below.

The Department of Administration, Division of Capital Asset Management and Maintenance (DCAMM) has implemented a mail and parcel screening program in the William E. Powers Building, in cooperation with the Department of Revenue and the Division of Information Technology. To enhance security, a mail screening system has been employed in the mailroom loading dock of the Powers Building. With the current volume of mail, this screening requires between 15-20 additional minutes to process incoming mail. With an increased influx of mail during tax season, we anticipate this process may take slightly longer.



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

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

Tel: (401) 574-8100  
Fax: (401) 574-8387  
Website: [www.purchasing.ri.gov](http://www.purchasing.ri.gov)

**March 6, 2019**  
**ADDENDUM NUMBER ONE**  
**RFQ # 7598618**  
**TITLE: STATE HOUSE ELEVATORS MODERNIZATION**

**General Contractor qualifications:**

The following items should be submitted as attachments to the bid.

1. Firm history, indicating numbers of years in business as a General Contractor.
2. Resumes of principal(s) of the firm who will be responsible for this project.
3. Proposed list of sub-contractors to be used on this project.
4. List of projects successfully completed by the General Contractor's company be submitted with the bid as stipulated below:

List minimum of three (3) projects completed within the five (5) previous years that demonstrate the bidder's experience with historic preservation projects specifically pertaining to the restoration and repairs on a historic building dating 100 years or older.

The following information is required for each project listed:

- a. Name and address of building.
- b. Age of building (approximate year of original construction).
- c. Contract price.
- d. Detailed description of work.
- e. Date of Completion.
- f. Name and phone number of architect or design professional associated with the project.
- g. Name and phone number of the owner or owner's representative.

**Sub-Contractor Qualifications (for each traded to be subbed out)**

The following items should be submitted as attachments to the bid:

- a. Name and address of building.
- b. Age of building (approximate year of original construction).
- c. Contract price.
- d. Detailed description of work.
- e. Date of Completion.
- f. Name and phone number of architect or design professional associated with the project.
- g. Name and phone number of the owner or owner's representative.



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

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

Tel: (401) 574-8100  
Fax: (401) 574-8387  
Website: [www.purchasing.ri.gov](http://www.purchasing.ri.gov)

**March 6, 2019**  
**ADDENDUM NUMBER ONE**  
**RFQ # 7598618**  
**TITLE: STATE HOUSE ELEVATORS MODERNIZATION**

The owner reserves the right and sole discretion to determine equivalent or prior experience and the right to reject any or all bids which fail to demonstrate equivalent prior experience. The owner will contact project references and reserves the right to reject bids based on poor performance with similar projects.

Comments from pre-bid conference:

- One elevator needs to be in operation at all times.
- Awarded vendor needs to work closely with the agency on scheduling.
- Normal working hours are 7am to 3:30pm. Any changes made must be coordinated with agency.

Questions sent in on line:

1. Will there be another opportunity to get into the Elevator Machine Room before the bid?  
Response: No

2. Please clarify if any asbestos abatement is required under the bid. The specifications state that the roofing is assumed to contain asbestos.

Response: There is no asbestos abatement included in this Bid. The existing roofing system has not been tested for hazardous material. The report states that since the materials have not been tested the testing company must assume it contains asbestos. The entire roofing system on the State House was previously replaced with a new Kemper roof with the understanding that removal of existing material was removed down to the deck. When construction starts on this project, the testing agency intends to test the roofing components to confirm their composition. If asbestos containing material is discovered, abatement will be added to the contract if necessary.

3. Are light fixtures being replaced? The fixtures are listed in the specifications as containing hazardous material. The ceilings are being replaced.

Response: Remove the existing five 8'-0" long light fixtures, wiring and associated switches. Properly dispose the light fixtures containing hazardous materials in accordance with all applicable state and local laws.

Provide and install ten new light fixtures (4 in the upper level and 6 in the lower level machine room) (Day-Brite Model FSS-4 401 835 UNV DIM 4'-0" LED with lens or equal, surface mounted) connected to a single new switch adjacent to the exterior door in the same location as the existing switch. Provide new wiring between electrical panel in lower level machine room and the switch and fixtures. A single switch will operate all four light fixtures. Fasten light fixtures to underside of new ceiling.



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

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

Tel: (401) 574-8100  
Fax: (401) 574-8387  
Website: [www.purchasing.ri.gov](http://www.purchasing.ri.gov)

**March 6, 2019**  
**ADDENDUM NUMBER ONE**  
**RFQ # 7598618**  
**TITLE: STATE HOUSE ELEVATORS MODERNIZATION**

4. Is it the intention that the Elevator Contractor complete flooring in the cabs or is that by another contractor?

Response: The replacement of the flooring is included in this Bid. The prime Contractor who is signatory of the contract is responsible for the floor's replacement.

5. Where can a crane set up? Are there time restrictions when a crane can be on site?

Response: A crane can be set up on the cobbled stone driveway of the State House at the Smith street entrance.

6. Where will a storage container (Conex) be located?

Response: On the dirt road on the side of the building by the upper parking lot on the train station side of the State House.

7. Are project signs required?

Response: Project signs are not required of the GC, project signs will be put up by the State.

8. Are temporary toilets required?

Response: No, GC staff can use the 3rd floor toilets.

9. Can concrete be field mixed or does it need to be ready mixed from a concrete plant?

Response: Concrete must be ready-mixed from a concrete plant and tested as required per specifications.

10. Is it the intention that the elevators be renovated one after the other rather than concurrently? If so, then this would double the time the elevator personnel would be on site. Or is there work that can be completed on both elevators simultaneously?

Response: One elevator must be in operation at all times except for periods listed in Section 01 11 00, Paragraph 1.04. Work may be done on both elevators concurrently during those shut downs but one must be fully operational when State House operations resume. All schedules must be reviewed and approved by the Owner.

11. What company maintains the existing fire alarm system?

Response: Arden systems own the alarm system and they use Security Concepts for service.

12. Per the Axiom Report Hazardous Materials Survey, 2.0 Site Description, the existing roof contains asbestos containing materials. Where at the pre-bid conference it was stated that the roof does not contain any asbestos containing materials. Can you please clarify this item?

Response: Please see response for the previous, similar question. The report assumes the roofing contains asbestos, but it has not been tested. For the purpose of this bid the roofing does not contain any hazardous material.



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

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

Tel: (401) 574-8100  
Fax: (401) 574-8387  
Website: [www.purchasing.ri.gov](http://www.purchasing.ri.gov)

**March 6, 2019**  
**ADDENDUM NUMBER ONE**  
**RFQ # 7598618**  
**TITLE: STATE HOUSE ELEVATORS MODERNIZATION**

13. Per Specification Section 07 01 50 Roof Repair, is the existing roof under warranty? If so, please provide the contractor responsible for the warranty and the manufacturer of the roofing materials.

Response: There is no warranty that we know of on the elevator machine room roof.

14. Please provide us with an area of set up for the crane so that we can get materials to the work area.

Response: This question has been answered in (5) above.

15. At the walk thru a company was mentioned that supported the installation of the existing bronze decorative components. Is this something you are willing to let us know who that company was?

Response: The company that provided the original elevator cab's decorative bronze components in 2000 was Hamilton Door & Cab Inc., Saugus, Massachusetts, Tel: 781-233-9540

**DRAWINGS**

**ITEM NO. 1 – DRAWING A1**

A. Add the following note pertaining to patching the roof opening made to install the new elevator machines:

The existing roofing is a Kemper system installed approximately 20 years ago. Although not under warranty, the repairs to the roof are to be in accordance to the Kemper system manufacturer's requirements to blend the new components into the existing components as required to create a seamless surface. Use a Kemper System America certified installer.

The Kemper company representative who is familiar with the State House roofing is Tim Sullivan, NE Regional Manager for Kemper System America, Tel: 401-345-3334.

The basic explanation for installation of the roofing system patch is to mechanically prepare the existing V210M Kemper roofing system surrounding the opening with a black abrasive wheel and an angle driver. Apply the Kempertec D Primer to the new area. Roller apply Kemperol V201M resin a minimum of 6 inches onto the existing field roofing. Set 165 gram Kemperol Fleece into the wet resin. Immediately backroll more resin into the fleece until fleece is fully saturated. Allow to cure overnight. Install in strict accordance with manufacturer's instructions.

Solicitation #:7598618  
Solicitation Title: STATE HOUSE ELEVATORS MODERNIZATION  
**BID FORM (revised 3/6/19)**

To: The State of Rhode Island Department of Administration  
Division of Purchases, 2<sup>nd</sup> Floor  
One Capitol Hill, Providence, RI 02908-5855

Bidder: \_\_\_\_\_  
Legal name of entity  
\_\_\_\_\_  
Address (street/city/state/zip)  
\_\_\_\_\_  
Contact name                      Contact email  
\_\_\_\_\_  
Contact telephone                  Contact fax

**1. BASE BID PRICE**

The Bidder submits this bid proposal to perform all of the work (including labor and materials) described in the solicitation for this Base Bid Price (*including the costs for Allowances 1, 2, 3, 4 & 5,6 Bonds, and Addenda*):

\$ \_\_\_\_\_  
(base bid price *in figures* printed electronically, typed, or handwritten legibly in ink)  
\_\_\_\_\_  
(base bid price *in words* printed electronically, typed, or handwritten legibly in ink)

**2. ALTERNATES (Additions/Subtractions to Base Bid Price)**

The Bidder offers to: (i) perform the work described in these Alternates as selected by the State in the order of priority specified below, based on the availability of funds and the best interest of the State; and (ii) increase or reduce the Base Bid Price by the amount set forth below for each Alternate selected.

None

**3. Allowances**

The following Allowances are included in the Base Bid as described:

Solicitation #: 7598618 \_\_\_\_\_

Solicitation Title: STATE HOUSE ELEVATORS MODERNIZATION

- Allowance No. 1:** Elevator Machine Room & Shaft Modifications  
Modifications necessary to new construction  
due to unforeseen conditions: \$ 50,000.00
- Allowance No. 2:** Elevator Cab & Entrance Modifications  
Modifications to the elevator cab and entrances  
due to unforeseen conditions. \$ 20,000.00
- Allowance No. 3:** Roof Repairs:  
For repairs to copper flashing and roofing system. \$ 10,000.00
- Allowance No. 4:** Contamination Cleanup:  
For demolition and disposal of any contaminated  
hazardous materials encountered during construction. \$ 5,000.00
- Allowance No. 5:** Afterhours Work Mandated by Owner:  
For unanticipated afterhours work mandated by the  
Owner for convenience. \$ 10,000.00
- Allowance No. 6:** Testing & Inspection Allowance  
For testing concrete and structural steel as  
described in the Documents. \$ 5,000.00

4. **Bonds**

The Base Bid Price ***includes*** the costs for all Bid, Payment and Performance Bonds required by the solicitation.

The costs for Payment and Performance Bonds pertaining to each Alternate required by the solicitation are ***included*** in each Alternate price.

5. **Addenda**

The Bidder has examined the entire solicitation (including the following Addenda), and the Base Bid and Alternate Prices ***include*** the costs of any modifications required by the Addenda.

*All Addenda must be acknowledged.*

Addendum No. 1 dated: \_\_\_\_\_

Addendum No. 2 dated: \_\_\_\_\_



Solicitation #: 7598618 \_\_\_\_\_

Solicitation Title: STATE HOUSE ELEVATORS MODERNIZATION

Addendum No. 3 dated: \_\_\_\_\_

Addendum No. 4 dated: \_\_\_\_\_

**6. 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.

None

**7. CONTRACT TIME**

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

- Start of construction: Seven (7) calendar days after Purchase Order issued.
  
- Substantial completion: One hundred eighty (180) calendar days following issuance of Purchase Order
  
- Final completion: Fourteen (14) calendar days following issuance of Substantial Completion.

**8. 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 calendar day.**

-----

Solicitation #:7598618\_\_\_\_\_

Solicitation Title: STATE HOUSE ELEVATORS MODERNIZATION

This bid proposal is irrevocable for 60 days from the bid proposal submission deadline.

If the Bidder is determined to be the successful bidder pursuant to this solicitation, the Bidder will promptly: (i) comply with each of the requirements of the Tentative Letter of Award; and (ii) commence and diligently pursue the work upon issuance and receipt of the purchase order from the State and authorization from the user agency.

The person signing below certifies that he or she has been duly authorized to execute and submit this bid proposal on behalf of the Bidder.

**BIDDER**

Date:\_\_\_\_\_

\_\_\_\_\_  
Name of Bidder

\_\_\_\_\_  
Signature in ink

\_\_\_\_\_  
Printed name and title of person signing on behalf of Bidder

#\_\_\_\_\_  
Bidder's Contractor Registration Number



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

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

Mandatory Pre-bid Conference: Any vendor who intends to submit a bid proposal in response to this solicitation must have its representative attend this mandatory prebid conference, sign, and complete all required information on this Sign-In Sheet. Failure to comply with this requirement will result in the rejection of any bid proposal.

BID NUMBER: 7598618

BID TITLE: STATE HOUSE ELEVATORS MODERNIZATION

PRE-BID DATE AND TIME: 2/22/19 AT 1PM

Purchasing Representative:

DCADORET

Mandatory Pre-bid START TIME:

1:15

Mandatory Pre-bid END TIME:

COMPANY NAME	COMPANY REPRESENTATIVE	SIGNATURE	ADDRESS	CONTACT E-MAIL	CONTACT PHONE NUMBER
STATE PURCHASING	DAVID A. CADORET		1 CAPITOL HILL, PROVIDENCE, RI 02908	david.cadoret@purchasing.ri.gov	401-574-8131
BOND	KIM SILVESTRI		1 CEDAR ST PROVIDENCE	ksilvestri@bondbrothers.com	401-601-6150
TOWER CONSTRUCTION	MARK B. NOYMAN		10 SOUTHERN INDUSTRIAL DRIVE, CRANFORD	ESTIMATE@POWERCONSTRUCTURE.COM	401-943-0110
EWBRUNMAN	TRIPP BURMAN		33 VERMONT AVE WARRWICK, RI 02888	ESTIMATE@EWBRUNMAN.COM	401-758-5100
JCEDWARDS CONST	James Edwards		120 HARGRAVES DRIVE, PORTSMOUTH RI 02801	jcedwards@jcedwardsconstruction.com	401-683-9110
East Coast Mechanical	Chris Saswell		515 Greenville Ave, Southnston, RI 02919	Chris@ecmi.net	401-490-1898
MIKE LAPOSTOLLE	KOMBS BURMAN		1 New Boston RD, Canton MA	Michael.Lapostolle@kbsb.com	781-856-1440
MHJ const	RUSSELL KALDITZ		8 ZION STREET, JEFFERSON, RI 02919	RUSSELL@MHJCONSTRUCTION.COM	401-272-9791
SACCOCCHIO Assoc	Vic LAFRANCHE		1085 PARK AVE CRANFORD, RI	VIC@SA-ARCHITECT.COM	942-7920
Delta Mechanical	Adeola Drukku		144, White Clav St. Warwick, RI	a.drukku@delta-mech.com	401-447-3471

\*\* VENDOR: PLEASE SUBMIT A BUSINESS CARD IF AVAILABLE \*\*