Procurement #: 54890

CITY OF PROVIDENCE, RHODE ISLAND

Department: Public Property

RFP Title: DENTAL LAB AT JUANITA SANCHEZ EDUCATIONAL COMPLEX

Opening Date: 16 Nov 2026

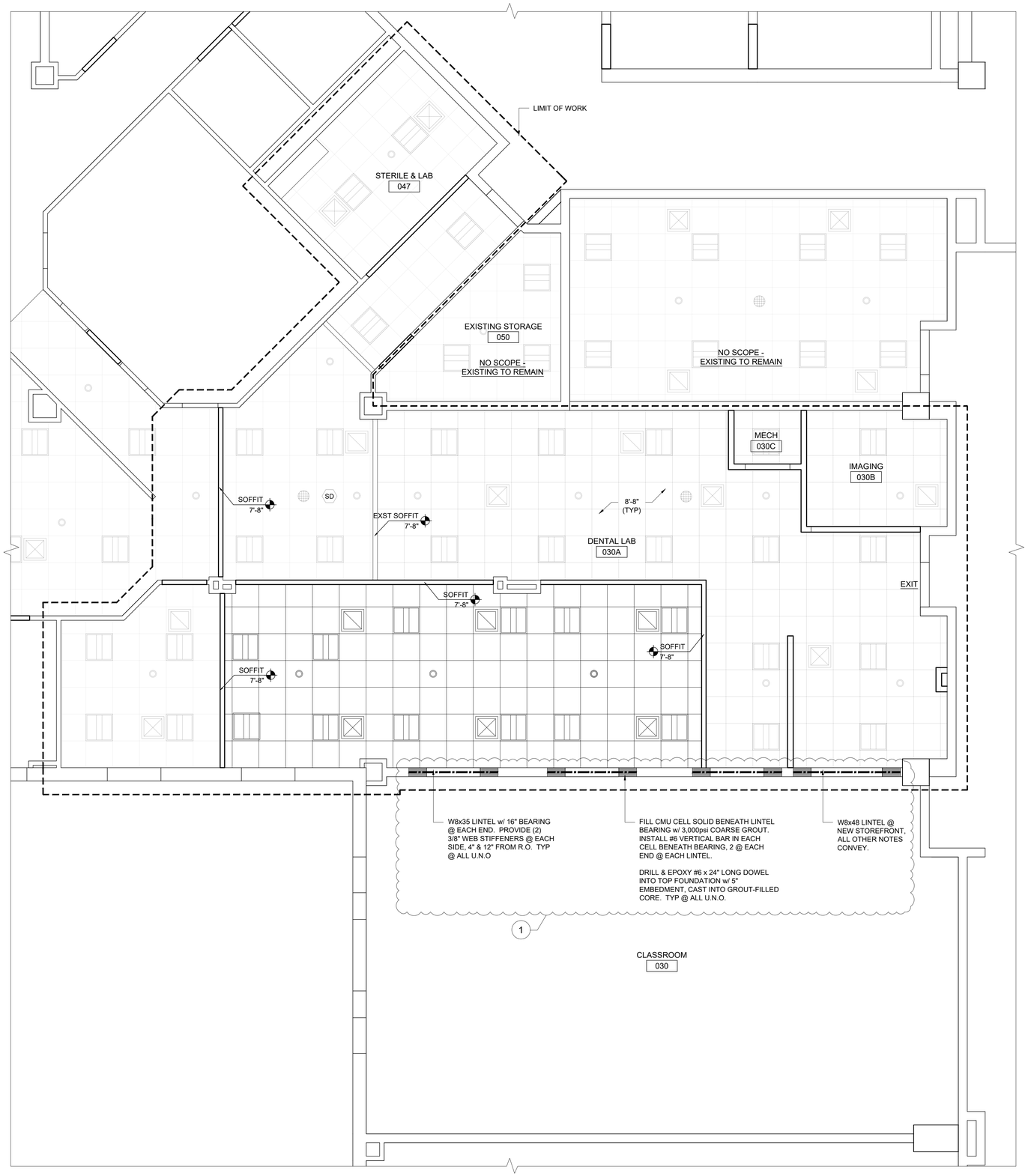
Addendum #: 2

Issuing Date: 19 Oct 2026

The purpose of this addendum is:

Extend bid opening to 11/30/2026.
Provide answers to bidder's questions.
Provide logistics plan.
Provide Equipment Schedule.
Provide sample construction contract.
Provide drawings:
- A1.2 REV-01 (11.09.26)
- A6.0 REV-01 (11.09.26)
- AD1.1 REV-01 (11.09.26)
- P1.0 REV-01 (11.09.26)
- P1.1 REV-01 (11.09.26)

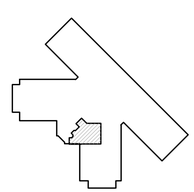
Providence City Hall
25 Dorrance Street
Providence, RI 02903



1 / A1.2 REFLECTED CEILING PLAN
1/4"=1'-0"

CEILING LEGEND

- NEW 2'X2' ACOUSTICAL CEILING TILE & GRID
- EXST 2'X2' ACOUSTICAL CEILING TILE & GRID
- 2'X2' DIRECT / INDIRECT RECESSED LED BASKET FIXTURE
- SUPPLY CEILING REGISTER
- RETURN CEILING REGISTER
- SD — SMOKE DETECTOR
- SPRINKLER PENDANT
- CEILING SPEAKER PANEL



KEYPLAN
NTS

Signal Works

11 Aleppo Street
Providence RI 02909
401.400.2724
SignalWorksArchitecture.com

CONSULTANT:

PROJECT TITLE:
JS Dental Lab

182 Thurbers Avenue
Providence, RI 02905

ISSUED FOR:
BIDDING
10/14/2026

REVISIONS:
REV-01 - BIDDING ADDENDUM #01 (11.09.26)

STAMP:

ERIC RUSSELL ARMY
No. 3870
REGISTERED
ARCHITECT

SHEET TITLE:
REFLECTED CEILING PLAN

PROJECT NORTH:
N

PROJECT ARCHITECT: BTB
DRAWN: MM

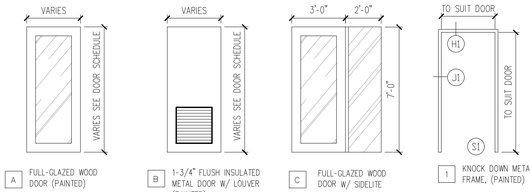
PROJECT NUMBER:
#2601

SHEET NUMBER: A1.2

REV: ~

DOOR SCHEDULE

DOOR NUMBER	LOCATION	DOOR TYPE	DOOR DIMENSIONS WIDTH	DOOR DIMENSIONS HEIGHT	DOOR DIMENSIONS THICKNESS	DOOR FINISH PUSH SIDE	DOOR FINISH PULL SIDE	DOOR MATERIAL	DOOR PANEL QUANTITY	FRAME TYPE	FRAME FINISH PUSH SIDE	FRAME FINISH PULL SIDE	FRAME MATERIAL	DETAILS HEAD DTL	DETAILS JAMB DTL	DETAILS THRESHOLD DTL	GENERAL NOTES
001	CLASSROOM	C	3'-0"	6'-10"	1 3/4"	PT	PT	WOOD	SINGLE	STOREFRONT	BLACK	BLACK	ALUMINUM	H1/A6.0	J1/A6.0	S1/A6.0	BASIS OF DESIGN = KAWNEER TRIFAB VERSAGLAZE 450 w/ VT INDUSTRIES WOOD DOOR
002	DENTAL LAB	EX	EX	EX	EX	PT	PT	WOOD	SINGLE	1	PT	PT	METAL	H1/A6.0	J1/A6.0	S2/A6.0	REINSTALLED DOOR / FRAME
003	MECH	B	2'-8"	7'-0"	1 3/4"	PT	PT	METAL	SINGLE	1	PT	PT	METAL	H1/A6.0	J1/A6.0	S2/A6.0	PROVIDE PRIVACY LOCKSET
004	IMAGING	A	3'-0"	7'-0"	1 3/4"	PT	PT	WOOD	SINGLE	1	PT	PT	METAL	H1/A6.0	J1/A6.0	S2/A6.0	PROVIDE PRIVACY LOCKSET



A — FULL-GLAZED WOOD DOOR (PAINTED)

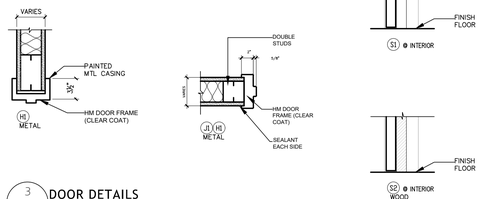
B — 1-3/4" FLUSH INSULATED METAL DOOR W/ LOUVER (PAINTED)

C — FULL-GLAZED WOOD DOOR W/ SIDELITE

1 — KNOCK DOWN METAL FRAME, (PAINTED)

1 DOOR TYPES (A6.0) 1/4"=1'-0"

2 FRAME TYPES (A6.0) 1/4"=1'-0"

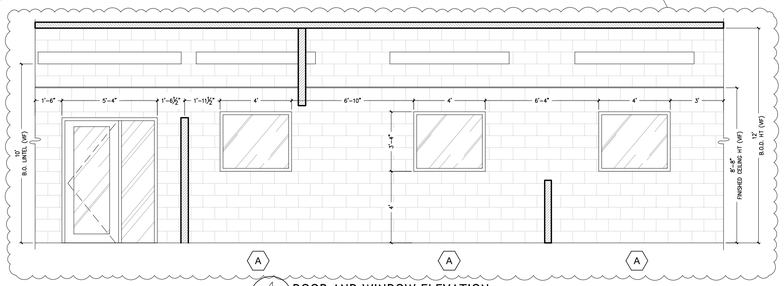


3 DOOR DETAILS (A6.0) 1"=1'-0"

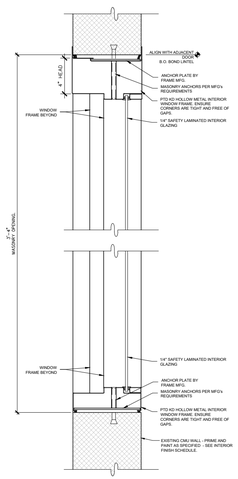
WINDOW SCHEDULE

WINDOW NUMBER	LOCATION	QTY.	MODEL #	WINDOW DIMENSIONS MIN WIDTH	WINDOW DIMENSIONS MIN HEIGHT	WINDOW DIMENSIONS THICKNESS	WINDOW FINISH INTERIOR	WINDOW FINISH EXTERIOR	MATERIAL	U-FACTOR	TYPE
A	CLASSROOM	3		4'-0"	3'-4"	1 3/4"	BLACK	BLACK	METAL	N/A (INT)	FIXED

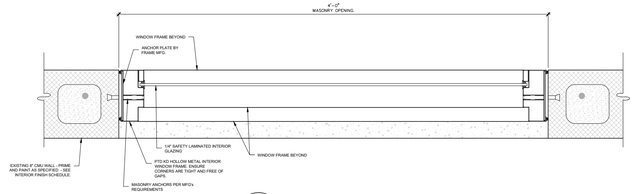
BASIS OF DESIGN: DCI HOLLOW METAL - BORROWED LITE FRAME



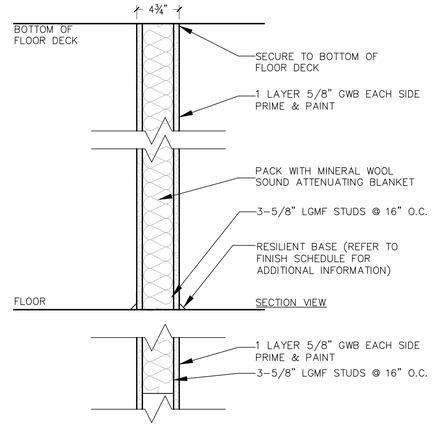
4 DOOR AND WINDOW ELEVATION (A6.0) 1/4"=1'-0"



5 WINDOW HEAD AND SILL DETAIL (A6.0) 1-1/2"=1'-0"



6 WINDOW JAMB DETAIL (A6.0) 1-1/2"=1'-0"



PLAN VIEW
STC 49

1 TYPICAL INTERIOR WALL ASSEMBLY

1A TYPICAL INTERIOR WALL ASSEMBLY

NOTE:
SIM CONSTRUCTION TO TYPE "1" EXCEPT PARTITIONS TO BE 7'-0" TALL w/ GWB TOP "CAP"

1B TYPICAL INTERIOR WALL ASSEMBLY

NOTE:
SIM CONSTRUCTION TO TYPE "1" EXCEPT PARTITIONS TO BE 3'-6" TALL w/ GWB TOP "CAP"

FINISH SPECIFICATIONS

CODE	TYPE	MANUFACTURER	PRODUCT	SIZE	FINISH	COLOR	CODE RATING OCCUPANCY E	NOTES
WALL FINISHES: IN ACCORDANCE WITH NFPA 286; ASTM E84; NFPA 253 (WALL BASE); NFPA 265 (WALL COVERING)								
RB-1	VINYL COVE BASE	JOHNSONITE	TRADITIONAL COVE	6"H		SHORELINE 280	CLASS I	STANDARD TOE; 100' COILS
P-1	PAINTED GYPSUM WALL BOARD OR CMU	SHERWIN WILLIAMS	PROMAR 200 LOW VOC		EGGSHELL	SW7009 PEARLY WHITE	PASS; CLASS A	GENERAL PAINT
P-2	PAINTED GYPSUM WALL BOARD OR CMU	SHERWIN WILLIAMS	PROMAR 200 LOW VOC		EGGSHELL	SW6802 JACARANDA	PASS; CLASS A	LAB ACCENT PAINT; COORDINATE LOCATIONS W/ARCHITECT
P-3	PAINTED GYPSUM WALL BOARD OR CMU	SHERWIN WILLIAMS	PROMAR 200 LOW VOC		EGGSHELL	SW 6801 REGALE BLUE	PASS; CLASS A	LAB ACCENT PAINT; COORDINATE LOCATIONS W/ARCHITECT
P-4	PAINTED GYPSUM WALL BOARD OR CMU	SHERWIN WILLIAMS	PROMAR 200 LOW VOC		EGGSHELL	SW6731 PICNIC	PASS; CLASS A	CLASSROOM/CORRIDOR ACCENT PAINT; COORDINATE LOCATIONS W/ARCHITECT
P-5	DOOR FRAMES	SHERWIN WILLIAMS	PRO INDUSTRIAL WATERBASED ALKYD URETHANE		SEMI-GLOSS	COLOR TO MATCH ADJACENT WALL	PASS; CLASS A	DOOR FRAMES
CEILING FINISHES: IN ACCORDANCE WITH NFPA 286; ASTM E84								
ACT-1	ACOUSTIC CEILING TILE	ARMSTRONG	ULTIMA TEGULAR 1942	24"X24" TILE 9/16" GRID		WHITE	PASS; CLASS A	
P-3 P-4	CEILING HEADERS	SHERWIN WILLIAMS	PROMAR 200		EGGSHELL	P-3 AND P-4	PASS; CLASS A	ACCENT PAINT; COORDINATE LOCATIONS W/ARCHITECT
FLOORING FINISHES: IN ACCORDANCE WITH NFPA 253/ASTM E648; ASTM D2859 OR DOC FF-1-70; NFPA 258/ASTM E662								
RTF-1	LUXURY VINYL TILE	ARMSTRONG	BIOME	6"X48"		ST252 MONTANE KILIMANJARO	CLASS I; PASS; ≤450	DOUBLE HERRINGBONE INSTALLATION

FINISH SCHEDULE

ROOM NUMBER & NAME	FLOOR FINISH	WALL BASE	WALL MATL	W-FIN	CLG-HT	CLG-TYPE	CLG-FINISH	REMARKS
030 – CLASSROOM	EX	EX	P	P	8'-8"	EX	EX	
030A – DENTAL LAB	RTF	RB	P	P	8'-8"	ACT	FACTORY	
030B – IMAGING	RTF	RB	P	P	8'-8"	ACT	FACTORY	
030C – MECH	RTF	RB	P	P	8'-8"	ACT	FACTORY	
047 – STERILE & LAB	RTF	RB	P	P	8'-8"	ACT	FACTORY	

FINISH ABBREVIATIONS

--	"AS IS" OR NO FINISH
ACT	ACOUSTIC CEILING TILE
CFT	CERAMIC FLOOR TILE
CMT	MODULAR WALK-OFF TILES
CMU	CONCRETE MASONRY UNIT
CONC	SEALED CONCRETE WITH CAULKED JOINT
CPT	CARPET
CS	CLEAR SEALER
EX	DENOTES EXISTING MATERIAL/FINISH TO REMAIN
FRPLY	FIRE RETARDANT PLYWOOD
LVT	LUXURY VINYL TILE
WP	WALL PROTECTION
GL	GLASS
GWB	GYPSUM BOARD
MTL	METAL
P	PAINT
CPT	CARPET
T	PORCELAIN TILE
TB	TILE BASE
RB	RESILIENT BASE
VCT	VINYL COMPOSITE TILE
WD	WOOD
WC	WALL COVERING
FRP	FACTORY FINISH FIBERGLASS REINFORCED PANELS

FINISH SCHEDULE NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON-SITE PRIOR TO CONSTRUCTION OR FABRICATION.
2. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND STANDARDS
3. ALL GENERAL WALL AND GYP CEILING PAINT TO BE P-1, UNLESS NOTED OTHERWISE.
4. ALL NEW ACOUSTICAL CEILINGS TO BE ACT-1, UNLESS NOTED OTHERWISE.
5. ALL DOOR FRAMES TO BE PAINTED P-5, FINISH TO BE SEMI-GLOSS, UNLESS NOTED OTHERWISE.
6. ALL RESILIENT WALL BASE TO BE RB-1 UNLESS NOTED OTHERWISE.
7. ALL SUBFLOORS TO BE LEVELED AND MOISTURE TESTING TO BE PERFORMED AND APPROVED PRIOR TO NEW FLOORING INSTALLATION. ALL TRANSITIONS BETWEEN FLOOR FINISHES TO OCCUR AT CENTER OF THE DOOR.
8. FLOORING TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS, SPECIFICALLY REGARDING SUBFLOOR PREPARATION.
9. ALL FLOORING TRANSITION STRIPS TO BE USED WHERE SAME HEIGHT IN FINISH TRANSITION IS PRESENT. REDUCER STRIPS TO BE USED WHERE DIFFERENT HEIGHT IN FINISH TRANSITION IS PRESENT.
10. ALL FLOORING TRANSITION STRIPS TO BE LOCATED AT THE CENTERLINE OF INTERIOR DOORS, UNLESS NOTED OTHERWISE; TRANSITIONS MUST BE PROVIDED AT DIFFERENT FLOORING FINISHES.
11. CONFIRM SPACE REQUIREMENTS OF HVAC DUCTWORK PRIOR TO INSTALLING FINISHED CEILING.

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JS Dental Lab

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REV-01 - BIDDING ADDENDUM #01 (11.09.26)

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ERIC RUSSELL ARMY — No. 3870 — REGISTERED — ARCHITECT

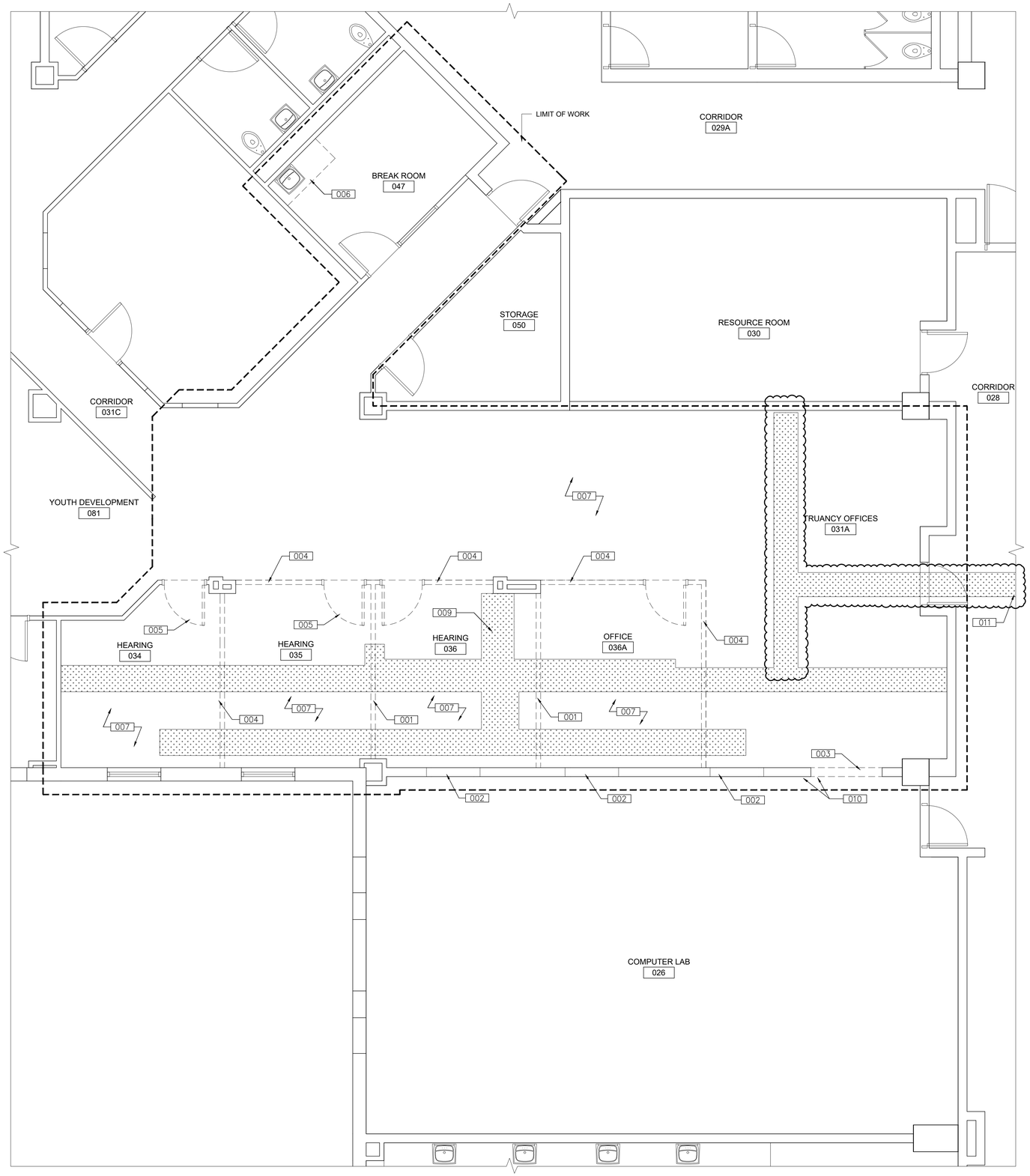
SHEET TITLE:
DOOR & WINDOW SCHEDULE; WALL TYPES AND DETAILS; FINISH SCHEDULE & SPECIFICATIONS

PROJECT NORTH: N

PROJECT ARCHITECT: BTB
DRAWN: MM

PROJECT NUMBER:
#2601

SHEET NUMBER: A6.0
REV: ~



DEMO FLOOR PLAN
1/4"=1'-0"

DEMOLITION KEYNOTES

001 REMOVE & DISPOSE OF WALL(S) IN THEIR ENTIRETY.

002 SAWCUT EXISTING CMU TO PROVIDE AN R.O. FOR 4'-0" WIDE x 3'-4" HIGH NEW WINDOW w/ SILL HEIGHT OF 48" AFF. CONTRACTOR TO PREPARE R.O. TO RECEIVE NEW WINDOW/FRAME. CONTRACTOR RESPONSIBLE FOR PROVIDING CLEAN & SQUARE R.O. SUITABLE FOR FINISH-GRADE WORK.

003 SAWCUT EXISTING CMU TO PROVIDE AN R.O. FOR 5'-4" WIDE x 7'-0" HIGH NEW DOOR w/ SIDELITE AS SHOWN. CONTRACTOR TO PREPARE R.O. TO RECEIVE NEW DOOR FRAME. CONTRACTOR RESPONSIBLE FOR PROVIDING CLEAN & SQUARE R.O. SUITABLE FOR FINISH-GRADE WORK

004 DEMO WALLS AS SHOWN UP TO 7'-8" HEIGHT TO MATCH ADJACENT SOFFIT IN SPACE. CONTRACTOR TO PROVIDE ALL NECESSARY WORK TO SECURE LGMF TO STRUCTURAL DECK ABOVE, AS REQ'D TO MEET DESIGN INTENT. CONTRACTOR TO PREPARE SOFFIT FOR FINISH-GRADE WORK.

005 REMOVE & SALVAGE DOOR/FRAME AND STORE FOR REINSTALLATION. COORDINATE SCOPE OF WORK w/ NEW WORK PLANS

006 DEMO & DISPOSE OF ALL MILLWORK IN SPACE. MAINTAIN EXISTING PLUMBING INFRASTRUCTURE. REFERENCE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE EXTENT OF SCOPE w/ NEW WORK PLANS

007 DEMO & DISPOSE ALL EXISTING FINISH FLOORING AND RESLIENT BASE WITHIN SPACE. CONTRACTOR RESPONSIBLE FOR PREPARING SUBSTRATE TO RECEIVE NEW FINISH FLOORING. COORDINATE EXTENT OF SCOPE w/ NEW WORK PLANS

008 MODIFY EXISTING CEILING FOR CONSTRUCTION OF NEW WALL TYPE AS SHOWN IN NEW WORK FLOOR PLAN. CONTRACTOR RESPONSIBLE FOR PROVIDING ALL NECESSARY, MATCHING TILES, GRID, AND ACCESSORIES FOR A SUCCESSFUL INSTALL

009 SAW-CUT & TRENCH CONCRETE FLOORING TO A DEPTH NECESSARY AT THE AREA SHOWN TO ACCOMMODATE NEW WORK SCOPE FOR CONDUIT & PIPING FOR THE FUTURE EQUIPMENT. COORDINATE FINAL PATHING w/ MEP+FP DRAWINGS.

010 CONTRACTOR TO MODIFY EXISTING SURFACE-MOUNT ELECTRICAL RACEWAY / OUTLETS TO ACCOMMODATE THE NEW DOOR OPENING.

011 SAW-CUT / TRENCHING AS REQ'D TO CONNECT TO ETR SANITARY WASTE LINE IN CORRIDOR. CONTRACT RESPONSIBLE FOR REPLACEMENT OF FINISHED SURFACES AND IN-KIND VCT. COORDINATE EXTENT OF TRENCHING w/ MEP DRAWINGS

GENERAL DEMOLITION SCOPE NOTES

1. ALL EXISTING FRAMES AND STOREFRONTS FRAMES ARE TO BE SANDED SUITABLE TO RECEIVE NEW FINISH PAINT

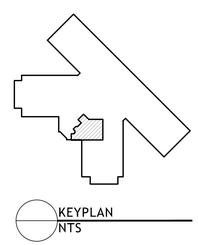
2. WALL INFILLS ARE TO BE OF SIM CONSTRUCTION AS THE ADJACENT SURFACES. ALL SEAMS/GAPS/ETC ARE TO BE TAPED AND MUDDED TO RECEIVE A CLASS IV FINISH.

LEGEND

= DEMO WALL / ITEM TO BE REMOVED

= EXISTING WALL TO REMAIN

= TRENCH CONCRETE FLOORING



KEYPLAN
NTS

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PROJECT NORTH:
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DRAWN: MM

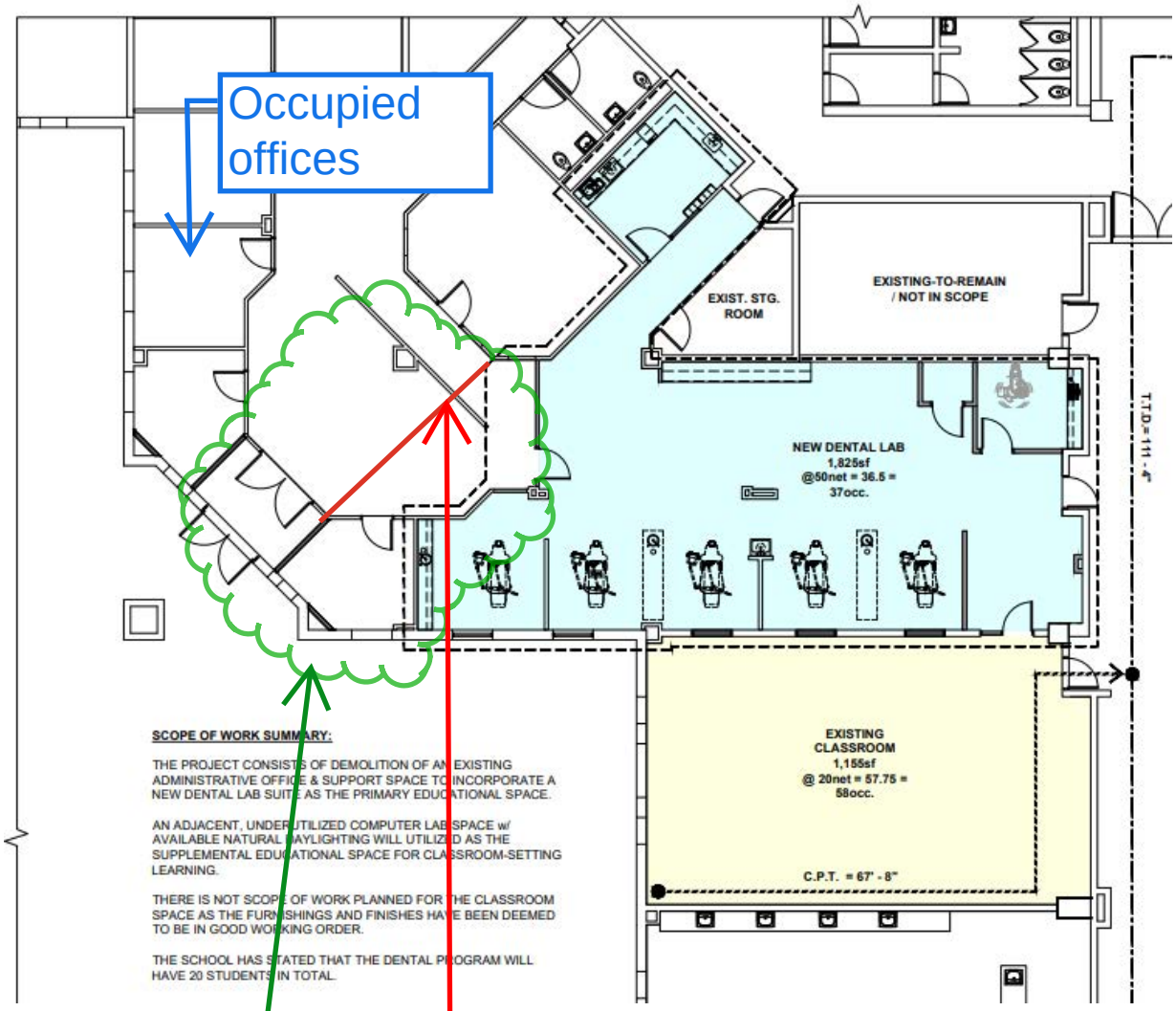
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#2601

SHEET NUMBER: AD1.1

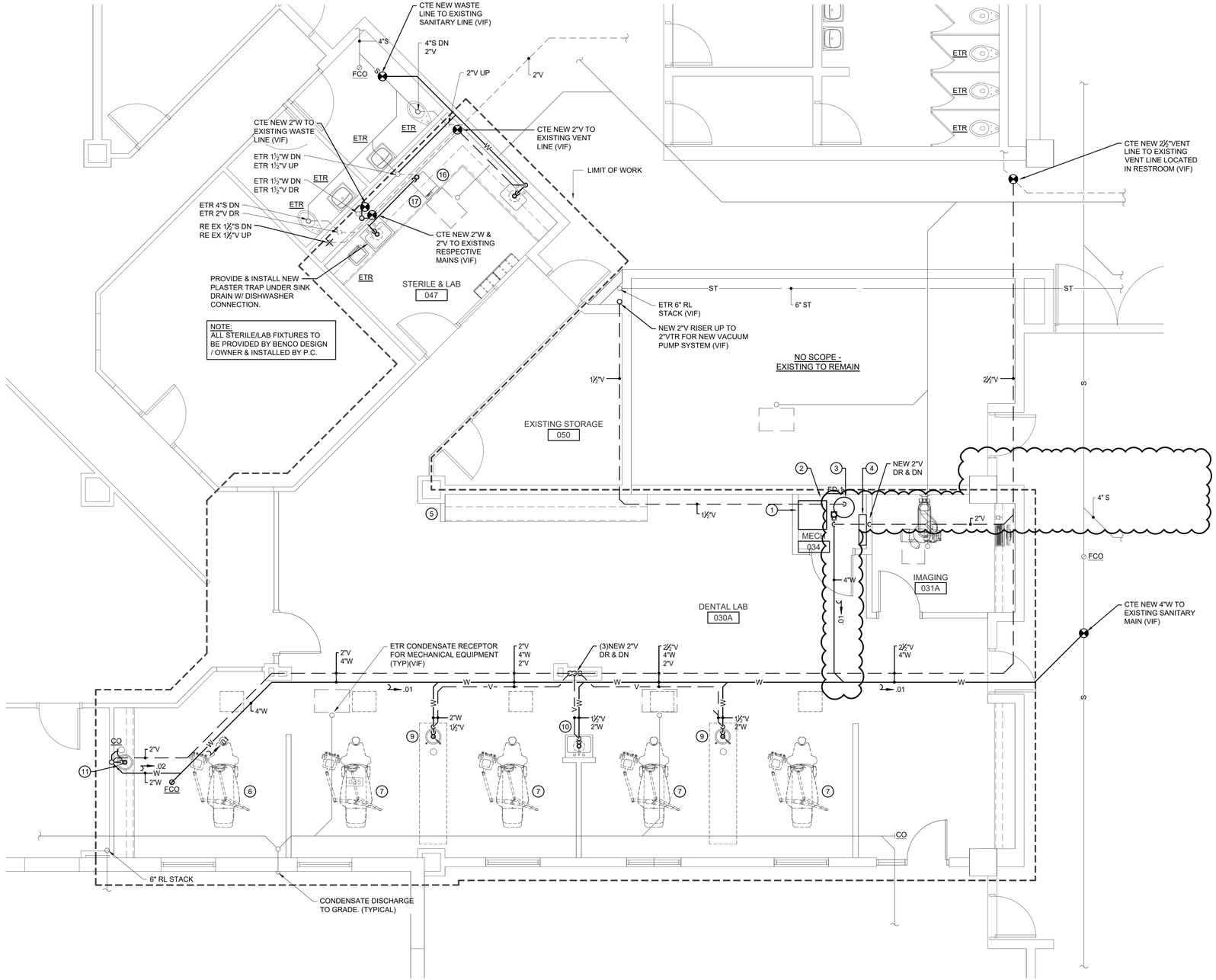
REV: ~

Line	Area / item	Qty (verify)	Basis-of-design manufacturer	Reference / model	Description	Evaluation criteria for approval
1	Mechanical room – compressor	1	AIRTEC	4899-327	Dental air compressor; basis of design AirStar 40 (6) user 220V or approved equal	Air delivery, pressure, electrical service, simultaneous-user capacity and installation requirements
2	Mechanical room – vacuum	1	AIRTEC	5815-432	Dental vacuum system; basis of design Mojave LT5M (6) user or approved equal	Flow, suction, simultaneous-user capacity, utilities and connections
3	Mechanical room – water control	1	AIRTEC	1308-827	Remote water control valve with transformer	Connection sizes, electrical requirements and compatibility
4	Mechanical room – control panel	1	AIRTEC	2156-525	Three-switch remote control panel	Functions and interface with supplied mechanical equipment
5	Mechanical room – separator	1	AIRTEC	5693-261	Dental amalgam separator	Capacity, connections and required regulatory performance
6	Dental chair	5	DCI	5402-520	Dental treatment chair with transformer; basis of design DCI Series 5 or approved equal	Quantity, dimensions, movement, electrical requirements and upholstery color
7	Chair-mounted automatic unit	5	DCI	5044-524	Swing-mounted automatic dental delivery unit with pole combatible with DCI Series 5 chairs or approved equal	Instruments, utilities, mounting, finish and compatibility
8	LED operatory light	5	DCI	5044-873	System-mounted LED dental operatory light	Lighting performance, mounting, voltage and compatibility with chairs
9	Rear assistant unit	5	DCI	5044-588	Rear assistant unit with four-position holder	Configuration, utilities and compatibility

Line	Area / item	Qty (verify)	Basis-of-design manufacturer	Reference / model	Description	Evaluation criteria for approval
10	HVE tubing / connector	5	DCI	5036-202	Additional high-volume evacuation tubing and connector	Size, connections and compatibility
11	Assistant mobile cabinet	5	MODULA	1448-631	Mobile assistant cabinet; basis of design Modula Alabama or approved equal; finish TBD	Dimensions, storage layout, finish and mobility
12	Sterilization center cabinetry	1	DCI	6726-778 / QE261511	Custom sterilization-center cabinetry per QE261511; approved equivalent fabrication permitted; finish TBD	Final elevations, dimensions, materials, details and finishes
13	TR1 cabinetry	1	DCI	6905-299 / QE268086	TR1 custom cabinetry per QE268086; approved equivalent fabrication permitted; finish TBD	Final elevations, dimensions, materials, details and finishes
14	15-foot storage cabinetry	1	DCI	6905-299 / QE261587	Storage cabinetry, nominal 15-foot area, per QE261587; approved equivalent fabrication permitted; finish TBD	Final elevations, dimensions, materials, details and finishes
15	Imaging-room cabinetry	1	DCI	6905-299 / QE261588	Imaging-room cabinetry per QE261588, subject to scope confirmation; finish TBD	Final elevations, dimensions, materials, details and finishes
16	Center island / divider cabinetry	2	DCI	6905-299 / QE261591	Divider / center-island cabinetry with sink per QE261591; approved equivalent fabrication permitted; finish TBD	Final elevations, dimensions, materials, details and finishes
17	DCI T-WALL SINK CABINET	1	DCI	5272-153	Stainless Steel 24" Side Storage Cabinet Sink Center	Final size, faucet, and plumbing and compatibility
18	Intraoral X-ray unit	1	MIDMA	3741-293	Basis of Design PREVA DC Intraoral XRAY with 76" reach or approved equal	Interface, reach, mounting compatibility, image clarity


Occupied offices
EXIST. STG. ROOM
EXISTING-TO-REMAIN / NOT IN SCOPE
NEW DENTAL LAB
1,825sf
@50net = 36.5 =
37occ.
EXISTING CLASSROOM
1,155sf
@ 20net = 57.75 =
58occ.
C.P.T. = 67' - 8"
SCOPE OF WORK SUMMARY:
THE PROJECT CONSISTS OF DEMOLITION OF AN EXISTING ADMINISTRATIVE OFFICE & SUPPORT SPACE TO INCORPORATE A NEW DENTAL LAB SUITE AS THE PRIMARY EDUCATIONAL SPACE.
AN ADJACENT, UNDERUTILIZED COMPUTER LAB SPACE w/ AVAILABLE NATURAL DAYLIGHTING WILL UTILIZED AS THE SUPPLEMENTAL EDUCATIONAL SPACE FOR CLASSROOM-SETTING LEARNING.
THERE IS NOT SCOPE OF WORK PLANNED FOR THE CLASSROOM SPACE AS THE FURNISHINGS AND FINISHES HAVE BEEN DEEMED TO BE IN GOOD WORKING ORDER.
THE SCHOOL HAS STATED THAT THE DENTAL PROGRAM WILL HAVE 20 STUDENTS IN TOTAL.
Dedicated contractor access
General temporary wall location, in compliance with Fire Safety Plan


Work area
Parking



1 P1.0 PROPOSED FLOOR PLAN - SANITARY, WASTE, & VENT
1/4"=1'-0"

DENTAL EQUIPMENT KEY NOTES

1. AIR TECH AIRSTAR 40 AIR COMPRESSOR ½"CA DR
2. AIR TECH MOJAVE LT5M VACUUM PUMP 1½"VAC DR, 2"W DR
3. AIR TECH ACADIA AMALGAM SEPARATOR 1½"VAC DR
4. AIR TECH REMOTE WATER CONTROL VALVE 1"CW DR
5. AIR TECH. 3-BUTTON REMOTE CONTROL PANEL
6. DCI S5 CHAIR ½"CW, ½"VAC, ½"CA
7. DCI S5 CHAIR WITH DELIVERY, LIGHT & ASSISTANTS INSTRUMENTS ½"CW, ½"VAC, ½"CA
8. DCI CUSTOM CENTER ISLAND CABINET WITH SINK
9. DCI T-WALL SINK CABINET ½"CW DR, ½"HW DR, 2"DN, 1½"V DR
10. DCI CUSTOM SIDE SINK CABINET WITH UPPERS ½"CW DR, ½"HW DR, 2"DN, 1½"V DR
16. DCI CUSTOM STERILIZATION CENTER
17. MISCELLANEOUS STERILIZATION EQUIPMENT: MIDMARK M11 STEAM STERILIZER, STATIM G4 AUTOCLAVE & MIDMARK QUICKCLEAN ULTRASONIC CLEANER ½"CW, ½"HW, 1½"W, ½"VAC, ½"CA

NOTE:
1. CONNECT ALL DOMESTIC WATER, SANITARY WASTE & VENT SUPPLY PIPING FROM NEW FIXTURES & EQUIPMENT TO RESPECTIVE MAIN LINES. COORDINATE EXACT LOCATIONS IN FIELD PRIOR TO INSTALLATION. TRENCH PIPING AS REQUIRED.
2. REFER TO DENTAL EQUIPMENT PLANS FOR PLUMBING COORDINATION

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Office Commons 95, 351 Centerville Road, Warwick, RI 02886, T 401.384.7682, www.ber-engineering.com

PROJECT TITLE:
JS Dental Lab

182 Thurbers Avenue
Providence, RI 02905

ISSUED FOR:
100% CD SET
10/14/2026

REVISIONS:
REV-01 - BIDDING ADDENDUM #01 (11.09.26)

STAMP:

SHEET TITLE:
PLUMBING PROPOSED FLOOR PLAN - SANITARY, WASTE, & VENT

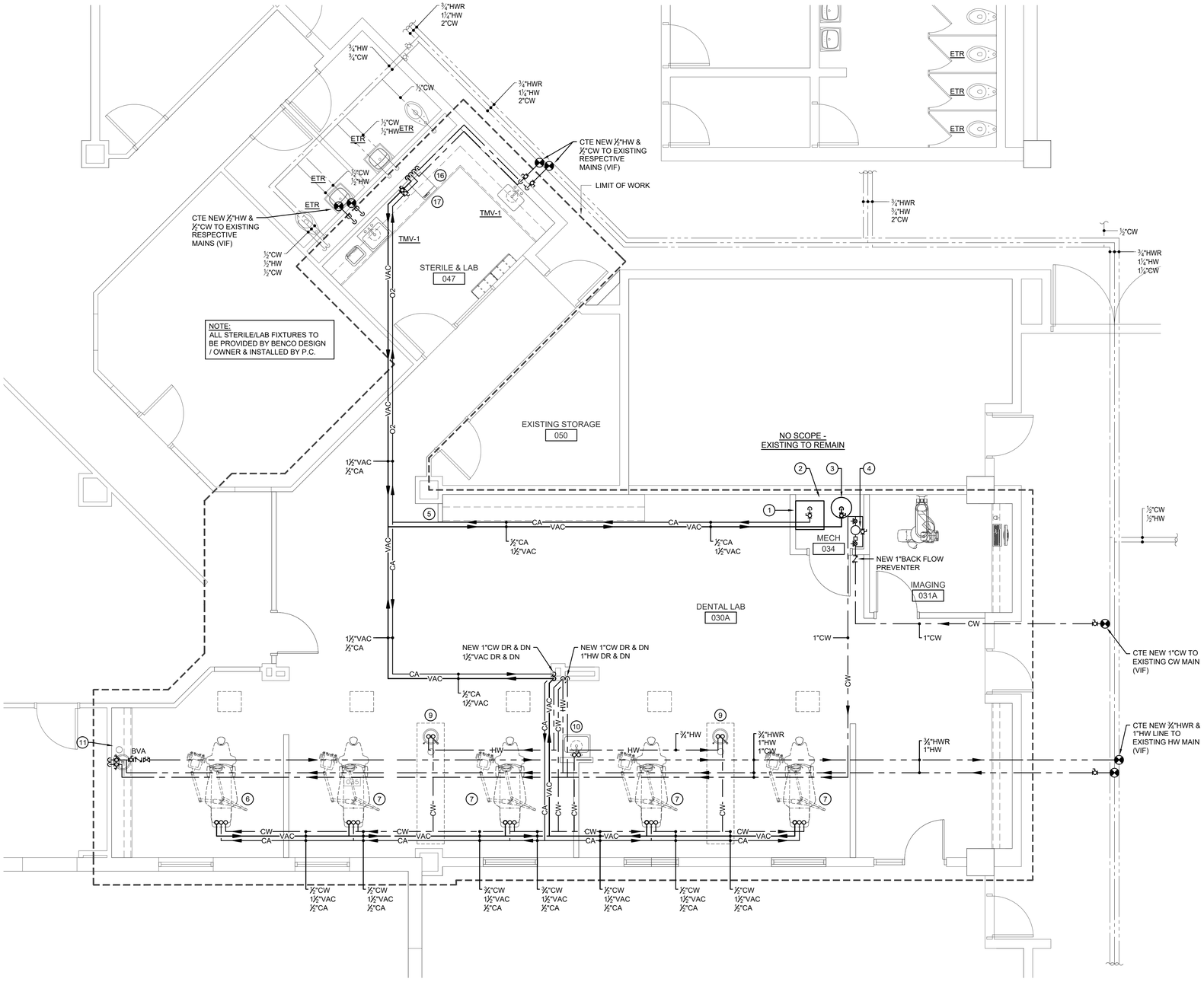
PROJECT NORTH:
N

PROJECT ARCHITECT: BTB
DRAWN: -

PROJECT NUMBER:
#2601

SHEET NUMBER: P1.0
REV: ~

BER JOB#: 26066



1 / P1.1 PROPOSED FLOOR PLAN - DOMESTIC WATER, VACUUM & COMPRESSED AIR
1/4"=1'-0"

DENTAL EQUIPMENT KEY NOTES

1. AIR TECH AIRSTAR 40 AIR COMPRESSOR
   ½"CA DR
2. AIR TECH MOJAVE LT5M VACUUM PUMP
   1½"VAC DR, 2"W DR
3. AIR TECH ACADIA AMALGAM SEPARATOR
   1½"VAC DR
4. AIR TECH REMOTE WATER CONTROL VALVE
   1"CW DR
5. AIR TECH. 3-BUTTON REMOTE CONTROL PANEL
6. DCI S5 CHAIR
   ½"CW, ½"VAC, ½"CA
7. DCI S5 CHAIR WITH DELIVERY, LIGHT & ASSISTANTS INSTRUMENTS
   ½"CW, ½"VAC, ½"CA
8. DCI CUSTOM CENTER ISLAND CABINET WITH SINK
9. DCI T-WALL SINK CABINET
   ½"CW DR, ½"HW DR, 2"DN, 1½"V DR
10. DCI CUSTOM SIDE SINK CABINET WITH UPPERS
    ½"CW DR, ½"HW DR, 2"DN, 1½"V DR
16. DCI CUSTOM STERILIZATION CENTER
17. MISCELLANEOUS STERILIZATION EQUIPMENT:
    MIDMARK M11 STEAM STERILIZER, STATIM G4 AUTOCLAVE
    & MIDMARK QUICKCLEAN ULTRASONIC CLEANER
    ½"CW, ½"HW, 1½"W, ½"VAC, ½"CA

NOTE:
1. CONNECT ALL DOMESTIC WATER, SANITARY WASTE & VENT SUPPLY PIPING FROM NEW FIXTURES & EQUIPMENT TO RESPECTIVE MAIN LINES. COORDINATE EXACT LOCATIONS IN FIELD PRIOR TO INSTALLATION. TRENCH PIPING AS REQUIRED.
2. REFER TO DENTAL EQUIPMENT PLANS FOR PLUMBING COORDINATION

Signal Works
JS
11 Aleppo Street
Providence RI 02909
401.400.2724
SignalWorksArchitecture.com
CONSULTANT:

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DENTAL LAB AT JUANITA SANCHEZ EDUCATIONAL COMPLEX

PROCUREMENT #: 54890

Addendum #2

11/10/26

#	QUESTIONS	RESPONSES
GENERAL		

#1	What is the anticipated start and completion dates for this project?	• Start date Jan 1, 2027
		• School closures, access will be granted:
		  ○ 12/19/27 thru 1/3/27
		  ○ 2/12/27 thru 2/21/27
		  ○ 3/10/27
		  ○ 3/26/27
		  ○ 4/16/27 thru 4/25/27
		• School hours: 7am-3pm
		• Substantial Completion 5/31/27

#2	Are there liquidated damages on this project?	Yes, $500 per calendar day past 5/31/27
#3	Will the building permit fee be waived by the City of Providence?	Yes, City fees are waived but not the State ADA fee.
#4	Will electrical power and water be provided to the contractor at no cost?	Yes
#5	Specification section 012000 refers to allowances and a deduct alternate #1. The specifications and drawings do not indicate these items, please advise.	There are no allowances or alternates on the project, Spec Section 01 2000 to be considered void and not part of the contract documents.

#6	Please confirm, FFE is to be carried in the GC'S base bid.	Procurement & Coordination is to be included, but installation is assumed to be by the awarded FFE Vendor. See attached FFE Schedule.
#7	Will the dental equipment be owner-furnished or included as part of the construction contractor's scope of work? If the equipment will be purchased separately, could you please advise whether the City anticipates issuing a separate solicitation and when that procurement might take place?	Refer to #6 above
#8	The saw cutting that needs to happen in the hallway needs to happen off-hours or on the weekend? Are we to include this in the base bid?	All disruptive work shall be conducted during off-hours and school closures, see above.
#9	Are we to carry the price of the equipment/millwork vendor in our base cost?	Refer to #6 above
#10	The RFP includes an apprenticeship requirement stating that the prime contractor and all subcontractors must have registered apprenticeship programs, with apprentices performing 15% of the total project labor hours. Please clarify whether maintaining a registered apprenticeship program is a mandatory requirement for the prime contractor and all subcontractors to be eligible to perform work on this project.	Yes, per City of Providence Code of Ordinances Chapter 21 Art. II Section 21-28.1 c(1) and (2). Waivers may be granted based on scope of subcontractor work and subcontract award amount.
#11	Is the City willing to grant a waiver or exception to this requirement for contractors or subcontractors that do not currently maintain a registered apprenticeship program? If a waiver is available, please clarify the process for requesting one and whether the 15% apprentice labor-hour requirement may also be reduced or waived through written approval by the City.	Refer to #10 above

#12	Are we able to obtain the draft contract document to confirm if they are modified ?	Please see attached “City Hall Restrooms - Sample Contract”
#13	Can work start between the hours of 6 or 7 am?	Yes; any disruptive work would need to be completed before or after school hours: 7:45am-2:30pm. Custodians are onsite through 10pm.
#14	The Benco Dental Equipment Legend on sheet Q1.1, items 1 and 2, identifies an Air Tech Airstar 40 air compressor and an Air Tech Mojave LT5M vacuum pump. The plumbing drawings identify an Airstar 30 compressor and Mojave LT3M vacuum Pump. Please confirm the required compressor and vacuum pump models to be included in the bid and identify the governing equipment schedule.	See attached for the updated plumbing drawings showing information regarding the #1.A Air compressor & dryer updates, along with updated floor drain piping and tie-in
#15	The List of Alternates refers to an alternate layout for Deduct Alternate 01. Please identify the drawing and revision showing this layout, or provide the missing layout, and confirm the scope to be deducted from the base bid.	Refer to #5 above
#16	Section 01 2000, paragraph 1.3.D.1, references Section 01 2200, Unit Prices, but that section is not included in the project manual. Please confirm whether any unit prices are required. If so, please issue the section and identify the items and pricing basis.	Refer to #5 above
#17	Please confirm responsibility for purchasing, payment, delivery, unloading, storage and installation of the dental equipment, furniture and fixtures shown in the bid documents. Identify which items are furnished by the Owner or Benco and which are to be furnished by the General Contractor. Please also confirm responsibility for final utility connections, startup and commissioning, and provide the applicable equipment scope or vendor quotation defining these responsibilities.	Refer to #6 above

#18	Please provide any existing hazardous materials survey or environmental testing report applicable to the areas of demolition and renovation. Confirm whether additional testing or abatement is required and identify who is responsible for performing and paying for that work.	Building constructed in 2003, assumed no hazardous materials due to building age.
#19	Please confirm the anticipated Notice to Proceed, required substantial and final completion dates, and any phased turnover requirements. Identify areas that will remain occupied, blackout dates, permitted work and delivery hours, and any required evening or weekend work. Confirm the permitted windows for disruptive work so these requirements can be included in the bid.	Refer to #1 above
#20	Please confirm permitted shutdown windows for affected utilities and fire protection systems, required notice periods, and the parties responsible for reviewing and approving shutdowns. Identify the designated construction entrance, delivery and staging areas, required separation from occupied areas, and any temporary utility or fire protection requirements during the work.	Fire protection and Fire Alarm inspections must be coordinated with PPSD and AHJ. 48 hour notice is required. Any building-wide shutdowns must be conducted during school vacations and holidays. Localized shutdowns and work can be conducted during school hours with approval from PPSD and AHJ. An NFPA 241 safety plan is required. Temporary fire protection or supervision may be required by AHJ. Utility disruptions cannot occur during school hours. Please see attached logistics plan for details on work area, temp walls, and dedicated entrance. Parking and outdoor staging is available.
ARCHITECTURAL		
#21	Drawing A1.2 labels the wall at the west side of the work area “soffit 7’ – 8” “, should this be a wall type 1 as shown on drawing A1.1?	Soffits Throughout to be SIM to Wall Type 1 but are not required to have sound attenuation batt. Routing of above-ceiling MEP+FP is to be coordinated by the contractor.
#22	Can a steel lintel be used in place of a bond beam?	Yes, refer to revised A1.2 & A6.0 Sheets issued with this addendum

#23	What is the thickness of the cinder block wall between the dental lab and classroom? Verify to ensure the proper doorway and windows are specified and ordered.	The wall thickness is 7–5/8” .
MECHANICAL / ELECTRICAL / PLUMBING		
#24	Per E90.1 Branch circuit wiring Note 8., please confirm if all receptacles and switches tagged as ETR on drawings ED1.0 or ED1.1 are intended to be replaced with a new receptacle or switch.	Yes, Replace existing devices with new in-kind.
#25	Are the existing 2”x2” light fixtures in rooms Hearing 035, Hearing 036, and Office 036A intended to stay in place during construction, or will they need to be disconnected and relocated?	Per Keynote 010 on AD1.2 - All Ceiling Fixtures/Eqpmt is to be removed and salvaged for reinstallation.
#26	Please confirm that the bolded self-contained emergency lighting fixtures and exit sign shown on drawing E1.0 are assumed to be existing to remain as shown on drawing ED1.0.	Yes, the battery units are existing-to-remain.
#27	Please confirm that the three-way switches shown on E1.0 are replacing existing switches, and no new wiring is required.	Yes, the 3-way switches are existing to remain
#28	Per drawing E1.0, an occupancy sensor switch is shown in four rooms (Sterile & Lab 047, TR 1, Imaging 031A, and Digital Storage) while Keyed Note 1 appears in the same spaces except for TR 1. Is the intent to provide an occupancy sensor in the ceiling with a switch on the wall in each space?	A wall mounted occupancy sensor is required in each room.
#29	Confirm the sanitary drain connection in the hallway per P1.0. What are the specifications for the existing hallway flooring for replacement?	Refer to Revised AD1.1 Sheet issued with this addendum for added trenching scope. Extents for trenching are shown for design intent - the contractor is responsible for verifying all necessary dimensions. Disturbances to the Existing Hallway Flooring are to

		be repaired/replaced in-kind with new matching VCT (Armstrong).
#30	Who is the fire alarm vendor/gear manufacturer in the building?	Encore
#31	Who is the BMS HVAC controls Vendor?	Trane
#32	Is there fireproofing on the structure /deck above that will need to be patched?	There is no intended work/ disruption at the structural deck above the space. Should these areas be disturbed via means and methods of construction to meet the design intent, they shall be repaired in-kind.
#33	Is there Fireproofing on the structure /deck above that will need to be patched?	Refer to #25 above

CONSTRUCTION CONTRACT

This construction Contract is made on the latest day undersigned by and between the City of Providence, through its Department of Public Property ("the City"), and Deslandes Construction, Inc., 126 Bellows Street, Warwick, RI 02888 ("Contractor").

Project Description: The Project includes all repairs necessary for the renovation of the 3rd, 4th, and 5th floor restrooms at City Hall, located at 25 Dorrance Street in Providence. The repairs and replacement required is more specifically described and defined in the Contract Documents. Contractor agrees to complete the work identified in the Contract Documents (the "Project").

Contractor and the City agree:

1. CONTRACT DOCUMENTS

A. The Contract Documents include:

- This Contract;
- The Scope of Work (Exhibit A);
- RFP Addendum #1 (Exhibit B); and
- Contractor's bid proposal dated March 10, 2025 (Exhibit C).

B. Each of the Contract Documents forms part of and is fully incorporated in this Contract.

C. To the extent any of the Contract Documents contradict each other, this Contract shall control, followed by the Scope of Work and Addendum, and finally any other documents.

2. SCOPE OF WORK

A. Contractor, having examined the Contract Documents and Project site, agrees to be bound by the Contract Documents, and agrees to perform the work described therein. Contractor agrees to perform the work strictly in accordance with the Contract Documents, subject to the final approval of the City.

B. Contractor agrees to furnish all required Project management, labor, materials, equipment, competent supervision, tools, safety measures, transportation costs, proof of insurance, performance bond and payment bond (as directed by the City), and any and all other appurtenant items necessary for complete performance of the Project in a good and workmanlike manner.

C. The work shall conform to all applicable laws, regulations and/or ordinances of having jurisdiction over the Project. All required standards required by any utilities shall be strictly complied with unless otherwise confirmed in writing by the Contractor and the City.

D. Contractor agrees to perform the necessary construction, project installation and oversight work set forth in the Scope of Work.

E. Contractor is responsible for the cleanup and removal of all debris associated with the work to assure the safety and protection of all persons and property associated with the Project.

F. If the progress schedule cannot be met due to business interruption and circumstances beyond the control of Contractor, the parties shall collaboratively document the cause of such delay, then discuss the cause and reasonable means to complete the work to avoid further delay. No overtime work will be conducted without an agreed-upon Change Order.

G. From time to time the Contractor may be given advanced notice of special events taking place within the project limits that will require special attention to work around and/or otherwise provide detailed cleanup, minimize road openings and sidewalk closures as well other applicable tasks that may be required. These events will be required to be captured in the Project schedule and worked around as necessary to accommodate the events and assure that efforts are made to accommodate the events.

H. Contractor is employed as an independent contractor to perform the Project and is responsible to provide all tools, equipment and incidentals required to complete the work.

I. Contractor has examined the Project site and has acquainted themselves with local conditions, including readable availability of a project management team, labor, subcontractors, equipment and materials.

J. Based on the Contractor's examination of the Project site, the Contractor accepts all open and obvious conditions at the Project site visible upon reasonable inspection as of the date of this Contract. No allowances will be made after the date of this Contract for any oversight, error or omission by Contractor in assessing the Project site with respect to the scope of work to be performed and the Contract price for conditions falling within these parameters.

3. PAYMENT

A. In consideration for the satisfactory performance and timely completion of the Project, the City shall pay Contractor $287,163.00. The City and Contractor may amend this price only by a written Change Order executed by both parties.

B. Contractor shall not charge the City overtime or travel time unless the City first approves such charges in writing

C. Retainage in the amount of 5% will be withheld by the City until final completion and acceptance of the project.

D. Payment shall not be considered approval or acceptance of work or materials that do not comply with the Contract Documents.

E. If labor, materials or other charges relating to the Project are not being paid by Contractor when due, the City may take all steps necessary to ensure such payments are made, including paying Contractor's bills directly, and charge such payments to Contractor.

F. The City may reduce or delay payment to Contractor for any and all of the following reasons: (i) unsatisfactory job progress; (ii) defective work or materials not remedied; (iii) disputed work; (iv) failure of Contractor to comply with the provisions of this Contract; (v) legitimate and non-frivolous third party claims filed or reasonable evidence that a legitimate and non-frivolous claim will be filed; (vi) failure of Contractor to make timely payments for labor, equipment and materials; (vii) damage to the City or a separate contractor; (viii) reasonable evidence that the Contract cannot be completed for the unpaid balance of the Contract price, (ix) failure to submit apprenticeship utilization reports, MBE/WBE utilization reports, or an updated construction schedule, or (x) punch lists not being addressed as the project proceeds (Real Time).

G. If Contractor's materialmen, suppliers, or subcontractors file a lien or other claim, or attempt to exercise any right or remedy against the City, the City's interest in the Project site, or the Project site, Contractor shall immediately remove the lien or other claim, by payment, bond, or otherwise. If Contractor fails to act on the notice of lien or claim as outlined above within thirty days, the City may, in addition to its right to declare a material breach of this Contract and exercise all rights and remedies, take whatever acts are necessary to remove the lien or resolve such claims and charge Contractor for the costs incurred.

H. Final payment to Contractor is conditioned upon and subject to the approval of the work by the City. As a condition of final payment, Contractor shall provide to the City "as built" drawings of the finished Project and all relevant warranties, operating instructions, and manuals.

I. Prior to final payment, Contractor shall provide to the City a final release and lien waiver for labor and materials furnished by Contractor, its subcontractors and suppliers and from all lower tier subcontractors and suppliers who have served preliminary lien notices on the City or Contractor. The Contractor shall provide consent of the Surety Company as well.

J. Final payment by the City shall in no way relieve the Contractor for liability for its obligations to repair or replace faulty or defective work discovered after final payment.

4. PERFORMANCE AND WARRANTY

A. Time is of the essence.

B. Contractor shall cooperate with the City in scheduling and performing the work to avoid conflict, delay in, or interference with any separate work of the City or other engineers or contractors. Performance requirements may be included in task order, to be agreed to by the City and Contractor.

C. At the City's request, Contractor shall promptly provide the City with proof of the ordering of all materials, equipment and supplies required for complete performance of the work.

D. Contractor shall use only new material for the Project. Contractor shall remove and replace promptly, at Contractor's own expense, all defective or nonconforming work or materials. Contractor shall promptly report to the City, in writing, any errors, inconsistencies, or

omissions relating to the Project and any errors, inconsistencies or omissions in the drawings and specifications.

E. Contractor shall complete each aspect of the Project in strict accordance with the standards set forth in the Contract Documents.

F. Notice to proceed will be issued upon the Contractor's furnishing of insurance, bond, and execution of this Contract. Contractor shall begin the work no earlier than permitted by the City and no later than ten business days of issuance of the notice to proceed.

G. The Project shall be completed as soon as possible, but in no case later than December 31, 2025. This completion date may be changed only by a written Change Order signed by the Contractor and the City. Contractor's failure to perform and timely complete each aspect of the Project in strict accordance with the Contract Documents (excluding delays caused by the City or third party persons who are not under Contractor's control), or Contractor-caused delay of any work by other engineers, contractors, or the City, constitutes a material breach of this Contract, and Contractor shall be responsible for all additional costs incurred by the City or other engineers or contractors, including liquidated damages (as described below), overhead, profit, attorneys' fees, and litigation expenses resulting from any such breach.

H. If Contractor, by its own fault or omission, fails to diligently pursue completion of the Project, overtime work may be required by Contractor without additional compensation from the City.

I. In certain situations, Contractor may be required by the City to work overtime and, if Contractor is not in default under the Contract, Contractor shall be paid additional compensation as agreed to in a writing signed by both parties prior to performance of the overtime work.

J. Contractor agrees to keep the City informed both verbally and in writing as to the progress of the Project and shall perform all work faithfully and in such order as necessary to keep the overall Project on schedule and to avoid any delay in completion of the Project. As part of this, Contractor will provide the City a schedule at the commencement of work and will update that schedule monthly or upon request of the City. Failure to update the project schedule may result in rescinding work and/or withholding of payment.

K. Contractor warrants that the work shall be free of defects in material and workmanship for a period of two years, except where prescribed to be for a longer period elsewhere in the Contract Documents. Contractor further warrants that work will be completed only by qualified and efficient workers in strict conformity with best practices. If the work fails to meet any of these warranties, Contractor shall have the right to cure any nonconforming or defective work by replacing the defective work or may reimburse the City for the work at the invoice or market price, within thirty days after discovery of the breach of warranty. Contractor shall also, at its own cost, remove all material, equipment, and work which does not comply with the drawings or meet the specifications, or is otherwise defective, whether incorporated in the Project or not, and shall re-execute the work and correct any other work

damaged thereby. If Contractor does not remove nonconforming or defective work within said thirty days, the City may do so and restore such nonconforming work at Contractor's expense.

L. Contractor shall reimburse the City for all reasonable costs and expenditures made in the settlement of any claim against the City relating to nonconforming or defective work.

M. Neither acceptance of the work nor payment of some or all of the Contract monies shall relieve Contractor of responsibility for faulty materials, equipment or workmanship. Contractor shall remedy, as soon as possible, defects appearing within two years from the date of final payment, or within such longer period as provided by any manufacturer's warranty, and correct resulting damage to other work at no cost to the City.

5. ASSIGNMENT

Contractor shall not assign or sublet the whole or any part of this Contract or any funds accrued or to accrue under this Contract without the prior written consent of the City; any assignment or sublet without prior written consent or the City shall be voidable at the election of the City. The City retains the right to refuse any and all assignments or subletting in the City's sole and absolute discretion. Any attempt to assign this Contract in whole or in part without the City's prior written consent constitutes a material breach of this Contract.

6. CHANGES AND DELAYS

A. Contractor shall not deviate from the Contract Documents except on written order of the City, received by Contractor before beginning any deviation.

B. No extra compensation for extra work, materials or any time extension shall be allowed unless a written Change Order has been signed by the City, nor shall Contractor proceed with extra work without a written Change Order signed by the City. Compensation for any work added by a Change Order shall be in accordance with unit prices, applicable add/alternate prices, a lump sum price, or with the prior approval of the City, shall be performed on a time and material basis with a detailed account of labor and material costs associated with the work.

C. Recovery by Contractor for delays caused by the City shall be limited to time extensions only as set forth in an executed Change Order. Contractor shall not be entitled to damages or compensation for any losses on account of delay from any cause whatsoever, including, but not limited to, any act, neglect, omission, default or failure of performance by the City or separate contractors, failure to obtain required materials, delay in obtaining permits, or other conditions.

D. If materials are not delivered promptly, the City may expedite or substitute delivery of material to be supplied by Contractor and back charge Contractor for any costs incurred.

7. PROTECTION OF THE WORK AND EMPLOYEES; SUPERVISION AT THE PROJECT SITE

A. Until the Project is complete, Contractor shall effectively secure and protect the Project and Project site and shall repair and/or replace all loss or damage to the Project or Project site caused by the Contractor or anyone for whom Contractor is responsible.

B. Following completion of the Project, Contractor shall be bound by the warranty obligations of Contractor and its subcontractors and suppliers.

C. Contractor shall at all times supply a sufficient number of skilled workers to perform work in a timely and efficient manner. In addition. Contractor shall assign a competent person who shall supervise the performance of the Project, always be present at the Project site when work is being performed, and act as Contractor's representative at the Project site for the purposes of coordinating Contractor's activities with those of the City and others at the Project site.

8. BREACH AND REMEDIES

A. Contractor shall be deemed to be in material breach of this Contract if Contractor:

1. Fails to perform the Contract work in strict accordance with the Contract Documents or task order;
2. Fails to provide competent supervision or a sufficient number of properly skilled workers;
3. Fails to supply sufficient material or equipment of proper quality;
4. Fails to correct nonconforming or defective work promptly;
5. Fails to perform any terms of this Contract;
6. Is unable to meet its debts or fails to pay promptly for labor, material or other obligations;
7. Becomes financially insecure;
8. Disregards any law, including, without limitation, the environmental laws, rules, regulations or ordinances applicable to the Project;
9. By negligent act or omission causes delay or interference with the City or separate contractors;
10. Assigns this Contract for any reason without the prior written consent of the City; or
11. Performs or fails to perform any act the commission or omission of which is defined elsewhere in the Contract Documents as a material breach of this Contract or which would constitute a material breach at common law.

B. In the event of Contractor's breach, the City shall have the following remedies in addition to any other remedies available at law or in equity: Upon seven days' written notice to Contractor, the City may declare Contractor in breach of this Contract subject to the Contractor's right to cure. After such time, the City may (i) terminate the Contract; (ii) after termination, employ one or more other contractors to complete the Project; (iii) complete the Project with its own forces; or (iv) employ some combination of the foregoing to complete the Project. Upon Contractor's breach, Contractor shall assign all material,

equipment, tools, services, and supplies, and all of Contractor's agreements and supply contracts to the City for the purpose of assisting the City's completion of the Project by any of the foregoing means. Equipment and tools left on the Project site subject to a security or rental agreement shall be returned to Contractor. Equipment or tools owned outright by Contractor left on the Project site may be assigned to the City upon the termination of this Contract resulting from Contractor's breach of the Contract Documents for use to complete the Project.

C. Contractor shall remain liable to the City for all costs incurred by Contractor in completing the Project caused by Contractor's breach of the terms of this Contract.

D. If Contractor fails to complete the Project timely, Contractor agrees to pay the City $500.00 for each day the time consumed in the performance and completion exceeds the time allowed in Section 4.G. This sum, in view of the difficulty in ascertaining the loss which the City will suffer by reason of delay in the performance of the work under this Contract is by this means agreed upon, fixed, and determined by the parties as liquidated damages that the City will suffer by reason of the delay and default, and not as a penalty. The City may deduct and retain the amount of such liquidated damages out of the money which may be due or become due under this Contract.

E. If Contractor breaches this Contract, Contractor shall not be entitled to any further payments for work not completed until the work has been completed and accepted by the City and all above-described expenses have been paid by Contractor to the City. Contractor shall be liable to the City for all costs of completion of the Project that exceed the balance due under this Contract, and Contractor shall promptly pay all valid amounts owed to the City upon demand.

F. The City will be in breach of this Contract and be in default if the City fails or refuses to pay on time, or refuses any obligation required under this Contract. The City shall have a reasonable time to cure any such breach.

9. INDEMNITY

A. To the fullest extent permitted by law, Contractor shall indemnify, defend, at the City's option, and hold harmless the City, its respective employees, agents, officers, directors and representatives (collectively, the "Indemnified Parties") from, for, of, and against any and all claims, damages, losses, liabilities, demands, costs and expenses, including but not limited to attorneys' fees and litigation expenses arising out of or resulting from, in whole or in part, the performance of the Project, or which are caused, in whole or in part, by any negligent act or omission of the Contractor, or by any of Contractor's subcontractors or suppliers, or anyone directly or indirectly employed by them. Excluded from this indemnity section is any claim directly attributable to the conduct and actions of the City or arising out of any non-delegable duty owed by the City.

B. To the fullest extent permitted by law, the City shall indemnify and hold harmless Contractor and its agents, officers, directors and employees from, for, of, and against any and all claims, damages, losses, liabilities, demands, costs and expenses, including but not limited to attorneys' fees and litigation expenses attributable to bodily injury, sickness,

disease or death, or to injury to or destruction of tangible property which are caused, in whole, by any negligent act or omission of the City, or any of the City's separate contractors, or anyone employed by them.

10. PREVAILING WAGE

Contractor shall comply with R.I.G.L. § 37-13-7. Contractor or his or her subcontractor shall pay all the employees employed directly upon the site of the work, unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account, the full amounts accrued at time of payment computed at wage rates not less than those stated in the call for bids, regardless of any contractual relationships that may be alleged to exist between the contractor or subcontractor and the employees, and that the scale of wages to be paid shall be posted by the contractor in a prominent and easily accessible place at the site of the work; and the further stipulation that there may be withheld from the contractor so much of the accrued payments as may be considered necessary to pay to the employees employed by the contractor, or any subcontractor on the work, the difference between the rates of wages required by the contract to be paid the employees on the work and the rates of wages received by the employees and not refunded to the contractor, subcontractors, or their agents.

11. RECORDS AND REPORTING

A. Contractor shall furnish to the City on the last day of each month of the term of this Contract R.I. Certified Weekly Payroll forms listing all employees working on the Job Site for all work completed in the preceding month.

B. Contractor shall provide the City with a list of all subcontractors working on the Project.

C. Contractor shall retain all books and records pertaining to the Project for a period of no less than five years after completion of the Project or the termination of this Contract, whichever occurs earlier and shall, during such time, shall permit the City, any required state or federal agencies, and its designated representative(s) to audit, inspect and make copies of all such books and records so maintained by Contractor. Any such audit and inspection shall take place during normal business hours upon reasonable prior notice to Contractor. The right to audit and inspect shall survive the termination of the Contract.

12. INSURANCE

A. Contractor shall purchase and maintain the following insurance for limits in amounts no less than the following:

1. General Liability Insurance—Property damage and bodily injury: one million dollars ($1,000,000) per occurrence; two million dollars ($2,000,000) aggregate limit.
2. Owned, Hired, and Non-Owned Automobile Liability Insurance: for bodily injury, wrongful death, and property damage, one million dollars ($1,000,000) per occurrence; two million dollars ($2,000,000) aggregate.
3. Workers' Compensation and Occupational Disease Insurance: including Employer's Liability-Statutory Limit, such employer's liability limits for bodily injury by accident or disease to not be less than five hundred thousand dollars ($500,000) each accident,

five hundred thousand dollars ($500,000) each employee and five hundred thousand dollars ($500,000) policy limit.

4. Umbrella Liability Insurance: five million dollars ($5,000,000) per occurrence; five million dollars ($5,000,000) aggregate.
5. Pollution Liability Insurance: two million dollars ($2,000,000) policy limit.

B. All required insurance coverages listed above shall be written on an occurrence-basis, and shall be maintained continuously, without interruption, from the date of commencement of this Contract until the completion of the Project or the date of final payment for the Project, whichever occurs later.

C. Certificates of insurance acceptable to the City shall be submitted to the City before commencement of the Project. The certificates of insurance and the insurance policies required above shall include a provision stating that the insurance coverage under each policy shall not be cancelled or otherwise allowed to expire until at least thirty days' advance notice has been given directly to the City by the insurance company or companies.

D. The insurance policies required for general liability coverages and for owned, hired and non-owned automobile liability coverage shall include the City as an additional insured and shall provide that these insurance coverages are primary and non-contributory in the event any additional insured is insured for the same coverages under another insurance policy or policies. Contractor shall provide copies of the endorsements from the carrier showing that these entities have been added as additional insured.

E. Nothing in the provisions of this Section shall modify, alter or otherwise affect the indemnity obligations of Contractor under this Contract.

13. SAFETY

A. At its own expense and at all times, Contractor shall have the responsibility to and take all necessary precautions to protect persons and property at or adjacent to the Project site from damage, loss, or injury resulting from performance of the Project by the Contractor, its employees, subcontractors, and others for whom Contractor is responsible.

B. If any accident occurs, person is injured, or property is damaged at or near the Project site resulting from the performance of the Project by Contractor, its employees, subcontractors, or others for whom Contractor is responsible, Contractor shall immediately notify the City both verbally and in writing.

C. Contractor shall maintain a safety program that complies with all applicable laws and shall comply with all specific safety requirements promulgated by any applicable governmental authority, including without limitation, the requirements of the Occupational Safety and Health Act ("OSHA"). Copies of the program shall be furnished to the City upon request.

D. The Contractor shall submit a Life and Safety Plan prior to the beginning work.

14. COMPLIANCE WITH LAWS

A. Contractor shall comply with all applicable federal, state, and local laws, codes, regulations and ordinances, including, but not limited to, the Fair Labor Standards Act, OSHA, workers compensation, social security, employment and wage and hour laws.

B. Contractor shall not discriminate in the employment or advancement of any employee or applicant because of race, national origin, sex, color, age, religion, creed, physical handicap, veteran status, sexual orientation, or membership in any protected class.

C. Contractor shall maintain all records and accounts for the employment of labor and the furnishing of materials and supplies in accordance with proper accounting and record keeping procedures and with all federal, state, and local laws, codes, regulations and ordinances. Copies of such records shall be provided to the City upon request.

D. Contractor shall abide by Providence's First Source Ordinance, Article III½ of Chapter 21 of the Code of Ordinances.

E. Contractor shall abide by Providence's qualifications ordinance, Sec. 21-28.1. of the Code of Ordinances, including apprenticeship obligations, Green During Construction initiative, and MBE/WBE goals.

15. RIGHTS AND REMEDIES

Duties and obligations imposed by this Contract and rights and remedies available hereunder shall be in addition to and not a limitation of duties, obligations, rights and remedies otherwise imposed or available at law or in equity.

16. DISPUTES

A. All disputes will be resolved in accordance with the Public Works Arbitration Act, Chapter 16 of Title 37 of the Rhode Island General Laws.

B. All claims, disputes, and other matters in question arising out of or relating to this Contract or the performance or interpretation thereof shall be submitted to arbitration. Arbitration shall be commenced by a demand in writing made by one party to the contract upon the other within a reasonable time after the dispute, claim, or other matter in question arose but in no event after payment in full of the contract price has been made and accepted. The written demand shall contain a statement of the question to be arbitrated and a detailed statement of each item or matter in dispute and the name of the arbitrator appointed by that party. The other party to the contract within ten (10) days of the receipt of the written demand shall appoint an arbitrator and give notice in writing thereof to the party who commenced arbitration. The two (2) arbitrators appointed by the parties shall within ten (10) days of the date of the appointment of the second arbitrator select a third arbitrator who shall be designated as chairperson and who immediately shall give written notice to the parties of his or her appointment. The third arbitrator shall select a time, date, and place for hearing and give each party five (5) days notice in writing thereof. The date for hearing shall not be more than fifteen (15) days after the date of appointment of the third arbitrator.

The award shall be made promptly by the arbitrators and, unless otherwise agreed by the parties or specified by law, no later than thirty (30) days from the date of closing the hearing, or, if oral hearings have been waived, from the date of the transmittal of the final statements and proofs to the arbitrators. The award shall be in writing and shall be signed by a majority of the arbitrators. It shall be executed in the manner required by law. The arbitrator shall provide a written explanation of the reasoning for the award. In the event the party of whom arbitration is demanded shall fail to appoint his or her arbitrator within the time specified or the two (2) arbitrators appointed by the parties are unable to agree on an appointment of the third arbitrator within the time specified, either party may petition the presiding justice of the superior court to appoint a single arbitrator who shall hear the parties and make an award as provided herein. The petitioner shall give five (5) days notice in writing to the other party before filing his or her petition.

17. NOTICE

No notice, consent, approval or other communication given in connection herewith shall be validly given, made, delivered, or served unless in writing and delivered by hand, email, or by registered/certified United States mail to the City or Consultant, as the case may be. Correspondence shall be delivered to the respective mailing and/or email addresses set forth below, or to such other addresses as either party may from time to time designate in writing and deliver to the other party. Notices, consents, approval, or communications shall be deemed given or received 24 hours after deposit in the mail, or immediately if hand-delivered or sent by email transmission. All written correspondence shall be followed by a telephone call within 24 hours of sending in the absence of confirmation that it was received by the other party.

If to the City:
John Arzoomanian
Department of Public Property
Providence City Hall
25 Dorrance Street
Providence, RI 02903
jarzoomanian@providenceri.gov

If to Contractor:
Christopher Smith
Deslandes Construction, Inc.
126 Bellows Street
Warwick, RI 02888
csmith@deslandesconstruction.com

18. MISCELLANEOUS PROVISIONS

A. This Contract shall be governed by and construed under the laws of the State of Rhode Island, without regard to its conflicts of law principles. Any litigation under this Contract shall be resolved in the Rhode Island state courts or the federal court sitting in Rhode Island.

B. This Contract shall not be changed except by written agreement of the City and Contractor.

C. In the event any provision contained herein is found to be legally unenforceable, all other provisions of this Contract shall remain in full force and effect as if the unenforceable provision was never made a part of this Contract.

D. This Contract is the result of negotiations between the parties and, accordingly, shall not be construed for or against either party regardless of which party drafted this Contract or any portion thereof.

E. Nothing contained herein shall, or shall be deemed to, create any relationship between the Parties other than that of owner and contractor.

F. The parties shall execute and deliver all such documents and perform all such acts as reasonably requested by the other party from time to time, to carry out the matters contemplated by this Contract.

G. The individuals executing this Contract on behalf of the parties represent they are duly authorized to sign on behalf of the parties and bind the parties hereto.

H. This Contract may be executed in any number of counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument, and any of the parties or signatories may execute this Contract by signing each counterpart. A copy or facsimile of a signature shall be binding upon the signatory as if it were an original signature.

NOW, THEREFORE, the parties execute this Contract as of the latest date signed below.

CITY OF PROVIDENCE	**DESLANDES CONSTRUCTION, INC.**
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

Approved as to form and correctness:

_____

Exhibit List:

- Exhibit A – Scope of Work (11 pages)
- Exhibit B – RFP addendum #1 (6 pages)
- Exhibit C – Bid proposal (9 pages)