



CITY OF PROVIDENCE, RHODE ISLAND

**Department: Public Property**

**RFP Title: Improvements and Renovations at Carl Lauro Elementary School and Esek Hopkins Middle School**

**Opening Date: 11/18/2024**

**Addendum #: 2**

**Issue Date: 11/06/2024**

The purpose of this addendum is for RFI response, update milestone dates

Providence City Hall  
25 Dorrance Street  
Providence, RI 02903



**Addendum #02  
TO**

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**RFP Title: Improvements and Renovations at Carl Lauro Elementary  
School and Esek Hopkins  
Middle School, Providence, RI**

**Procurement #: 47351**

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Please be advised of the following Milestone dates:

1. Milestone Dates:

- Solicitation Released: **October 21<sup>st</sup>, 2024**
- Questions Due: **November 4<sup>th</sup>, 2024 @ 12:00 PM**
- Bids Due: **November 18<sup>th</sup>, 2024 @ 2:15 PM**

Prepaid conference signing in sheet:

Swing Space Improvement Projects Carl G Lauro Elementary School and Esek Hopkins Middle School Pre-Bid Conference Sign In Sheet							
Attendees							
Name	Name of firm	First name	Last name	Phone	Date	Email	Discipline
	PPSD	Salvador	Pellerano	14013768338	2024-10-28	Salvador.pellerano@ppsd.org	PPSD
	K-barr construction	Rob	Tomasso	14015250831	2024-10-28	Rob@k-barr.com	General Contractor
	ABIC	Nelson	Rodrigues	14016606925	2024-10-28	abic.24lc@gmail.com	General Contractor
	Martone construction	David	Steets	14016404703	2024-10-28	David@martoneinc.com	General Contractor
	Downes construction	Dave	Grundy	18603054175	2024-10-28	Dgrundy@downesco.com	OPM
	Ahborg	John	Warner	14012550410	2024-10-28	Jwarner@ahborg.com	General Contractor
	Dubon Masonry Construction, llc	Chris	Reynolds	14015005082	2024-10-28	Estimating@dubonmasonry.com	General Contractor
	Downes construction	Joe	Desant		2024-10-28		OPM
	Downes construction	Demo	Roberts		2024-10-28		OPM
	Downes construction	Joseph	Leyba		2024-10-28		OPM
	Providence	Anthony	Alves		2024-10-28		City of Providence
					2024-10-28		

RFI Q&A:

- Q:** In the basement at Hopkins, there are a set of rooms (the Autism area) that have tectum ceilings. These rooms will not be provided with ceiling tile replacement as none exist. Please confirm.

**A:** All relevant specifications for these projects can be found on page 24, under Supplemental Information (Exhibits A, B, and C) of the RFP. To access the details, please use the provided link under each exhibit.

This project's budget falls well below the \$10 million threshold for MPA 574. Therefore, being listed on that MPA is not a requirement to bid on this project. However, contractors currently on MPA 574 are still welcome and encouraged to submit a bid.
- Q:** In Exhibit B Carl Lauro School, there was a document labeled "request from PPSD and PVD". We assume that this list is NOT to be included as part of this proposal unless it is specifically detailed in the "Revised scope of work" bullet points? Please confirm.

**A:** The list labeled "Request from PPSD and PVD" reflects the discussions and decisions made during working meetings with Downes, PPSD, and the City of Providence. These meetings were part of evaluating the feasibility of the space, and the identified items have been incorporated into the revised scope of work. Please ensure all work aligns with the scope outlined in the RFP.
- Q:** It appears that the intent of this project is to utilize a design build mechanism, however there is nothing in the solicitation that specifically states this to be the case. Please confirm that the intent is for the General Contractor to hire a design firm to design and provide plans and specifications and submit their qualifications of both the contractor and their intended design team?

**A:** This is a design-build project, which allows the contractor the flexibility to bring on board an architect, engineers, and other professionals to support the project. As part of the process, the project must be submitted for approval through the RIDE Portal, meaning an architect will be needed to handle specific requirements for the RIDE approval. The general contractor is responsible for hiring a design firm to develop the necessary plans and specifications. Additionally, the contractor must submit the qualifications of both their team and the chosen design firm.
- Q:** What is the anticipated duration of this project, both in terms of overall performance and on-site durations? When can work take place?

**A:** The Carl Lauro project is set to begin on January 2, 2025, with a planned completion date of May 30, 2025. This timeline covers both the base scope of work and any alternate scope, if approved.

The design phase for Esek Hopkins kicks off on January 2, 2025, with construction set to begin on June 23, 2025. The project is on a tight schedule, aiming for full completion by August 22, 2025.
- Q:** Is it possible to post full size architectural floor plans for each school so we can get the correct quantities as an hour in each school for a walkthrough is not sufficient to gather those quantities?

**A:** Here's the link to the Carl Lauro Floor Plans. Each classroom and program space are labeled with its square footage.

<https://downesconstruction.sharefile.com/d-s84ea8cc40c244a55b360b7c4afa9b7a9>
- Q:** Please clarify how exactly how the alternates are to be priced as some of the alternates are actually in both the North and South sections? To help clarify  
Is the cafeteria a stand-alone add alternate?

**A:** That's correct. Here's how the alternates are structured:  
Cafeteria: is a standalone add alternate.  
Two Gyms: Each gym is a separate standalone alternate.  
North Wing: This section is a standalone alternate.

Clock, Phone, and Intercom Systems: Separate alternates for both the South and North wings.

Secured Vestibules: Separate alternates for the South and North wings.

- **Q:** In the basement at Hopkins, there are a set of rooms (the Autism area) that have tectum ceilings. These rooms will not be provided with ceiling tile replacement as none exist. Please confirm  
**A:** The rooms at Hopkins with Tectum ceilings won't be replaced.
- **Q:** There was discussion about painting the ceiling grid in all areas where tile is being replaced. Please advise if we are to carry grid painting as part of the scope?  
**A:** Please include a cost for painting the ceiling grid at Hopkins, rather than replacing it.
- **Q:** At Hopkins School, your drawings have specific arrows pointing to the rooms that require ceiling tile replacement and AC work, however their heading for each of these notes are titled "Classroom /Program space", which might indicate (on the 1st thru 3rd floors) other rooms might be required to have the same level of work. Please clarify.  
**A:** The arrows shown on the drawings provided with the original RFP are accurate. The tile replacement and AC work should be completed from the basement level up to the third floor.
- **Q:** For Hopkins School and in an effort to have all bidders be on the same level playing field and bidding the same scope so the City can compare proposals fairly, the following questions need to be addressed:
  1. In all typical classrooms, you are requesting three different options for Air Conditioning. First, any of these options might require major electrical upgrades since we have no idea what the loads are and if the existing circuits in these classrooms can handle new loads and there is no time to perform this investigation at bid time. We would strongly recommend a City of Providence generated allowance sum for the entire HVAC work.
  2. With regard to the water leak in Basement Level Corridor, again, it is really difficult to investigate the cause of the water infiltration. Wouldn't a City of Providence generated allowance sum be the better approach to ensure all bidders are on the same playing field?
  3. Playground equipment- All bidders need to know the exact requirements for both playground equipment and surfacing. You ask the contractor provide an allowance. The City of Downes needs to supply the Allowance amount for all bidders to carry the same sum.
  4. What size/type of fence is required at the new playground area? Please be specific as to the height of fence and material type (galvanized or PVC chain link fence)
  5. On page 19 of 23 of the RFP, there is mention of an allowance for "Misc. Painting". The City needs to provide the amount all bidders should carry.
  6. What is meant by supply two portable sinks in two classrooms in basement on page 19 of 23 of the RFP?  
**A:** 1. To simplify things, we've decided to switch from offering three different air conditioning options to standardizing window air conditioning units for all typical classrooms. We'll proceed under the assumption that the existing circuits in these classrooms can support the new electrical load.
- 2. In this situation, instead of simply including an allowance for the water leak in the Basement Level Corridor, we highly recommend that all bidders take the time to investigate and identify the source of the leak. We're more than willing to provide access to the building upon request to assist with this assessment.
- 3. Please include a \$150,000 allowance for the playground portion of the project.

4. The new playground area should be enclosed with a galvanized chain-link fence, standing about four feet tall. It should match the existing fence around the adjacent baseball field.

5. I believe you are referring to the line item under "Allowances" for miscellaneous painting in the base scope of work for Esek Hopkins Middle School. If that's the case, please allocate \$150,000 for the painting allowance.

6. Please use the provided link as a reference for the portable sinks we need. We're looking for sinks similar to these or an equivalent model. These sinks will be used by Pre-K and kindergarten students. <https://www.nessel.com/order-portable-sinks>

- **Q:** Item 18 of the RFP for Lauro school mentions two "allowances". The first is Brick/CMU repair and the second is Comprehensive HVAC testing. The City or Downes need to provide the sum that every bidder needs to carry for these two items as the bidders need to be on the same level playing field. Please provide.

**A:** The allowances allocated for brick/CMU repairs and comprehensive HVAC testing/heating system repairs are as follows:

Brick/CMU Repair Allowance:

South: \$20,000

Gym A, B, and Cafeteria: \$10,000

North: \$525,000

Comprehensive HVAC Testing/Heating System Repair Allowance:

South: \$25,000

Gym A, B, and Cafeteria: \$5,000

North: \$42,000

- **Q:** Page 15 of the RFP states the contractor can submit pricing on one school or both. That is not what was stated at the pre-bid. Can you clarify this item?  
**A:** Contractors are required to submit pricing for both projects in their bid responses. The pricing must be clearly itemized to indicate the specific scope of work being quoted for each school. Bids must include both schools, as submissions for only one school will not be considered.
- **Q:** For Hopkins School, please provide allowance amounts for
  1. Misc. Painting
  2. Playground area**A:** This question has already been addressed in earlier responses within this addendum.
- **Q:** Please confirm that as part of the North alternate that we are to carry a brick/CMU repair of \$10,500 for the cafeteria and \$525,000 for the North?  
**A:** This question has already been addressed in earlier responses within this addendum.
- **Q:** For Item 5 at Lauro School, there is no way to determine that all plumbing fixtures are in proper working order. Can Downes/City provide an allowance amount for that work?  
**A:** In this situation, instead of simply including an allowance for the plumbing fixtures we highly recommend that all bidders take the time to investigate If the fixtures are in proper working condition. We're more than willing to provide access to the building upon request to assist with this assessment.
- **Q:** Is the front entrance, main office, health office, principal's office part of the "south" work"?

**A:** Please include pricing for the main office, health office, principal's office at the main entrance of Carl Lauro as part of the project's base scope of work.

- **Q:** There are many discrepancies when comparing the Scope of work on pages 15, 16 and 17 of the RFP with Exhibit B Assessment. For instance, items 1-8 of the RFP Match the Exhibit B assessment. However, the following items differ substantially from one document to the other:
  - item 9- RFP scope is strictly the investigation of the water infiltration. while the Exhibit B assessment scope That item is labeled as item 11.
  - There are two items on Page 17 & 18 that are labeled add alternates, however these items (item 10- clocks, phones and intercom system) are in both and south wings. Are both considered add alternates.
  - In addition, item 13 has a secured vestibule being constructed in the North and south wing. are these also one alternate?
  - Item 13 in the Exhibit B assessment discusses locker work, but the RFP is silent. Is there any work on lockers as part of this scope assessment, please confirm?

**A:** Could you please clarify your statement? You mentioned that the scope of work is outlined on pages 15, 16, and 17 of the RFP. However, in my review, the scope of work actually begins on page 18. Clarifying this will help ensure your statement is addressed accurately.

You are correct that there is a labeling discrepancy; however, the messaging remains consistent. Item 9 of the RFP specifies:

"9. Water Infiltration Mitigation (South section)

· Scope: Investigate and repair water infiltration issues in key areas, including bay windows and egress points in the South section." This defines the scope of work for which we are requesting pricing.

Please provide separate pricing for Item 10 (clocks, phones, and intercom system) as an alternate for both the North and South sections of the building. Ensure that the alternate pricing is clearly separated to correspond with each section.

- **Q:** Item 11 at Esek Hopkins seems to indicate an Access control at "all building entrances". Can you provide further detail on this? Which entrances get access controls as other schools usually do not want access controls at every entrance. Also, what is your interpretation of Access controls, a keypad, with electric Strike? Is there an existing access control system currently in the building? Where is it located? Perhaps an allowance needs to be provided by Downes for this item as there are too many unknowns?

**A:** Please include an allowance of \$12,000 for access control.

- **Q:** For Hopkins, can you please clarify whether we are only providing Air Conditioning Window units in classrooms only as you indicated in one of the responses to an RFI or do we have to provide Window AC units on some non-classroom spaces such as Principal, office, guidance, Lie down exam?

**A:** Please make sure to provide air conditioning using window units for all classrooms, as well as non-classroom areas such as the principal's office, guidance office, nurse's exam room, and similar spaces. For additional details, please refer to Exhibit B in the RFP. Now that we've decided to move forward with window AC units, it's important to assess and include only the spaces that can accommodate these units. Note that any areas without exterior windows may need to be excluded from this plan.

- **Q:** Is the fence part of the \$150,000 allowance for the playground at Hopkins or is the allowance just for the playground itself?

**A:** The \$150,000 allowance covers all activities related to the playground, including the installation of the surrounding fence.

- **Q:** Since window units for AC has been selected at Hopkins, does the same apply for Lauro. Lauro just shows as an allowance. Should we carry an allowance or provide a price?

**A:** The approach to the air conditioning/HVAC scope for Hopkins and Lauro isn't exactly the same. Please make sure to include an allowance for Lauro as outlined in the RFP.

**End Of Addendum #2 To *Procurement* #: 47351**