

ADDENDUM #1 RESPONSE TO QUESTIONS

REQUEST FOR PROPOSALS

DESIGN SERVICES FOR THE RENOVATIONS AND REPAIRS OF THE NORTH AND SOUTH
PARKING GARAGES AND VARIOUS OTHER SITE IMPROVEMENTS AT THE RHODE ISLAND
CONVENTION CENTER

SET 1

1. *Is evaluation of the elevator cabs and equipment included in the scope of work?*

Answer: No.

2. *Are there existing mechanical, sprinkler, plumbing, electrical, fire alarm and plumbing drawings available for review?*

Answer: Existing drawings will be provided to the awarded firm.

3. *Are the sprinkler systems within the ceiling cavity between the upper level of the south garage and convention center in the scope of work?*

Answer: Yes, but only sprinkler heads should be evaluated.

4. *Does the evaluation of the curbs and sidewalk around the building include only visual review of the deterioration or does it include review for ADA compliance?*

Answer: Only deteriorated areas should be evaluated for ADA compliance.

5. *Please confirm logistics planning, interim life safety plans, meetings with the State Fire Marshall, Building Commissioner and any other AHJ are excluded from the current phase scope of work. Our understanding is these would be required under the design and CA phase scope fee to be submitted after the assessment phase is complete.*

Answer: This statement is correct.

6. *What is the purpose of bringing on building code consultant during the condition assessment phase?*

Answer: The purpose of engaging a building code consultant is to ensure code violations have not been created over the life of the building.

SET 2

1. *Regarding the request for proposal for the Rhode Island Convention Center North and South Parking Garages, page 9's Cost Proposal Form indicates that a lump sum fee is desired. Should we include a detailed proposal to substantiate our fee?*

Answer: In addition to completing the Cost Proposal Form, the proposer may attach a detailed proposal as desired by the proposer.

SET 3

1. *Would you be able to share a copy of the sign in sheet from the pre-bid?*

Answer: Yes, reference attached sign in sheet from the mandatory pre-proposal walkthrough held 4/3/23.

SET 4

1. *Will there be any EV chargers required as part of this renovation? RI code I believe states 3% of parking spaces is required for new and substantial renovation projects.*

Answer: If needed, they'll be added during the design phase as required.

2. *Are there any requirements for security devices like cameras and/or blue light stations?*

Answer: No.

3. *Is the existing lighting layout photometrics available for use?*

Answer: No, one does not exist.

4. *Are the existing MEP infrastructure drawings available for use? Are there any CAD or PDF drawings of the parking garage in general?*

Answer: PDFs of existing drawings will be provided to the awarded firm.

5. *Instructions say that text shall not be smaller than 12 point. We have our resumes and project sheets in templates. Would we need to change the font on these as well?*

Answer: Only resumes and project data documents maybe use 11-point font. All other pages/documentation shall maintain the 12-point font and 30-page maximum requirement.

6. *We are wondering who specifically is to be listed as additional insureds, where it says “the State of Rhode Island’s respective Directors, Officers, Agents and Employees should be listed as additional insured” . . . Will we be given names?*

Answer: The definition of additional insured in the policy covers not only the entity, but the officers, directors, etc. who hold such positions from time to time during the policy period. You are covering the position, so no names are given.

Additional Information

- Note that the access ramp from W. Exchange Street is included in the scope of this RFP. The asphalt conditions at the base of the ramp and railing conditions shall be evaluated. There is an existing electrical heating system within the concrete ramp.
- Asphalt pavement at W. Exchange Street underneath the building shall be included in the scope of this RFP.
- Concrete pavement and sidewalks west of the South Garage to Sabin Street shall be included in the scope of this RFP.
- Sidewalk adjustments at northwest corner of south garage air vent along with any other deteriorated sidewalks shall be included in the scope of this RFP
- Fire Protection systems shall be evaluated including the condition of existing sprinkler heads.
- Previous studies performed were incomplete, lacked the level of detail necessary and are outdated. Which is why new and more comprehensive studies are being requested by the Authority.

Interviews (if held) shall be on: April 19, 2023

RICC Garages Renovation RFP Walk-Thru Meeting Sign in Sheet

Monday April 3, 2023, 11AM

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14.			

Howard Allen



4/3/2023