Procurement #: 54386

CITY OF PROVIDENCE, RHODE ISLAND

Department: Public Property

RFP Title: Providence City Hall Envelope Restoration - Phase 1

Opening Date: 2 Nov 2026

Addendum #: 10

Issuing Date: 27 Oct 2026

The purpose of this addendum is to respond to bidder questions. See the attached document with responses to all bidder questions received by the deadline on 10/23/26.

All addenda and other project documents can be found on the City's bid web page at https://www.providenceri.gov/purchasing/openrfpsummary/

Reminder that bids are due by 2:15 at the City Clerk's office on Monday, 11/2.

Providence City Hall
25 Dorrance Street
Providence, RI 02903

Providence City Hall Envelope Restoration – Phase 1

Addendum #10 – Response to Bidder Questions 3

10/27/26

The purpose of this addendum is to respond to questions sent in by prospective bidders. Design team responses are below in RED.

1. Please confirm the contractual start, substantial completion and final completion dates, any liquidated damages, blackout periods and overtime requirements. Addendum 3 describes a tentative late March or early April through November 2027 schedule. Please clarify how the schedule applies if either alternate is accepted or its award is delayed. Is weekend work permitted?

    a. The City's goal is to begin construction as soon as weather permits in the Spring and to conclude before the end of the calendar year. However, due to the complex nature of this project, it is understood that issues will arise that take time to resolve, and that it is possible the work could continue longer. This schedule assumes acceptance of both add-alternates. Once the scaffolding is in place, the City does not anticipate any extended blackout periods, any short term stoppage (1-2 days max) for events at City Hall will be negotiated with the winning bidder ahead of the stoppage. It is not intended by the City to routinely approve overtime for this work, so the viability of weekend work will depend on the labor terms negotiated by the winning bidder with local labor organizations as part of finalizing and executing the Project Labor Agreement. Typically the City sets liquidated damages at $500 per day past the contractually agreed final completion date, however specifics on finalized dates and liquidated damages will be finalized with the winning bidder during contract negotiations in pre-con following award.

2. Section 012300 references Sheet A201, which is not included in the supplied 19-sheet drawing set. Please confirm whether A200 is intended or issue A201. Please also provide the structural wind and uplift design criteria referenced by the roofing and edge-metal specifications, including Section 076200, Paragraph 2.1.C, and issue the referenced structural drawings, if applicable.

    a. Confirmed, the reference in Section 012300 to A201 should be A200. The wind loading for roofing materials will be confirmed with the contractor and manufacturer(s) following award. The criteria will be IBC 2021 (RI Amendments) Section 1609/ASCE 7. Bidders shall indicate if pricing is based on specific assumptions regarding wind loading, or specific assumptions for

the construction of typical sheet metal roof edge and coping assemblies included in the Drawings.

3. Please provide the CDBG federal construction contract provisions and all bidder and subcontractor forms required by RFP page 3. Please identify the applicable wage determination number, construction type and revision. The supplied RFP Attachment B contains the specifications rather than the referenced federal forms packet. Please clarify the correct attachment designation

    a. As noted during the 10/16 pre-bid walkthrough, this project is not funded by CDBG and so bidders are not required to review and fill out the paperwork required for CDBG projects. The inclusion of that form in the list of required documents was in error, bidders do not need to submit a CDBG form for this project, and therefore there is no federal forms packet.

    For Rhode Island building construction projects, which this restoration falls under, the wage determination number is RI20260001 for non-residential construction, using the most current revision on the date of bid submittal, which is currently Modification 5 issued on 10/1/26. For prevailing wage details, the City refers bidders to the requirements of the RI Department of Labor and Training.

4. 4.08: Provide stone tooling. There is one instance on the plans on 1/A303. But there is no clear indicator on how much square footage to carry. Is there a recommended amount to carry?

    a. Bidders shall assume a maximum of 5 square feet of tooling in the same general location.

5. Historic Masonry Repointing Spec: 1.5 B #11 states “Perform a final rinse of the building using low pressure water to remove residue.” Are we power washing the entire building? Or just the facades impacted by the work?

    a. Masonry cleaning is required only at surfaces as impacted by the work, which may include surfaces below or adjacent to the areas of work.

6. Demolition specification sections indicates (6) demolition mockups are required, please clarify/confirm.

    a. We are not aware of any reference to mockups in Section 024119 "Selective Demolition." The 6 mockups in Section 024296 "Historic Removal & Dismantling" are required to demonstrate removal methods and

condition/construction of existing assemblies prior to complete removal of those assemblies.

7. Please advise if GCs are required to provide a professional engineering structural survey and shoring, as we are not removing any structural members.

    a. The Contractor is not required to provide a professional engineering survey. Contractor is required to provide shoring as necessary to complete the work.

8. Keynote 4.02 on A302- calls out "remove obsolete hardware", which is difficult to quantify...access to those facades during the site visit was restricted. Can the city/DBVW provide an allowance for subcontractors to carry, which would include both patch and repair?

    a. Include a maximum of 10 individual repairs at dispersed locations, to be completed per Section 040342 Paragraph 3.4, using stone patching compound.

9. Keynote 4.08 on A303 - calls out "provide stone tooling to restore integrity" - points to the cornice area but does not define the extents. Please clarify.

    a. Include a maximum of 5 square feet of surface tooling in the same general location.

10. The section names TECTUM III but calls for UL Design NM511. Armstrong's current TECTUM III page lists NM517, NM474, NM475, and NM451; NM511 appears under TECTUM I.

    a. Confirmed Tectum III is the basis of design.

11. Per specs 070150-5, "The Work includes a complete tear-off down to bare deck, unless otherwise indicated. The deck may include cementitious topping over structural decking components. Do not remove the topping." Please clarify.

    a. At areas where the original terra cotta tile has a cementitious topping, the topping shall be considered part of the original roof deck assembly and is intended to remain in place if intact.

12. Please provide additional clarification as to what the $100,000 abatement allowance covers (ie. general conditions/requirements, replacement of materials, etc.).

    a. The $100,000 HazMat allowance is there to cover any expenses relating to the potential discovery of asbestos, lead, or PCBs in the material stackup of areas inaccessible prior to installing scaffolding. Testing will be covered by the City through our retained consultants. The allowance will cover the cost of additional protections required to be taken in demolition and removal of identified hazardous materials over and above the baseline demolition costs if the hazardous materials were not present, including extra PPE, special disposal requirements, etc.

13. The roofing specifications 070150 indicate the roofing installer must be licensed for asbestos abatement, please clarify.

    a. The requirement is only relevant if the installer will be disturbing asbestos-containing materials.

14. The specifications refer to a Unit Prices section that is absent. Masonry specs include hollow-stone grouting at 15% of indicated cracked stones, but do not set grout volumes or quantities of concealed resetting/rebuilding. Please issue the unit pricing sheet, along with any additional unit pricing requirements.

    a. Please disregard the references to a Unit Prices section.

15. The specification prescribes Type N mortar at 1:1:6, while the drawing requires matching original mortar composition. Please clarify.

    a. Confirmed Type N is the basis of design.

16. Please specify the crack-monitor type, approved anchorage to historic masonry, initial survey/reading procedure, monitoring frequency, reporting requirements and required monitoring duration. Confirm whether monitoring ends at substantial completion or continues afterward and identify who performs and pays for post-completion readings.

a. Basis of design Humboldt HC-2937, attached to surface of stone with manufacturer's recommended epoxy. Contractor is not responsible for monitoring or removal.

17. Repointing requires weeps at 16 inches OC above embedded flashing, but the affected existing masonry does not have a corresponding new wall-flashing/weep layout. Please identify locations where the new weep-hole requirement of 040323 §3.3.H applies. Provide the associated flashing detail and extent of opening/rebuilding required, or confirm that the clause applies only where flashing work is specifically detailed and does not require cutting new weeps throughout the historic stone walls.

    a. Confirmed, weeps should be provided only if specifically detailed on the Drawings, the work does not require cutting new weeps in historic stone walls.

18. Please clarify if the 48-hour flood test for the PVC roofing is required.

    a. The 48 hour flood test is not required at the low-slope roofs included in Phase I.

19. Please provide a project testing/inspection matrix reconciling Addendum 3 Q4 with the technical sections. Specifically assign initial laboratory/agency testing for masonry runoff, air-barrier mockup/field adhesion, roof watertightness, sealant testing, and coating thickness. Distinguish Owner agency fees from contractor-performed tests, manufacturer services, access/patching and retests due to noncompliance. Confirm required tests remain in force or identify any expressly deleted tests.

    a. Include the following coordination for material installation:
    Air-Barrier: Air leakage testing is not required. Contractor to engage manufacturer for field support including adhesion and coating thickness testing .
    Roofing Substrates: Contactor to perform fastener pull-out testing.
    PVC Roofing: The 48 hour flood test is not required at the low-slope roofs included in Phase I.

Cold Fluid-Applied Waterproofing and Fluid-Applied Roofing: Contractor to engage manufacturer for field support including adhesion and coating thickness testing .
Sealant: Contractor to engage manufacturer for field support including adhesion testing.

Masonry runoff: If required, the Owner will be responsible for testing and coordination with AHJ.

Owner many engage a testing agency for other tests as stated in the specfications.

20. General historic requirements call for ten years and five recent projects; several trade provisions use five years/three projects or different employee experience levels. Please issue a controlling qualification matrix by trade reconciling firm experience, number/age of reference projects, employee/supervisor experience and historic-review requirements. Confirm which general requirements supplement the trade-specific requirements. For PVC roofing, confirm whether a current manufacturer letter documenting continuous authorization for at least one year before bid satisfies the certification-age requirement. We understand qualification packages are due with the proposal under Addendum 3 Q5.

    a. **PVC Roofing:** Confirmed, a current PVC manufacturer letter documenting continuous authorization for at least one year satisfies the requirement in Section 075419 Paragraph 1.6.

    Historic Restoration Work: The qualifications included here shall apply to each firm proposed for historic restoration work specified in the following sections, in lieu of the "Historic Treament Specialist Qualifications" paragraph previously included in Part I of each section:
    Section 013591 Historic Treatment Procedures
    Section 040323 Historic Masonry Repointing
    Section 040342 Historic Masonry Repair
    Section 050374 Historic Decorative Metal Repair
    Section 050383 Historic Cast Iron Repair
    Section 073126 Slate Roofing
    Section 080352 Historic Treatment of Wood Windows

    Historic Treatment Specialist Qualifications: An experienced firm regularly engaged in historic treatments similar in nature, materials, design, and

extent to *the Work as specified in this Section*. The Work in this Section requires specialized training and experience working with sensitive historic and cultural properties and extensive experience fabricating and installing custom fabrications to restore or replicate existing work including highly decorative components. The Owner requires qualified and capable Contractors and sub-contractors who have the skill, experience and qualifications to perform the Work. Experience in installing and finishing new masonry, metal, roofing, or wood work is insufficient experience for repairing, restoring, replacing, or replicating historic work.

1. The Contractor or specialist sub-contractor to the Contractor shall have not less than ten (10) years successful experience in the type of historic restoration work as specified in this Section; and shall employ on this project personnel skilled in the restoration processes and operations indicated.
2. The Contractor or specialist sub-contractor to the Contractor shall have successfully completed not less than three (3) projects in the last ten (10) years of a similar scale and scope and general requirements of this project, including the materials and execution specified in this Section.
3. These projects shall be identified on the bid form, including project information, contacts, and detailed, close-up photos of completed work. The projects shall be similar in scope and general requirements to this project, at similar historic properties, and involving coordination with other restoration specialties.
    a. Similar scope shall be defined in general as having similar major components of this project -- restoration of stone masonry, replication of existing decorative copper cladding, restoration of cast iron, replacement of slate roofing, and/or restoration of wood windows -- with a similar level of detail as this property, and fabrication of new material to match existing profiles.
    b. Representative projects shall be of a similar size and complexity as this project.
    c. The work on the submitted projects shall have been completed in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.
    d. At least one (1) of the projects shall have been reviewed by a State Historic Preservation Office within the last five (5) years, or have been subject to historic preservation compliance review by a local or county review board.
    e. Representative projects listed as evidence of a Contractor's qualifications shall have been managed and/or executed by personnel currently employed by the firm submitting evidence of qualifications.

4. Field Supervision: Restoration specialist firms shall maintain experienced supervisors on Project site during times that historic restoration work is in progress. Supervisors shall not be changed during Project except for causes beyond control of restoration specialist firm and with approval of the Architect and Owner.
5. The company proposing to perform Work requiring qualifications as specified in this Section shall be considered as a firm part of the bid.
a. Substitution after the Award of Contract can only be made subject to the Architect's and Owner's review and approval of new Qualifications Data by the proposed substitute company. Substitutions for key persons identified on the Qualifications Data will be subject to review and approval at the discretion of the Architect and Owner.
6. As part of the evaluation of qualifications, the Architect and/or Owner may determine that the Contractor or Subcontractor has established on previous project(s) (whether federal, state, municipal, or commercial), a record of unsatisfactory work or a repeated failure to complete contracts awarded to them within the contract time, or that the Contractor or Sub-Contractor has failed to meet the specified qualification requirements, which may be the basis for rejection of the Contractor or Sub-Contractor.
7. Failure on the part of a Contractor to provide complete Qualifications Data required herein within the required time may result in the Contractor being found non-responsive and may be grounds for rejection of its bid.

21. The spec summary covers pavilion stair-roof steel framing, while drawings show masonry dormer ledges and gutter-adjacent surfaces. PE design and a three-post system are also specified. Confirm the bird-control locations in this contract and whether any pavilion stair-roof steel framing is included. Provide a location/ledge-width schedule or define the required rows across each ledge/gutter surface, coordinated with the three-post basis of design and 3-inch depth spacing. Confirm whether sealed delegated-design calculations are required for the adhesive-mounted post-and-wire system and identify the approved anchorage that avoids damage to historic masonry, copper and coatings.

    a. Disregard references to ""pavilion stair roof horizontal steel framing."" The bird-control locations are as shown on the Drawings, at ledges adjacent to dormers and gutters. For bidding, assume 2 rows are required at each ledge surface indicated (refer to question 30 below). If the ledge is not wide enough to fit a three-post system, the single-post system may be substituted with approval by Architect and Owner. Engineering analysis is not required for the post & wire system. Provide manufacturer's recommended adhesive anchorage system.

Include an additional 200 linear feet of the specified bird-control system (removal of existing spikes and installation of post and wire system) for ledges and window sills on the east facade below the dome, at locations to be verified during construction (2 rows of product over an estimated 100 linear feet of masonry ledge).

22. The specification includes new storm windows, screens/shutters and AC-related infill work, but no corresponding schedule or storm-window product requirements are provided. Identify locations and quantities of storm windows, insect screens, shutters and AC/infill panels included in Phase I. For new storm windows, provide materials, glazing, profiles, operation, finish and performance requirements. Confirm whether these accessory clauses apply to any of the dome/frieze restoration windows or are inapplicable where no such accessories exist.

    a. Disregard any general references to storm windows, screens/shutters, and AC units. They are not relevant to any of the windows in Phase I.

23. The specification directs bidders to a missing window schedule. The drawings distinguish full restoration at dome/frieze windows from sealant replacement at upper center-pavilion windows. Issue a numbered window schedule/elevation markup identifying every full-restoration opening and every sealant-only opening, with dimensions and base-bid/alternate assignment. Our drawing interpretation is eight dome oculi plus eight groups of five frieze windows (40), or 48 full-restoration windows; please confirm/correct this interpretation and identify any concealed or non-glazed infill units. Confirm that other upper center-pavilion windows keyed only 7.20 receive perimeter sealant work rather than full restoration.

    a. Confirmed, this is the correct understanding of the scope in the Drawings: 48 individual round windows on the dome are tagged as full restoration, and 6 arched windows in the center pavilion, below the dome, are tagged as perimeter sealant replacement only. There is no additional window scope beyond what is shown on the elevations.

24. A 30 × 54-inch Bilco Versamount is detailed over retained metal construction. The spec adds thermal-break/R-20 requirements, a safety railing and ladder-assist post without accessory details. Please identify the gutter runs that remain as restored cast iron and the runs where the supporting metal gutter is removed/replaced beneath the new copper liner. For replacement support gutters, specify material, thickness, finish, supports and connection details. Confirm whether A504 describes a non-cast-iron gutter distinct from D05 and identify any required structural repairs outside the liner replacement.

a. Roof Hatch: Disregard references to added thermal break, railing, and post. Basis of design is the standard VersaMount replacement hatch cover and skirt assembly.

   Gutters: All gutters at the base of the pavilion roofs are existing cast iron to be restored and lined with copper. At the base of the dome (Detail shown on A504), the intent is to remove the existing supporting metal gutter box and replace in kind, to be clad with a new copper liner. For bidding, assume 20-gauge stainless steel for the new supporting gutters at the base of the dome.

25. The drawings require reinforced fluid-applied roofing. The specification describes several resin types and local reinforcement without a single project assembly schedule. Please confirm the complete fluid-applied roof assembly required at the upper dome, flagpole base, ventilation shaft and inside parapet. Identify whether full-field fabric/fleece reinforcement is required, its type/weight, application rates and minimum dry-film thickness, including vertical work. Confirm the primer, cover-board preparation and approved resin/product configuration that delivers the specified 20-year warranty for each substrate and transition.

    a. Basis of design is the ""Pumadeq"" system by Henry, including the manufacturer's required or recommended assembly components and accessory products. System configuration, application, and reinforcement requirements to be confirmed in the field with the manufacturer's technical staff. The requirements will likely vary between the different substrates mentioned.

       As noted in Section 075600 Paragraph 2.1.B, an equivalent system by Sika or Soprema (which may incorporate a different resin formulation) may be substituted if approved by the Architect and Owner, and if compatible with the other components of the building envelope.

26. Some details distinguish waterproofing on cast iron and air barrier on masonry; A504 calls for air barrier over gutter and metal surfaces. Keynote 7.10 also extends waterproofing to masonry. Please clarify.

    a. The intent is as shown in the details.

27. Roof sheathing thickness is not identified in the assembly details. The 3/4-inch CDX note specifically applies to the parapet. Treatment submittals are required without a clear roof-plywood treatment designation.

    a. Basis of design for plywood overlay at existing roof decks is 1/2-inch CDX. If a treatment is not specified, the general requirement to submit treatment data is not relevant.

28. The required restoration includes structural stabilization, pinning, stitching and replacement of failed material, without repair quantities. Please provide a condition/repair schedule or common bid allowances for cast-iron crack pinning, metal stitching, missing/broken pieces, replacement castings and re-anchoring

    a. Include a $50,000 allowance for cast iron repairs as specified in Section 050383.

29. The 8 windows on the sloped slate roof are wood windows and we can restore those per the specifications. The remaining 40 windows which are the banks of 5 round windows within the cast metal frames appear to be a metal sash. These windows do not appear to be wood windows. Given that the scope calls them out to be wood windows they really don't require the same scope of restoration as the other 8 windows. Please clarify.

    a. For bidding, include wood restoration scope at these windows as currently specified. If during construction the windows are verified as metal sash, the scope will be revised.

30. Regarding the Bird Wire Installation: Each run of Bird Wire will protect approximately 4-5inch wide surface. Are there any target surfaces that are greater than 4"-5" wide, and thus would require multiple parallel runs? [example drawing: A200-1] If so, what drawings/details reflect this so that we can take measurements?

    a. The ledges indicated on the Drawings are between 5-9 inches wide. Assume 2 rows of bird wire at all surfaces. See question 21 above.

31. How much metal framing will need to be replaced behind the decorative copper trim, Details on page A503.

    a. Include a $30,000 allowance for repairs to existing metal framing as required to support cladding materials.

Dan Kittridge
Capital Improvement Project Manager

Pronoun: he/him/his
Department of Public Property
Providence City Hall
25 Dorrance Street
Providence, RI 02903
dkittridge@providenceri.gov
Cell: (401) 473-8418