



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.ridop.ri.gov

March 10, 2020
ADDENDUM NUMBER TWO
RFQ # 7601777
TITLE: DEPT OF LABOR AND TRAINING HVAC CONTROLS UPGRADE

Closing Date and Time: 4/3/2020 AT 11:00AM (Note Change)

Per the issuance of this ADDENDUM #2 (15 pages and PDF files) the following is noted:

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

From: 3/13/2020 at 11:00am

To: 4/3/2020 at 11:00 AM

This addendum changes bid closing date and time.

This addendum extends on-line question period.

This addendum posts bid form.

This addendum answers questions sent in on-line in this word document as well as in attached PDF files.

If you do not see the answer to your direct question it is because it was received after the deadline period. If this addendum does not answer your question, please re-send.

This addendum posts Supplemental Conditions.

This addendum posts Energy Initiative Pre-Approval letter from National Grid.

This addendum post Minimum Requirements Document from National Grid.

The on-line question period has been extended until 3/20/2020 at 5pm. Questions concerning this solicitation may be e-mailed to the Division of Purchases at doa.purquestions14@purchasing.ri.gov no later than March 20, 2020 at 5pm. Please reference the RFQ number on all correspondence. Questions should be submitted in a Microsoft word attachment. Answers to questions received, if any, will be posted on the internet as an addendum to this solicitation (www.ridop.ri.gov). It is the responsibility of all interested parties to download this information.

Licensing and Certification Requirements:

To participate in bidding for this solicitation the bidding contractor(s) licensing requirements and certifications are as follows:

1. Master Mechanical Contractor (MMA) or equivalent license
2. OEM certification for BMS controls of all equipment involved for JCI or Siemens, or Tridium.



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RE: Questions Regarding Solicitation 7601777:

1) The walkthrough on 2/13/2020 only included small portions of Buildings 69, 72, and 73. The walkthrough did not provide access to 69A, 70, or 71 (as well as large portions of 69,72, &73.) Is there going to be another walk through where all the buildings and equipment included in the scope can be inspected prior to bid?

We addressed the issue with an additional walkthrough.

2) Are there mechanical plans (piping & ductwork) for each of the buildings included in the scope of work?

Please, see attached PDF

3) How is air balancing of the listed monitoring stations supposed to be achieved without having the design air flow values that are normally provided on mechanical plans?

Drawings would be the ideal source, see attached PDF. We provided Mechanical Schedule Drawings which show all the original airflow settings for the air handlers and VAV boxes.

4) The MRD Project Design intent states "Repair or replace outside air dampers and controls", that scope is not listed in the Bid 760177 Rev.1 scope of work. The representative from the State Energy Department stated that meeting the MRD was a scope requirement at the walk through on 2/13/2020. Please confirm if damper repair/replacement is part of project scope.

Please see Line 2 scope of work. Currently the dampers are unable to close, and the AHU fans are operating 24/7 to maintain space temperature setpoints. The goal is to restore control of dampers and prevent the building from being overventilated during unoccupied periods. Regarding the outside air dampers, the scope of work states: "replace all damper actuators with new; lubricate and test all dampers and linkages". If this procedure fails to get the dampers operating properly, then the next step is for the contractor to tell us in writing what work is needed (repair or replacement) and provide a quote for this work.

5) At the walkthrough on 2/13/2020, the General Complex Building Manager said that the VAV controls were recently replaced in building 73. Are those controls included in the scope to be replaced? If no, what is the make, model, and quantity of the controllers installed?

The project includes the replacement of all VAV controls including the building 73. However, the State may adjust the scope of work during the negotiating period.



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6) Quantities of terminal units (VAVs & FCUs) were provided in the written scope. Are terminal unit locations going to be provided on plans? If no, how are units supposed to be identified/itemized?

We provided the entire set of Mechanical drawings for this building. These show the actual locations of the equipment. Terminal units are also identified on schedule drawing M-3.02. Drawings/schedule attached. Recommend referencing specific units as needed.

7) The bid documents, and walkthrough on 2/13/2020, did not show a location of the IT rack/demarc that the State of RI IT would like the new data drop to be run to. Please provide IT rack location on plans.

Attached drawings may help clarify.

8) The existing system BAS graphics show AHUs in a "Building 68". There was no Building 68 shown in the ATCs provided. Is Building 69A (shown in ATCs provided) also called Building 68?

Correct.

9) Is the state providing an escort or project manager to coordinate access and schedule/coordinate with each of the many state departments housed in the complex for the duration of the project?

The State will provide staff to get the vendor to the required locations during the project.

10) How long can systems be off/shut down in areas?

This will be subject of coordination with the building operator and will depend on many parameters.

11) Will the state be moving office furniture that obstructs access to equipment?

The State staff will assist in moving office furniture when needed.

12) Who is responsible for removal or ceiling tiles or grid?

The Vendor awarded the project.

13) Will the state be providing access to concealed piping if access is needed to add isolation per the scope? Will the state then also be patching, and painting said access holes? (Without mechanicals how are we to know that we will have access to the piping needed to meet the scope?)

The awarded Vendor will make the repairs



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14) Who will clean up after work in rooms?

The vendor awarded the project will be responsible for all clean ups

15) Who will shut down fire alarm if needed?

The State staff will cover fire alarm shut down if needed

15) Who will drain and refill the systems?

The Vendor awarded the project will drain and refill systems as needed

17) What are the working hours for the job? Will work start at 7am? Will access be provided by the State during hours of work?

If working in area's with staff please install barriers when needed. The State will provide direction for this. The working hours should follow a standard start and finish time, like a 7 to 4-time frame. This can be adjusted to fit the project.

18) At the walkthrough on 2/13/2020, the General Complex Building Manager said that one of the two existing absorption chillers has failed and is going to be replaced. There was a temporary chiller in place outside of Building 73 (not tied in piping wise). Is this project expected to interface in any way with the temporary chiller or the controls of the new replacement chiller?

This project calls for replacement of the existing BAS controllers and reconnecting wire to and from any existing devices

19) Are as-built mechanical drawings available for this project?

Please see attached PDF

20) Are we balancing the hydronic system?

Hydronic balancing is not needed at this phase.

21) It calls for replacing the isolation valves are we replacing balancing valves as well?

We are not calling for replacing any balancing valves.



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22) What is the project working hours? Is this during business operations and if so do we own temporary barriers?

If working in area's with staff, please install barriers when needed. The State will provide direction for this. The working hours should follow a standard start and finish time like a 7 to 4-time frame. This can be adjusted to fit the project

23) Please provide a phasing plan

A phasing plan will be developed with the cooperation of the facility staff and the vendor.

24) Will there be floor protection and furniture removal/protection? If so who owns this?

All floors and furniture need to be protected during the project, including walls, trim and doors.

25) Will there be daily cleanups required? Who is providing cleanup?

The Vendor awarded the project will be required to cleanup daily as needed.

26) Can we use an on-site dumpster, or do we have to haul off-site?

A dumpster can be located on site if needed. The dumpster location can be changed during the project if needed.

27) Can we put a Conex box at the project location or have an area to lockup tools?

We can provide a room in the basement of building 73. Or tools can be stored in a Conex box outside the building. There is an Elevator that can be used also to move tools and products for this project

**7601777: DEPT OF LABOR AND TRAINING HVAC CONTROLS UPGRADE
BID FORM (REVISED 3/11/2020)**

To: The State of Rhode Island Department of Administration
Division of Purchases, 2nd 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 all Allowances, Bonds, and Addenda*):

National Grid incentives should be subtracted from the Base Bid price. National Grid Pre-approval letters are provided.

\$ _____
(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 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 the Base Bid Price by the amount set forth below for each Alternate selected.

NONE

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4. CONTRACT TIME

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

- Start of construction: 30 days after purchase order issuance
- Substantial completion: 12 months from start of construction
- Final completion: 16 months from start of construction

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: \$ 200.

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

7601777: DEPT OF LABOR AND TRAINING HVAC CONTROLS UPGRADE

Signature in ink

Printed name and title of person signing on behalf of Bidder

#

Bidder's Contractor Registration Number

Attachment - Supplemental Conditions

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1. General Description of the Work – Upgrade of the existing HVAC control system as stated in the scope of work (including the MRD from National Grid) to improve the quality of the working environment, reduce energy consumption and maintenance costs.

2. Working Conditions
 - 2.1. Operation of Facility - The facility will remain open and occupied. Normal business will be conducted concurrent with the contractor's work. Contractor will make every effort to minimize disruption of the operation of the facility.

 - 2.2. Schedule - The work shall proceed as established in the Project Schedule as determined.
 - 2.2.1. Expected project completion date is *to be determined*.

 - 2.3. Safety - Safety is of the utmost importance. Contractor will provide for the protection of its personnel as well as the protection of Agency workers and the general public. Contractor will supply all protective equipment, signage, barricades, etc. required to maintain a safe working environment at all times. Contractor shall comply with safety requirements and practices in accordance with Agency requirements and Occupational Safety and Health Administration (OSHA). Active work areas shall be clearly marked with safety cones or similar signage.
 - 2.3.1. Additional Safety requirements for this project include the following; *N/A*

 - 2.4. Identification - Contractor will maintain a daily log of all personnel and visitors on site. All contractor personnel will display identification at all times when on site.
 - 2.4.1. Additional identification and sign-in requirements for this project include the following; *N/A*

 - 2.5. Working Hours - Standard working hours for this project are as follows; *8 AM to 4 PM Monday thru Friday*.
 - 2.5.1. Special working hours requirements for this project include the following; *10% of the work may require non standard working hours*.

2.6. Access to Work Area – On-site agency personnel will provide contractor access to the work area in accordance with the Schedule of Work submitted by the contractor. Changes and adjustments to the Schedule should be requested as far in advance as is practical. The Agency will make every effort to accommodate such changes but cannot guarantee access for schedule change requests submitted with less than 24 hr. notice.

2.6.1. Additional access requirements for this project include the following; *N/A*

2.7. Protection of Property - Contractor will provide all equipment, coverings etc. required for the protection of facility and personal property located in the construction area. Contractor will identify any specific property that requires protection by others in the Pre-Construction Report.

2.7.1. Additional property protection requirements for this project include the following: *N/A*

2.8. On-Site Storage - The security of all project material is the sole responsibility of the Contractor until installation is completed and accepted.

2.8.1. On-site storage is available as follows: *Limited on site storage is available.*

2.9. On-Site Parking - Contractor personnel will park in designated areas only or in public spaces. Daily parking for construction vehicles will be in designated areas only. No overnight parking of construction vehicles is permitted.

2.9.1. Designated On-site parking will be provided as follows; *Public Parking areas*

2.10. Special Working Conditions – Contractor will ensure that all project personnel are properly informed of and in compliance with any additional requirements for working in specified areas or conditions.

2.10.1. Special working conditions for this project are as follows; *N/A*

2.11. Supervision - The Agency will designate an Agency Project Manager prior to the start of work. The Agency Project Manager will be the primary point of contact for all matters related to the project. The Contractor will provide on-site supervision whenever work is in progress. Site supervisor(s) must be identified in the Project Personnel Listing and provide emergency contact information to the Agency Project Manager and Facility Contact. The on-site supervisor will meet daily with designated

facility contact(s) to coordinate current and future work. On-site supervisor will attend meetings as requested by the Agency Project Manager.

3. **Pre-Construction Requirements - Upon contract award and prior to the start of construction, the contractor will transmit to the Agency Project Manager the following:**

- 3.1. Project Personnel Listing - Provide Name, Title, and contact information for Primary Contractor contact, Contractor's On-Site Supervisor, Construction Foreman.
- 3.2. Project Schedule- Provide an installation schedule in sufficient detail to facilitate coordination with facility personnel to expedite the work.
- 3.3. Schedule of Project Values - Per requirements of the General Conditions.
- 3.4. Schedule of Values- Provide a schedule of values.
- 3.5. Materials Submittals - Provide a binder of technical data specifications sheets for all materials to be installed in the project for review and approval.
- 3.6. Pre-Construction Report - Contractor will verify the scope of work as listed. The Contractor will inspect the facility and report any existing condition that will impact the contractor's work or that may require correction prior to the commencement of the contractor's work.
- 3.7. Permits and Licenses - Contractor will obtain and pay for all necessary permits required prior to the commencement of work. Such permits shall be properly displayed at the work site and a copy transmitted to the Agency Project Manager. Contractor will deliver to the Agency Project Manager a copy of the Contractor's or subcontractor's State of Rhode Island Electrician's License or any other License or certification required for the project work.
 - 3.7.1 Specified permits of licenses required for this project as follows: XXXX
- 3.8. Hazard Response Plan - The contractor will provide a detailed procedure to be implemented.

4. Installation

- 4.1. General Installation - All new equipment and accessories shall be installed in a workmanlike manner to industry standard and in compliance with all

applicable codes. Installation shall comply with the manufacturer instructions and ensure warranty requirements are met. Work shall be continuous per the established Project Schedule, see Section 3.2.

4.2. Removal and Disposal - Contractor is responsible for the proper disposal of all materials and equipment removed, construction waste, packaging materials, and trash. Contractor will supply disposal receptacles and may not use the facility's waste receptacles or systems.

4.2.1. Space for a dumpster will be provided as follows; *Space will be provided on site for a dumpster. Location to be determined.*

4.3. Recycling - Contractor will provide for the proper recycling of any relevant materials as required by local, state, and federal laws. Certification of recycling documentation will be transmitted to the Agency Project Manager upon completion of the project.

4.4. Material Handling - Contractor is responsible for the delivery, off-loading, inventory, storage, and distribution of the project material. Agency personnel cannot receive material deliveries on behalf of the Contractor.

4.5. Equipment - Contractor will provide all ladders, staging, lifts, and equipment required for the safe completion of the work. No Agency-owned equipment may be utilized by the contractor. All equipment operators must carry valid certification as required for the equipment being operated.

4.6. Fastening and Suspension - All equip will be installed in accordance with the manufacturer's instructions and shall meet requirements of all codes in force. Fasteners of high quality and in sufficient quantity shall be employed to ensure proper installation. Secondary suspension, if required, shall be in accordance with local and state building code in force.

4.7. Surface Restoration - Contractor will restore any surface damaged during installation to match existing conditions. Unfinished areas exposed by installation will be restored by others.

4.7.1. Specified surface restoration requirements for this project include the following; *N/A*

4.8. Cleaning - Throughout the workday the contractor will maintain a clean work area. At the end of each workday the Contractor will ensure the work area is cleaned and returned to the condition in which it was found. Included in daily cleanup is the removal of all dust and debris from work surfaces and floors. All installation equipment, tools, and uninstalled materials should be removed to the storage area. Upon completing equipment installation, clean and wipe down all surfaces.

4.9. Hazardous Condition – Upon the creation or discovery of a hazardous condition the Contractor will immediately stop all work, notify the Agency Project Manager , notify Onsite Facility Contact, and implement the appropriate Hazard Response Plan as established in section 3.8.

4.9.1. Specified Installation conditions for this project include the following: *See section 4.10*

4.10. Control Systems – Contractor will install, and commission specified controls in accordance with the manufacturer's instructions. The Contractor will coordinate with the Agency Project Manager to establish a list of control parameters for each room and area type (if applicable). Utilizing the established parameters, controls/sensors shall be programmed/commissioned.

4.11.1 Additional control system and commissioning requirements for this project include: *N/A*

5. Warranty - The Contractor shall warrant its work against defective materials and workmanship for a period of one year from the date of acceptance of the entire project, unless longer term is specified. Neither Final Payment nor any provisions in the Contract Documents shall relieve the Contractor of the responsibility for faulty materials or workmanship. Contractor shall register all materials installed for the project with the manufacturer and ensure all applicable manufacturer warranties are in force and valid at the time of project completion. Warranty shall be for the equipment and its associated components and shall not refer warranty of components to other manufacturers. Warranty shall not define any limitations or percentage of acceptable failure for any component thereby allowing the failure or any component to not be covered under the warranty. Any failure of any component(s) and/or sub-components shall be deemed a failure and subject to replacement of the failed component(s) and/or sub-components under the warranty.

6. Project Completion

6.1. Closeout Meeting - Upon substantial completion of the work, the Contractor will attend a closeout meeting to determine punch list items, discrepancies or changes in the scope of work and any final requirements for completion of the project.

6.2. Closeout Documents - Contractor will transmit to the Agency Project Manager the following:

- 6.2.1. Project Book – Provide a binder of related project information including warranty information, product data sheets, and product manuals and training materials.
- 6.2.2. Service Plan – Provide contact information and procedure to request a service call during the contractor warranty period.
- 6.2.3. Certificate(s) of recycling (as required).
- 6.2.4. Signed permits.

6.3. Training and Commissioning - Contractor will provide instruction in the proper use of all installed equipment. Contractor will supply the Agency with necessary commissioning and control equipment for the future programming and maintenance of the system(s) installed.

6.4. Additional Requirements - Additional project closeout requirements are as follows: *N/A*

End of Document