



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)

September 5, 2019  
ADDENDUM NUMBER FIVE  
RFQ # 7598883

TITLE: HVAC BUILDING UPGRADES AND LATRINE MODERNIZATION AT THE WARWICK ARMORY  
Closing Date and Time: 9/18/19 AT 10:00 am

Per the issuance of this **ADDENDUM #5 (11 pages and PDF files)** the following is noted:

This addendum forms a part of the Contract Documents and modifies the Drawings and the Project manual as hereinafter indicated.

This addendum posts a revised bid form (#3 Unit prices/Item-HVAC/Fire Alarm Upgrades to Buildings 1 & 3).

This addendum answers questions sent in on line.

This addendum posts miscellaneous information and clarifications.

This addendum posts drawings in PDF format.

This addendum posts sign in sheet from non-mandatory pre bid conference held 7/30/19 at 10am.

Miscellaneous Information and clarifications:

Existing LED lights found in main hallways of Buildings 1 & 3 shall be removed and turned over to Owner. Replacement of these light fixtures remains as is per the construction documents.

Partition type S1 on drawing A030 calls for 1/4" solid surface panel full height of wall. The interior elevations on drawing A700 and A701 call for ceramic tile. Be advised that tile is to be used (97B).

Disregard section 066400, Plastic Paneling. Not used.

Plan work note A15 on drawing A100 states, "new thickened slab on grade, refer to detail 4/A400, typical at all new CMU partitions. Disregard reference to thickened slab. Not applicable.

The floor plan 2/A100 indicates two metal lockers in room 128, and the interior elevation on A700 indicates three. Note that two lockers 18" x 18" x 72" are correct.

Answers to questions sent in on line:

1. Is the gas service to Building 3 still required with the change in mechanical scope? If so will the size of the service change? ***Yes- the service is required, and the size remains the same per drawings, Upgrades to Buildings 1 & 3.***

2. Are there any as-built showing the location of the existing gas service? Does the gas service feed any other of the buildings on the campus? ***Plan P201 is the only as-built made available dated 5-1-89. Reference the plans and verify field conditions. This drawing was included in the bidding documents.***



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3. Please clarify the scope of work relating to the gas lines going from Building #1 to Building #3. At the site walk there were gas lines going to the building already since the mechanical room is already up and running and we were told we needed to remove the abandoned plastic lines shown on a site utility as-built dated 5-1-89. Addendum #4 also says to remove existing gas line. The drawings say to provide a new 4" gas line going to Building #2. We think this was labelled incorrectly and should have said Building #3. ***This is correct – it is from Building #1 to Building #3.*** Or was the plastic gas pipe shown on the as-built re-used to bring gas to the renovated mechanical room in building #3 and you want us to locate, remove and re-pipe? ***The SOW for the Gas is to remove and dispose the existing 2" gas line and install a new larger gas line to accept the new loads.***
4. Is the scope of work just to remove the abandoned plastic gas pipe or to remove that and the new lines that were brought over as part of the renovation work to the mechanical room in building #3? ***The scope is to remove the existing 2" plastic gas line indicated on the As-built drawing dated 5-1-89 and install a new gas line.***  
***GC shall call Dig Safe 72 hours prior to ANY gas work and hire a Utility Contractor to locate the existing gas line.***
5. The Mechanical Connection Schedule on E107 discusses existing Mechanical equipment. Are we to include every piece of existing equipment being replaced? ***Yes.***
6. Sheets E102 and E104 show time clocks for exhaust fans. These fans are not on the Mechanical Connection Schedule. What are the electrical requirements for this equipment? ***E102 and E104 do not show time clocks for exhaust fans. EF-4 and EF-12 are also being replaced and is indicated on "E107".***
7. There are lighting schedules on sheet E001 and sheet E105 that have conflicting information. Could you please clarify which is correct? ***These schedules are for separate project and provided by different engineers. Schedule on "E001" shall be used for the bathroom renovations. The schedule indicated on "E105" shall be used for the lighting replacement as indicated on the EDS design drawings.***



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8. "My question was that there are lighting schedules on sheets E001 & E105 that don't coincide. I'm assuming that sheet E105 is correct but the C fixtures have an 8' model # but are drawn at 4'. .....so I was asking for clarification on the fixtures. See attached. ***"See response above (7.) for schedule indicated on "E001". The type "C's" length's indicated in the catalog numbers are incorrect. All "C" fixtures shall be 4'-0" in length.***
9. Sheets E103 and E105 show new lighting layout but no controls. Are all lighting controls existing to remain? ***See plan notes – to be tied into existing circuitry and switching.***
10. Sheet E103 shows two A1 fixtures at the entrance to Vestibule 101, but are not identified on the schedule. Is information available on this fixture? ***Type "A1" = Lithonia Lighting Cat. #LDN6SQ-35/30-LS-6-AR-LSS-MVOLT-E210. All lighting fixtures to be DLC approved and qualify for energy company rebates.***
11. Building #3's heating system requires 40% glycol solution. Does the existing system now contain 40% glycol solution? ***This is incorrect – no work has been done in Building #1, only Building #3.***
12. Per Addendum #4, Building #1 boilers have been replaced. Have the boiler roof piping and pumps been replaced per Boiler Room Plan drawing M107? ***#4 has been changed – B-3 and B-4 have been replaced. B-1 and B-2 have not. Include all specified work for boilers in Building #1.***
13. Addendum #4 says to eliminate the installation of Boilers B-1 and B-2 (replacement boilers have already been installed). Did this note mean to read Boilers B-3 and B-4? At the walk-thru I did not see (2) new boilers in the Mechanical Room in Building #1. I did see two new boilers in Building #3 (B-3 and B-4). Please confirm if this was a typo or if we are not installing B-1 and B-2. ***Addendum #4 has been changed – B-3 and B-4 have been replaced. B-1 and B-2 have not. Include all specified work for boilers in Building #1.***



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14. Regarding the abandoned penetrations in the existing walls after the removal of ductwork, are these penetrations to be patched and if yes, please advise what walls are rated, and type of wall (CMU or GWB) to be patched. Can you issue a PDF of as-built drawings? If none of this is possible, can you issue us an allowance for this work? ***Abandoned penetrations are to be patched to match existing walls "in kind". PDFs of as-builts have not been made available. Refer to attached IMG 2868 Floor Plan with WALL LEGEND.***
15. The existing fire protection system is not depicted on the drawings. Is it your intent that the system remain as is? ***Yes.***
16. If so, sprinkler heads will not be relocated to the center of the ceiling tile in the new ceiling and all new ceiling tiles will need to have an oversized hole and escutcheon plate to accommodate the hole. Will this acceptable? ***No***
17. If it's your intention to relocate the system to accommodate the new ceiling layout, will drawings for fire protection be issued? ***No. Include in price, where new ceiling tiles are being installed, replace all sprinkler heads with new sprinkler heads to match existing K factor and Response Time and reuse existing locations. Sprinkler Head penetrations must be neatly placed into each new ceiling Tile – NO cutting tiles in half, holes only.***
18. At the walk-thru, it was noted that the sprinkler riser did not have a backflow preventer. Is this acceptable? ***No backflow preventer would be unacceptable; however, documentation indicates one exists. In any case, this is "out of scope".***
19. Does the typical detail for support shown on S101 apply to all units? ***Yes.***
20. For the RTU's over 4000#, is it required to reinforce bar joists? ***Only as shown in the detail.***



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21. Who is the manufacturer of the existing FA System? **Conventional FCI panel. Company is out of business.**
22. Could you please identify these two FA Symbols that are not on the legend? **M = monitoring module and LP = lighting protection device.**
23. Can all the bathrooms proposed for renovations be taken out of service at the same time? Are there other facilities available for staff that will remain in the building during construction? **NO**
24. Plumbing waste and vent piping are specified to be cast iron. PVC is acceptable upon written approval by owner. Please advise if owner accepts PVC waste and vent piping. **PVC IS ACCEPTABLE**
25. Section 102800 - Toilet Accessories, a break room is mentioned in the accessory schedule although there is none included in the plans. Please advise as to where this break room is. **THERE IS NO BREAK ROOM IN PROJECT**
26. Please verify if there is one soap dispenser per sink for the latrines. **YES BOBRICK B-4112**
27. Room 148, is there a paper towel dispenser/disposal or a hand dryer for this room? **PAPER TOWEL DISPENSER**
28. Please furnish information about the shower seat and grab bar. **GRAB BAR – BOBRICK B6806 SERIES 24" FOLDING SHOWER SEAT – PHENOLIC MATERIAL, 30" x 16", ADA COMPLIANT**
29. Drawing A100, Note A10 denotes a locker area bench and references specifications. However, nothing mentioned in specification. Please advise. **BASIS OF DESIGN FOR BENCH – 20" x 42" x 1.25", WISCONSIN BENCH MANUFACTURING, THORP WI. – OR EQUAL**
30. Rooms 146, 147, 318, and 321 seem to have countertops shown on interior elevations. Please furnish details. **REFER TO SPEC SECTION 06 65 00 INSTALLATION AND MATERIAL. COUNTERTOP DIMENSIONS - ROOM 146 & 147 - 9'-0" x 2'-0", ROOM 318 & 321 - 13'-6" x 2'-0".**



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31. Detail 3 on A100 (Latrine drawings) shows some interior walls to be constructed as wall type C4, however, no such wall type exists on A030. Please advise. ***SHOULD BE LABELED AS C3***
32. Is existing opening #148 to remain? Question asked because HDWR Set #2 doesn't list hinges or privacy set. ***DOOR 148 WILL BE NEW PER DRAWING AND DOOR SCHEDULE. HDWR SET #2 SHOULD INCLUDE CONTINUOUS HINGE AND PRIVACY SET***  
Page A910 Note #2 states all hardware to be US4, but the Hardware Sets note 26D/32D. Please advise. ***FINISH SHOULD BE US32D***
33. Are there any work phasing requirements? ***RENOVATION OF LATRINES WILL BE PHASED. SOME TO REMAIN OPEN WHILE OTHERS ARE RENOVATED***
34. What is the existing roofing system and is it under warranty? ***Refer to attached IMG 2869 Questions #32 & #37. No the roof is not under warranty.***
35. Can you please confirm the bid documents? There are a set of plans from BBA/EDS dated 3.20.18 and RGB/BER dated 3.20.18. Which ones do we bid from? ***Both.***
36. Addendum 4, Notes 1-3, include possible furniture moving and overhead work procedures. Note three specifies, "Work can be performed on Mondays". Is that to mean that the required furniture moving and overhead work can be performed only on Mondays? ***No.***
37. Addendum 4, Note 4, discusses building occupancy during construction. Could you please locate the "TOC area off the Drill Shed"? ***Rooms 201, 192A, 192B and 192C in Building #1.***
38. Is there a roof warranty for the existing roof on buildings 1 and, and is there a preferred subcontractor to carry out the roof work? ***No.***
39. What material is the existing roofs comprised of? ***Refer to attached IMG 2869 Questions #32 & #37***
40. A request was submitted by a manufacturer for substitution on lockers. ***We do not let manufacturers submit for substitutions, it must be by the bidder.***

**NO FURTHER QUESTIONS ACCEPTED.**

Solicitation #: 7598883

Solicitation Title:

HVAC BUILDING UPGRADES AND LATRINE MODERNIZATION AT THE  
WARWICK ARMORY

REVISED 9/6/19

**BID FORM**

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 (FOR TOTAL PROJECT)**

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 all Allowances, 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)

• **Allowances – LATRINE MODERNIZATION**

The Base Bid Price ***includes*** the costs for the following Allowances:

No. 1: Material Testing	\$ 3,000.00
No. 2: Unforeseen conditions requiring remedial work	\$ 17,000.00

**Total Allowance dollars for LATRINE MODERNIZATION to be carried in the Contractor's  
Lump Sum Base Bid Price.....\$ 20,000.00**

• **Allowances – HVAC/FIRE ALARM UPGRADES TO BUILDINGS 1 & 3**

The Base Bid Price ***includes*** the costs for the following Allowance:

No. 1: Unforeseen conditions, including, but not limited to, underground natural gas piping and testing of suspicious materials and removal of same, handling.	\$30,000.00
No. 2: Temporary heat/power for extended down time in buildings 1 and 3.	\$10,000.00

**Total Allowance dollars for HVAC/FIRE ALARM UPGRADES TO BUILDINGS 1 & 3 to be  
carried in the Contractor's Lump Sum Base Bid..... \$40,000.00**

Solicitation #: 7598883

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HVAC BUILDING UPGRADES AND LATRINE MODERNIZATION AT THE  
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• **Allowances – FOR LATRINE MODERNIZATION AND HVAC/FIRE ALARM UPGRADES TO  
BUILDINGS 1 & 3**

The Base Bid Price includes the costs for the following Allowance:

No. 1: Furniture moving if required.....\$2,500.00.00

Total allowances to be included in the Base Bid Price.....\$62,500.00

**Bonds**

The Base Bid Price **includes** the costs for all Bid, 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: \_\_\_\_\_

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

Addendum No. 5 dated: \_\_\_\_\_

Addendum No. 6 dated: \_\_\_\_\_

**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.

**NOT APPLICABLE**



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**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.

ITEM – HVAC/Fire Alarm Upgrades to Buildings 1 & 3

**No. 1:** Replacement of existing sprinkler heads

Quantity Each: \_\_\_\_\_

Unit price No. 1..... \$ \_\_\_\_\_

**4. CONTRACT TIME**

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

- Start of construction: Within (2) weeks of Award
- Substantial completion: (120) calendar days after Start
- Final completion: Within (30) days of Substantial completion

**5. 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: \$ N/A

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**HVAC BUILDING UPGRADES AND LATRINE MODERNIZATION AT THE  
WARWICK ARMORY**

**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



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

BID NUMBER: 7598883
BID TITLE: HVAC BUILDING UPGRADES AND LATRINE MODERNIZATION
PRE-BID DATE AND TIME: 7/30/19 AT 10AM

Purchasing Representative
DCADORET
NON-Mandatory Pre-bid START TIME
10:00 AM
NON-Mandatory Pre-bid END TIME
11:05 AM

COMPANY NAME	COMPANY REPRESENTATIVE	SIGNATURE	ADDRESS	CONTACT E-MAIL	CONTACT PHONE NUMBER
1 STATE PURCHASING	DAVID A. CADORET		1 CAPITOL HILL PROVIDENCE RI	DAVID.CADORET@PURCHASING.RI.GOV	401-574-8131
2 TOWER	DERICK PAPA				
3 RT ARNB	ANN MARIE ETHIER				
4 EW BURMAN	BOB PARADENEAS				
5 EW BURMAN	COLIN O'HARA				
6 PAPA SANDLER	JACK DEMERS		(BURMAN)		
7 AHL BORG	JIM PLATTE		(DELTA)		
8 Alexa Byrnes	Alexa Byrnes		ATLANTIC AERIAL (BURMAN)		
9					
10					
11					
12					
13					
14					
15					