



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Department of Administration
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March 22, 2012

ADDENDUM NUMBER TWO

RFQ # 7449522

**TITLE: HAZARDOUS MATERIALS MITIGATION, DEMOLITION
AND SITE RESTORATION-DEMOLITION OF BUILDINGS A & D,
PASTORE COMPLEX, CRANSTON, RI**

**Closing Date and Time: 4/4/12 at 11:00 AM
Per the issuance of this ADDENDUM # 2
(10 pages, including this cover sheet)**

Specification Change / Addition / Clarification

I. MEETING SUMMARY

MANDATORY PRE-BID CONFERENCE on March 14, 2012 at 10:00 AM

Fire Board Headquarters, 1 Regan Court, Varley Building #46

Pastore Government Center, Cranston, RI

A. General Information:

1. The attendance sheets were available to vendors at 10:00 AM and the presentation formally began at 10:09 AM. Arn Lisnoff (Rhode Island Department of Administration, Capital Projects and Property Management) confirmed that this was a mandatory pre-bid meeting and that one person from each vendor must sign-in to be eligible to bid on this project. Mr. Lisnoff announced the RFQ number and the Division of Purchases website. He said that the sign-in sheets will be posted in an addendum. All present had the opportunity to sign in. Any late attendees who arrived before the meeting was adjourned were allowed to sign in. Mr. Lisnoff introduced the project team – Denise Breckel, Department of Administration, Capital Projects and Property Management; John O’Hara, Department of Administration, Division of Purchases; Mikael Powell, Department of Administration, Capital Projects and Property Management; Chris Feeney, The Louis Berger Group, Inc.; Gary Deblois, The Louis Berger Group, Inc.; Nelson Lefebvre, Department of Corrections; Anthony Feole, Department of Corrections, Facilities & Maintenance. Mr. Lisnoff also announced some key dates. The closing date and time is April 4, 2012 at 11:00 AM (Local Prevailing Time), by the clock at DOA, and no individual exceptions will be accepted. Bids are due at the Division of Purchases, 2nd floor as indicated in the solicitation information. Presently questions can be submitted until March 21, 2012 at noon. Vendors should check the Department of Purchases website regularly for any addenda that might revise key times and dates. All documents are available online.

2. Answers to submitted questions will be posted in an addendum and made available to everyone online. Mr. Lisnoff remarked that we will attempt to answer questions today in person during the meeting, but the written addendum prevails as the final word. He again advised attendees to peruse the Purchasing website regularly. Mr. Lisnoff announced that directly after this meeting we will tour the outside of building ‘A’ and be able to look into building ‘D’. No verbal questions will be answered after we adjourn this meeting, but questions can be submitted in writing before the deadline stated. We will post an addendum with answers to the questions. Mr. Lisnoff stated that this is the only scheduled site visit that the state has organized. We do not want persons coming back onto the site with subcontractors without proper identification.

3. Mr. John F. O’Hara II, Chief Buyer, Rhode Island Department of Purchases remarked that addendum 1 is already posted. He said it states that effective January 1, 2012 all public works projects related bids or proposals exceeding SEVEN HUNDRED FIFTY THOUSAND (\$750,000) dollars are required to include a "public copy". All agency

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contract solicitations, requests for proposals, invitations for bids, etc. shall state that any bid or proposal that exceeds SEVEN HUNDRED FIFTY THOUSAND (\$750,000) dollars must include a copy to be available for public inspection upon the opening of the bids. Any bid or proposal that exceeds SEVEN HUNDRED FIFTY THOUSAND (\$750,000) dollars which does not include a copy for public inspection shall be deemed to be non-responsive. Vendors merely need to access the State of Rhode Island Purchasing website for that information. They have to be registered on the website to access the rules.

4. Mr. Lisnoff said that it is the state's intention to demolish two buildings, 'A' and 'D', as safely as possible and within all code, legal and safety requirements. Security is a key issue that is addressed in the documents. Contractors will be operating on the fence of a secure correctional facility. This is also near a hospital zone and there are patients and staff to consider. The documents also reference specific entrance and exit routes to the sites for all demolition equipment and vehicles.

5. Mr. Lisnoff said that there are hazardous materials at both building sites. Building 'A' is not safe to enter so specific information is found within the documents that govern its demolition. Building 'A' is the larger building and hazardous materials are summarized in the documents. Everything will likely go out as bulk transport. Building 'D' is more accessible and can allow a more traditional hazardous material removal and demolition process. The documents include a report on hazardous materials and it should be noted that there is a lot of miscellaneous furniture and debris in Building 'D' that will need to be removed. Another special consideration is vermin extermination and control. Whatever pests are not dealt with properly will take up residence in another building that is occupied. Your pest management plan must be tight and pre-approved to minimize this likelihood.

6. Mr. Lisnoff said that one of the special challenges of this project is that all those visiting or working on the DOC "Building D" project site will need to pass a Bureau of Criminal Identification (BCI) check before entering the site during the time that the perimeter fence is being reconfigured and before anyone enters inside the secure area. Mr. Nelson Lefebvre, DOC said that this can usually be accomplished with one business day prior notice. Security requirements are detailed in the documents. Mr. Lisnoff said that there is a portable guard station that will be installed at a temporary location, and then moved to a final site, and fencing that will need to be reconfigured. All these issues are detailed in the documents.

7. Mr. Lisnoff said that vendors should review all plans, specifications, notes and detailing carefully. This project will be awarded to the lowest qualified bidder; the apparent low bidder will attend a de-scoping meeting where we may confirm their understanding of the documents. The minutes of the de-scoping meeting will become part

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of the contract documents. Please note that after bids are submitted, the bid amount cannot change.

B. Questions and Answers During the Meeting:

1. Questions: *If we submit an acceptable pest control plan and have an acceptable system and if there is still migration, will we be liable?*

Answer: Section 02220, Part 3.02, Paragraphs A through N of the Specifications provide an explanation of rodent and pest control procedures for the Project. The Section also outlines requirements for weekly inspection and maintenance of the Integrated Pest Management (IPM). It is the Contractors responsibility to implement the IPM as specified during the duration of the Project.

2. Questions: *Is Building 'A' all friable? The concrete and brick? Slate?*

Answer: Please reference Section 13280, Paragraph 3.09C. Building A contains both friable and non-friable asbestos containing material (ACM). Due to the adverse structural integrity of Building A, conventional asbestos abatement may not be safely performed without extensive shoring. As such, whole demolition of the building will occur and the resulting porous debris shall be considered asbestos containing or asbestos contaminated materials.

Per Asbestos Abatement Plan developed for Building A (See Section 13820, Appendix A), all porous materials removed during demolition shall be removed and disposed as asbestos containing material. Non-porous items such as steel, slate, and copper that can be sufficiently wiped and washed down in a segregation area can be removed and separated for disposal and recycling.

3. Question: *In Building 'A' do you know if the foundations have contaminated mastic?*

Answer: Due to the adverse conditions of Building A, no inspection/samples were obtained for the building foundation. As noted in Section 13820, Paragraph 3.09, all non-porous materials shall be removed and disposed as ACM.

4. Question: *Will there be a second site visit?*

Answer: There are no plans for another formal site visit. The buildings are on public roads and are available to view from the exterior. Proper identification will be needed while on the campus.

5. Question: *The new fencing will go up before building is done, so will everyone on the project still need the security requirements?*

Answer: Yes, please refer to Section 01540 and the response to Addendum 2, I. B.10 for Question 10 herewith.

6. Question: *Will all vendors and subcontractors need to pass security?*

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Answer: Yes, as outlined in the Addendum 2, I. B.10 for Question 10 herewith.

7. Question: *What happens if someone comes up DUI?*

Answer: The director of the Department of Corrections will make all decisions regarding site access. Usually, misdemeanor charges will not prevent someone from site access.

8. Question: *When the fences go up on the property, do you have to pay for a correctional detail?*

Answer: The Contractor does not have pay for a Correctional Officer as long as the Contractor is operating outside the security perimeter. During construction of the temporary security fence or any other time the Contractor may be within the security perimeter, the Contractor will be required to have a Correctional Officer on duty. RIDOC will not charge for this service if it is during normal hours of operation (Monday through Friday, 7AM to 3PM).

9. Question: *Is there a posted rate for correctional details after hours (7-3)?*

Answer: The posted rate of pay for a Correctional Officer is \$46.55 per hour.

10. Question: *When working outside of the fence will we need a BCI check?*

Answer: The BCI check is only needed for the contractor's personnel and associates involved with Building 'D' in the following instances:

- a. during the time that the perimeter fence is being reconfigured.
 - b. to allow entry within the perimeter fence.
 - c. if there is any doubt that the individual may need to be within the perimeter fence.
- Additionally, workers who remain only on the Building 'A' site are not required to have a BCI check.

11. Question: *Should we have the BCI checks done regardless?*

Answer: Yes, this is the safest course of action.

12. Question: *Are there tunnels going into the buildings?*

Answer: Please refer to Sheets C-2, C-3, and C-4 of the Contract Drawings for locations of all utility tunnels associated with Buildings A & D. Sheet C-4 shows the locations of tunnels to be bulkheaded. Sheet C-12, Detail 7 shows the requirements to protect the tunnel located within the basement of Building D.

13. Question: *Is watering required during demolition?*

Answer: Please refer to the following Specification Sections for information about watering during demolition: Section 02220, Part 1.03, Paragraph A; Section 13820, Part 3.09, Paragraph B; and Section 13820, Appendix A, Attachment 4.

14. Question: *Is water onsite for use?*

Answer: Temporary water is available for use during construction. Section 01500, Part

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3.02, Paragraph B of the Specifications provides a full description of temporary water service procedures.

15. Question: *Who is responsible for air quality monitoring?*

Answer: The Owner is responsible for perimeter air monitoring and the Contractor is responsible for OSHA and personal monitoring. See Section 13820, Part 1.12; Section 13820, Appendix A, Attachment 1; and Section 13820, Appendix B, Attachment 1.

17. Question: *For building 'D' can we crush the concrete and brick and use it for backfill?*

Answer: Reclaimed and processed granular material can be used as backfill if it is uncontaminated and conforms to M.01.02.2 of the State Standards. See Section 02210 Part 2.01 Paragraph H and Section 02210, Part 3.10, Paragraphs A & B.

18. Question: *Are there basements?*

Answer: Yes, both Buildings A & D have full basements. Floor plans of the basements for Buildings A & D are provided on Sheets C-6 and C-10, respectively, of the Contract Drawings.

19. Question: *Do you know the depth of the basement for Building 'A'?*

Answer: The depth of the basement is not known for Building A due to unsafe conditions. It is estimated that the depth is approximately 10-feet.

20. Question: *On Building 'D' are there any live steam lines?*

Answer: Yes. Location of the steam lines and utility tunnels associated with Building D are provided on Sheets C-3 and C-4 of the Contract Drawings.

21. Question: *Will any rerouting of utilities be required?*

Answer: Refer to Sheet C-4 of the Contract Drawings to identify which utilities shall be installed, maintained and protected, and cut and capped. Further information regarding on-site utilities can be found in the following Sections of the Specifications: Section 02220, Part 3.03, Paragraphs A through D, Section 02221 and Section 02750.

22. Question: *In Building 'A' are there are wood floors and joists?*

Answer: A report titled *Building A, John O. Pastore Center, Cranston, Rhode Island – Building Evaluation* by The Maguire Group dated October 2003, states “The exterior of the facility is of load bearing multi-wythe brick construction with wood trim, fascias and moldings. The exterior is decorated with brick quoins, recessed brick panels, brick banding and a concrete water table. Typical of the architectural style, the pediments and soffits have ornamental features which feature small- and large-scale dentils.... The structural framing of the building is primarily wood floors supported by exterior brick walls and interior wood stud walls. Part of the first floor is concrete, supported by concrete encased steel beams and steel columns”.

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23. Question: *In Building 'A' the perimeter is brick, can we get basic thicknesses?*

Answer: Please see the response to Question 22. Also note that approximations can be made from exterior observations of windows and fenestration elements in consortium with the contract documents.

24. Question: *What is the approximate square footage of the buildings?*

Answer: Approximate dimensions and areas are provided for Building A on Sheets C-6, C-7, C-8 and C-9 of the Contract Drawings For Building D, approximate dimensions and areas are provided on Sheets C-10 and C-11 of the Contract Drawings.

25. Question: Do you have unit costs requested in the bid form?

Answer: Yes. Unit price tables are contained within Section 00300, Part 5 of the Specifications.

26. Question: *Is there a particular product for the guard station?*

Answer: A detail of the prefabricated guard station is provided on Sheet C-15, Detail 1 of the Contract Drawings (Please make note that this detail has been modified through Addendum).Section 05502 of the Specifications provides a description of the prefabricated guard station.

27. Question: *You said that the guard station will be permanently moved to another location. Are we required to provide for utilities?*

Answer: Yes, please see Addendum No. 2, Detail 1 on Sheet C-15 has been revised. It is the Contractor's responsibility to provide temporary power and phone (voice/data) to the temporary guard station during construction. It is also the Contractor's responsibility to provide permanent power and voice/data.

28. Question: *Will the systems for the guard station be coming from correctional facilities or will we be bringing in new line from different area?*

Answer: Please refer to Sheet C-5 of the Contract Drawings provides this information. The electric and voice/data originate at Building B.

29. Question: *Will sign in sheets be posted?*

Answer: Yes, it will be posted in an addendum.

Mr. Lisnoff asked if any vendor did not have access to the sign-in sheet. All prospective bidders were accommodated. The meeting adjourned at approximately 11:00 AM. Attendees were invited to formally tour the building sites directly afterwards.

C. Attachments

1. Pre-Bid meeting Sign-in Sheet

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II. MODIFICATIONS TO SPECIFICATIONS AND DRAWINGS

A. Revisions to the Contract Drawings:

1. Sheet C-15 Civil Details 4, Detail No. 1

DELETE Note 2 in its entirety and **REPLACE** with the following: “2. RIDOC shall determine location of temporary guard station. The Contractor shall be responsible for providing temporary power and voice/data service. For bidding purposes, the Contractor shall assume the existing power and voice/data service shall be extended 500-feet within the adjacent parking lot.”

Attendees		Place/Room: Varley Building, Fire Code Board of Appeal and Review Conference Room		
Print Name/Initial	Company	Phone	E-Mail	
Jeffrey Hall	A&A WRECKING AND ASBESTOS CO	401-751-1188		
Steve Selby	J-R-Vinagro corp.	617-301-3314	JRVINAGROCORP.COM	
Austin Cannon	STR Corporation	401-943-7100	steves@jrvinagrocorp.com	
		978-441-2000	acannon@sundrcorp.com	