

Addendum #1 Response to Questions

Request For Proposals: Design Services For The Renovations Of The 5th Floor Meeting & Ballroom Spaces At The Rhode Island Convention Center

SET 1

1. *Page 8 of the RFP reads that in the body of the proposal provide “a list of all projects in the last 5 years including project name, square footage, total project cost, start and finish dates, and a reference name, title, phone number, and email.” In our case, the list would include far more than 100 projects. Is it the intent of this request to include such a large list or could the list be a select list of projects?*

Answer: List projects that show relevant experience over the past 5 years.

2. *It was noted during the walkthrough that AV design will be provided by the Client’s vendor. If this is correct, and the Proposer does not need to include an AV consultant on their team, can we assume the vendor will be providing and coordinating the electrical infrastructure required with the engineering team?*

Answer: No, this proposer shall coordinate with the needs of the RICCA AV consultant and this proposer shall provide electrical infrastructure designs to support those AV systems. This applies as well to the IT and Security systems. Security Systems will need to be coordinated with the door and hardware schedule.

3. *It was noted during the walkthrough that AV design will be provided by the Client’s vendor. If this is correct, would the Client’s vendor be preparing a Basis of Design for AV systems to be carried out by the Proposer’s AV consultant and other members of the Design Team?*

Answer: The RICCA AV consultant will develop a Basis of Design in parallel with this consultant.

4. *Can you identify the Client’s AV vendor?*

Answer: Ambient Sound Inc. of Warwick Rhode Island

5. *For the purpose of preparing our fee as it relates to Exhibit A, would it be acceptable if we exclude AV, IT and Security consulting services? If yes, we would assume the work of the Design Team would include coordinating with the Client’s vendor and/or consultants.*

Answer: It is acceptable to qualify that the designer’s proposal assumes that the AV, IT, and Security designs are by RICCA consultants, but this proposer must coordinate with RICCA consultants and provide electrical and other infrastructure to support those systems and coordinate door and hardware schedules.

6. *Should the Proposer include AV, IT, and Security consultants on their team so that these services are available should they be needed?*

Answer: No.

7. *It was noted during the walkthrough that base building HVAC infrastructure shall remain and there will be no replacement of major equipment as part of the work to be performed under the Exhibit A Cost Proposal. Accordingly, may we assume the focus of the Exhibit A work would involve re-use of the existing systems, augmenting ductwork, and providing new diffusers and similar items as required?*

Answer: That is correct, however if the design requires removing or adding to performance changing portions of the duct work, other HVAC equipment, sprinkler systems, etc., that would have to be designed by this proposer. The impact of such suggestions would be evaluated with the Owner at SD and DD. Any added cost would be weighed against the impact of the work on any design suggestions.

8. *Are existing conditions drawings, including MEP/FP drawings, available for use by the successful Proposer? If yes, can PDF copies of the drawings be made available to the Proposers for use with determining a proposed fee?*

Answer: Attached are Architectural As-builts for reference. The hard copies of existing drawings applicable to the project are being collected and are to be scanned and made available to the selected firm.

9. *It is our understanding, based on the walkthrough, that the fire alarm system is being replaced or substantially upgraded. Will the drawings for this work be made available to the successful Proposer?*

Answer: The fire alarm system is being evaluated and will be replaced. This proposer should assume that they will have to coordinate their design with the fire alarm system that exists and include any adjustments to it, or a new system, as required for any configuration changes.

10. *Do you envision needing any new floor power?*

Answer: No.

11. *For the purpose of preparing our fee as it relates to Exhibit A, may we assume that existing wiring and devices will largely remain in the walls of the ballrooms and conference rooms?*

Answer: The existing wiring and devices will largely remain in the walls. There are adjustments anticipated.

12. *The RFP listed an assumed project cost of \$6,000,000. Can you state what the assumed construction budget will be?*

Answer: The budget number is a place holder. The proposer should set its fee based on the scope and size of the project, NOT the budget.

SET 2

1. *Is the only scope for AV to coordinate with owner vendor?*

Answer: See questions/answers above.

2. *Is there any scope with the current Fire Alarm upgrade project?*

Answer: See questions/answers above.

3. *Are there a set number of renderings required? Updates per phase?*

Answer: The proposer should carry what it feels adequate to express the proposed design solutions to the RICCA and stakeholders.

4. *Is the corridor carpet between meeting rooms part of carpet upgrade scope?*

Answer: Any area highlighted in yellow on Exhibit B in the RFP package should be assumed have new flooring installed. Evaluation of salvaging existing flooring to transpire during the condition assessment and schematic design phases.

SET 3

1. *Although it is mentioned that food service and structural consultants do not need to be included in the fee, does this apply to other proposed consultants (lighting, code, estimating, etc.)?*

Answer: Carry in the fee all consultants needed to execute the work called for in the RFP to renovate the areas, including the ones listed in this question. Food Service consultant should be excluded. Include labor rates for structural consultant in the labor rate sheet.

2. *Is the design of the rotunda room included in this scope?*

Answer: Not at this time.

3. *Is there a drawing that documents the current rigging points?*

Answer: Assume that field verification of their locations is needed as part of the scope.

4. *Is there a preliminary plan for AV that needs to be integrated into the scope?*

Answer: See previous question about the AV scope.

5. *Do the Rate Sheet and Price Proposal Form count against the 30-page limit page count? Should the Rate sheet be included with the Written Proposal or Price Proposal submission?*

Answer: Provide list of personnel and labor rates and attach to completed Exhibit A – Cost Proposal Form and include these together in separate envelope. Both do not count against the 30-page limit.

SET 4

1. *Will a copy of the sign-in sheet from the pre-proposal site visit on 2/23 be made available to proposers?*

Answer: See attached sign-in sheet.

SET 5

1. *Is there a target start date for the project, and is there an expected completion date?*

Answer: The intent is to start the design as quickly as possible, as soon as the agreements are executed. It is anticipated that services will commence on or about May 1, 2023. Estimated durations for design and construction phases are included in the RFP.

2. *Has RICCA established any salary or billable rate limits for consultants?*

Answer: No, but all quoted rates shall be open for discussion.

3. *The RFQ indicates that proposers must carry a code consultant with RI project experience, and it also indicates that RICCA typically uses Jensen Hughes for fire alarm and other code compliance reviews. Would RICCA prefer that proposing teams include a separate code consultant for this project?*

Answer: The Proposers are free to utilize the most qualified code consultant with Rhode Island experience. RICCA is not beholden to any consultant.

Additional Information

Interviews (if held) shall be on: March 24, 2023

RICC Fifth Floor A/E Services Walk-Thru Meeting Sign in Sheet

Thursday February 23, 2023, 1PM

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