



CITY OF PROVIDENCE, RHODE ISLAND

Department: public property

RFP Title: Design Build (D/B) Services for Gym Floor and Roof Repair at Nathaniel Green Middle School

Opening Date: 04/08/2024

Addendum #: 1

Issue Date: 04/04/2024

The purpose of this addendum is:

RFI Q&A



**Addendum #01
TO**

RFP Title: *Design Build (D/B) Services for Gym Floor and Roof Repair at Nathaniel Green Middle School*

Procurement #: 44321

Please be advised of the following Milestone dates:

1. Milestone Dates:

- Questions Due: April 3rd 2024.
- Bids Due: **April 8th** 2024.

Communication:

This project follows a design-build approach, and as such, the Department of Public Property is inviting proposals from teams composed of qualified professionals to address the challenges outlined in the Request for Proposals. Potential team configurations may include, but are not limited to, a general contractor, architect, and engineers. It is the responsibility of the design-build team to develop and submit a comprehensive mitigation plan to the Department of Public Property. It is imperative that this plan adheres to all applicable local building codes and standards. The quality and feasibility of the mitigation plan will be a significant factor in the awarding decision.

Project Allowance:

- Please carry an allowance of A \$150,000 for the masonry.
- Please carry an allowance of \$50,000 for the gym ceiling.

RFI Q&A:

- **Q:** There is nothing addressed as far as all the broken window panes in the gym area. We assume this is not part of the scope or if you plan on adding something in, please advise if the glazing is asbestos as all perimeter glazing at that school tested positive.
A: The repair of the broken window panes falls outside the current project's scope. They will be addressed in a subsequent project.
- **Q:** There was discussion concerning insulating the storm drain piping. Why is that being done as storm drain piping does not sweat?
A: Should the design team consider this feature non-essential, please feel free to exclude it.
- **Q:** Currently you request an alternate to patch the wire lath and plaster ceiling. Without having a lift to sound the plaster there could be more areas that need to be patched. May I suggest an allowance of funds to remove deteriorated plaster ceiling and installation of new to put all bides on the same playing field?
A: Please carry an allowance of \$50,000 for the gym ceiling.
- **Q:** Currently you request painting of piping as an option price. There is no mention of painting the plaster ceiling or steel joist. Are both the remain unpainted?
A: Please utilize the allowance of \$50,000 for the gym ceiling.
- **Q:** The enclosed photo's depict the upper roof which is adjacent the gym roof. There is nothing left of the limestone/terra cotta band and if you look closely all the top caps are also destroyed. Pieces of masonry are falling off every day and water is infiltrating under the roof that was installed 3-4 years ago. This is a very serious safety hazard and should be addressed. I am not suggesting it be completed as part of this bid proposal, but I am highly recommending this gets looked at and rep[airs started very soon by whatever means you deem appropriate. With regard to this bid proposal, when you receive the next e-mail, you will see just how saturated the upper roof is, which makes it virtually impossible to price fixing leaks that need to be traced and masonry repaired on areas not part of this scope.
A: Please utilize the allowance \$150,000 for the masonry to address this issue.

End Of Addendum #1 To *Procurement* #: 44321