Submitted Questions:
RFP # 7598801
A&E Renovations to the Roberts hall Auditorium and Lobby Area – RIC
June 18, 2019

**Questions & Answers**

Q: Could you please clarify required services for site work: if the exterior work is limited to one small exit ramp, shall the bidders still included the services of a civil engineer, site surveyor, and landscape architect in the proposal?

*A: The site work is limited to the ramp needed at the emergency exit door from the dressing rooms. RIC is not requiring a site surveyor or landscape architect. Vendors shall utilize consultants required to address the issue.*

Q: Could you please clarify required services for environmental consultant: the walk-through showed signs of previous abatement done in the project area. Should the proposals include new testing services and if so, can you confirm that the consultant shall be carried by the A&E and not the owner?

*A: The work scope is described in Section 3.4, paragraph b of the RFP. There is an allowance for Hazardous Material Review, testing, and abatement plan. The intent is that the architect would hire the environmental consultant and pay for their services through this allowance.*

Q: Is it known whether the artist works with plate steel or ribbon silk?

*A: This is not known at this time.*

Q: The time between the preproposal conference and the questions submission deadline is limited. Can the question submission deadline be extended to allow consultants under the prime additional time to review?

*A: Submission deadline has been extended.*

Q: Please confirm that the scope of civil engineering services is limited to a ramp for the emergency exit from the back door (no survey or landscape architecture required) as mentioned at the walkthrough.

*A: Yes, scope of site civil is limited to a ramp for the emergency exit from the dressing room area. Structural civil engineer is required for other elements of the project as described in the RFP.*

Q: Pages 17-18 of the RFP indicate requirements for binding, margins, font size, etc. At the walkthrough it was mentioned that these requirements were waived for this proposal. Can you please confirm?

*A: Confirmed, requirements are waived.*

Q: Proposal length is limited to 30 pages. Is this 30 pages front and back or 15 pages front and back?

*A: Page limit of 30 is waived. Single side or duplex is accepted.*

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Q: Regarding AV scope: The RFP states that the school has loudspeakers, and a new console that is to be reused. That implies that all of the equipment in between will be replaced, including digital signal processors, wireless microphone system, amplifiers, production communications etc. Is this a valid assumption? If all of the equipment will be reused, is this an infrastructure only project for AV?

*A. Yes, this is a valid assumption. All of the equipment will be reused.*

Q*:* Is an approximate building square footage or affected area square footage available?

*A: See the attached floor plans of Roberts Hall. The approximate project area is the area outlined in red.*

Q: Section 3.4f Required Services mentions "design of all network, AV and security, door access and video surveillance systems." This work is not mentioned in Section 3.3 Proposed Renovations, could you please confirm that it should be included in our scope of services?

*A: There is no scope for these elements.*

Q: Is it known whether the artist works with plate steel or ribbon silk?

*A: This is not known at this time.*

Q: Are there concerns regarding exterior HVAC to/from neighboring buildings and grounds? If yes, does RIC want an evaluation of exterior HVAC sound?

*A: This is not part of the work scope.*

Q: There was no mention of door access and CCTV surveillance improvements under Section 3.3 – Proposed Renovations, but there was a general note relating to AV, security, and electronic door access under General Requirements for the Proposed Project. Please confirm if there is any scope related to these systems.

*A: There is no scope for these elements.*

Q: If the scope of work exceeds the available budget based on the estimates, will the owner reduce the scope of work as recommended by the architect to meet the budget requirements?

*A: If the cost estimate for the work exceeds the budget, the owner will reduce the work scope and/or work with the architect to define a base bid with add alternates.*

Q: Given that it is unknown if the College will receive the $750,000 until November, and the bid results are required by February, does the College realize that the design team will need to design

and be paid for the entire scope even if a portion of that scope will not be built (specifically owing to the grant not being received)?

*A: Yes, the college understands this. Architects should understand that if the scope is reduced in a significant way, then RIC would seek an adjustment on construction administration fees.*

Q: Since the landscape improvements are minimal, can the exit ramp and related grading scope be completed by a landscape architect instead of a civil engineer?

*A: Designs must be reviewed and approved by RI Building Code and the Governor's Commission on Disabilities. Vendor to determine appropriate discipline for completing the design. There is a sewer/drain manhole that needs to be considered with the new ramp.*

Q: Has the College considered obtaining the hazardous material abatement services separately to obtain a more economical fee for service?

*A: We assume what is being referred to is the testing and the abatement plan. For the purposes of this RFP, it is included in the architect's scope as an allowance.*

Q: Regarding interior signage design: is this concept level design or fabrication level design? Is fabrication and installation of the interior signage part of the general construction bid package?

*A: Provide design for inclusion in general contractor bid package. General contractor to hire signage sub-consultant to fabricate and install signage.*

Q: The RFP lists 3 weeks for Construction Documents and Cost Estimate. This doesn't seem like enough time that portion of the work. Can you confirm?

*A: The intention is that the draft design (design development) is a 75% design. RIC will allow for 4 (four) weeks to complete the design after approval of the draft design. Depending on the final scope, RIC may be able to extend another 2 (two) weeks.*

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**Clarifications**

1. The Fee Form has been revised and is part of this addendum. Use this revised fee form when submitting proposals.

2. Project Scope and Size – As noted in the RFP, the architect and/or engineer shall prepare and design the project so that it may be constructed at a cost not to exceed the amount of funds available for the project (anticipated maximum $2.5 million total project costs – all hard and soft costs). Design shall include bid alternates to provide Owner flexibility in project award in the event that either less funding is available or construction bids come in higher than expected.

3. Delete the sentence on Page 13 of the RFP that reads "Any work requested beyond the identified scope of services shall be per current on call services purchase order rates with a 4% markup." This does not apply to this project.

End Questions & Clarifications.