

*****ADDENDUM ONE*****

**NKSD Bid No. 2022 – 09
Quidnessett Elementary School Rooftop Unit Replacement
166 Mark Drive
North Kingstown, Rhode Island**

November 2, 2021

NOTICE:

This Addendum modifies, amends and supplements designated part of the CONTRACT DOCUMENTS for the project identified as "NKSD Bid No. 2022-09 Rooftop Unit Replacement Quidnessett Elementary School", 166 Mark Drive, North Kingstown, Rhode Island, dated October 15, 2021, and is hereby made a part thereof by reference, and shall be as binding as though inserted in its entirety in the locations designated hereunder. It shall be the responsibility of the Contractor to notify all subcontractor and suppliers he proposes to use for the various parts of the work of any changes or modifications contained in this Addendum. No claim for additional compensation due to lack of knowledge of the contents of this Addendum will be considered.

Pre-Bid Meeting:

A Mandatory Pre-Bid Conference was held on October 27, 2021, at 3:30 PM at the Quidnessett Elementary School located at 166 School Mark Drive, North Kingstown, RI 02852. The sign-in sheet for this conference is attached to the end of this Addendum. The following items were indicated at the beginning of this conference as follows:

1. Bids are due to be delivered before 11:00 AM local time, November 8, 2021, to the North Kingstown School Department, Plant and Grounds, 120 Fairway Drive, North Kingstown, RI 02852, at the Office of Steve Tremblay.
2. This project is a prevailing wage rate project. Prevailing wage rates will follow "Building" rates.
3. This project is RI Tax exempt.
4. The project Substantial Completion date, August 26, 2022, and final completion date. September 2, 2022, as identified in the Specification Bid Form Section 00 41 13.
5. The bid submission shall include the following items filled out by the Bidders:
 - a) Contractors Experience Sheet (Refer to Specification Section 00 04 00).
 - b) Contractors Qualification Statement (AIA Document A305-1986) (Refer to Specification Section 00 04 10).
 - c) Proposed Subcontractors Form (Refer to Specification Section 00 05 00).
 - d) Minority Business Enterprise Certification (Refer to Specification Section 00 31 13).
 - e) Bid Form with 5% Bid Surety (Refer to Specification Section 00 41 13 & 00 00 05).

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6. The last day for questions will be Monday, November 1, 2021; submitted no later than 5:00PM (EST) time. All questions shall be issued in writing to Mr. James M. Partridge at jpartridge@rowsearch.com.
7. Project Liquidated Damages cost per Article 16 included as part of Specification Section 000006 - Information For Bidders; is set at five hundred dollars (\$500) per day, excluding Saturdays, Sundays, and holidays.
8. Last day of school (pending snow days) is June 20, 2022.
9. Construction start (pending snow days) is June 21, 2022.
10. All General Contractor's bidding on this project shall include as part of their bid associated with the pre-order and storage of the new rooftop units as indicated in Subparagraph 1.5.C of Specification Section 011000 - Summary; all costs associated with the storage of the new rooftop units in a secure off-site facility and the delivery of the new rooftop units to the site when the project is ready to receive the installation of the new rooftop units to be installed on the existing building roof.

The following is a list of questions were asked at this meeting:

1. Will the General Contractor be responsible for paying all permit fees for this project ?
Answer: In accordance with Article 20 of Specification 007213 – General Conditions; the Town shall waive all application fees for Town permits. STATE FEES ARE NOT WAIVED.
2. Will the new rooftop units be tied into a Building Management System?
Answer: Refer to Item No. 2 of the Specification Section of this Addendum.
3. This project is scheduled to be completed during the summer '22. Given the volatility of the commodities market, will a material cost escalation clause be considered for this contract?
Answer: Refer to Item No. B.2 of the Questions / Clarifications Submitted by Contractors After the Pre-Bid Conference Section of this Addendum.
4. Will the HVAC work include balancing just the new rooftop unit systems outside air?
Answer: New supply, return and outdoor air shall be balanced to air flow values indicated on the equipment schedule. Supply and return ductwork shall be balanced to air flow values indicated on the floor plans. Existing VVT boxes shall be tested and adjusted to minimum and maximum air flow values.

DRAWINGS:

1. Drawing G1.0:
 - a. Specific Demolition / Construction Notes:
 1. Specific Demolition / Construction Note No.1; At the first line of text; after the word "SYSTEM" delete "AND" and insert ",".
 2. Specific Demolition / Construction Note No.1; At the first line of text, after the word "FIXTURES" insert "FIRE ALARM DEVICES, SPRINKLER HEADS, WIFI DEVICES, AND SPEAKERS AS OCCURS".

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3. Specific Demolition / Construction Note No.1; At the fifth line of text; after the word "GRID" delete "AND" and insert ",".
 4. Specific Demolition / Construction Note no.1; At the fifth line of text; after the word "FIXTURES" insert ", FIRE ALARM DEVICES, SPRINKLER HEADS, WIFI DEVICES, AND SPEAKERS AS OCCURS".
2. Drawing M2.0:
- a. At VAV-1 & VAV-2 add the following note:
 - " 1. Provide a new duct pressure sensors for the two VAV units to modulate the speed of the RTU fan when the VVT boxes open and close. Sensor shall be placed two-thirds (2/3) downstream of the supply unit connection. Existing duct pressure sensor and by-pass ductwork shall be removed."

SPECIFICATIONS:

1. Delete Specification Section 00 41 13 – Bid Form and substitute revised Specification Section 00 41 13 – Bid Form that includes an Alternates section which is attached to this Addendum.
2. Add Specification Section 01 23 00 – Alternates; which is attached to this Addendum. This Specification Section includes an add alternate that describes the provision to provide a new Building Management System (BMS) at the Quidnessett Elementary School that will be tied into the existing BMS located at the North Kingstown High School.

QUESTIONS / CLARIFICATIONS SUBMITTED BY CONTRACTORS AFTER THE PRE-BID CONFERENCE:

A. Ahlborg Construction Corporation, email to Edward Rowse Architects, Inc., dated 10.26.2021 at 8:38 AM:

1. Is there a BAS in there now and who's is it?

Answer: The existing controllers are manufactured by Trane. Refer to Specification Section 23 00 00; paragraph 2.9 Automatic Temperature Controls and drawings M0.1 on the equipment schedule notes for new controls. New Trane controls shall be capable to interface with a future installed BMS.

B. Nolin Electric Inc, email, to Edward Rowse Architects, Inc. dated 10.29.2021 at 8:01 AM with Request for information document, dated 10.29.2021:

1. Sheet M0.1 – Packaged Roof Top Unit Schedule shows note #10, Fused Disconnect Switch, under the Features column. Can we assume these disconnect switches are integral to the roof top units and do not need to be supplied separately?

Answer: The roof top units are provided with factory mounted Fused Disconnect Switch.

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2. This project is scheduled to be completed during the summer '22. Given the volatility of the commodities market, will a material cost escalation clause be considered for this contract?

Answer: No.

- C. Ahlborg Construction Corporation, email to Edward Rowse Architects, Inc., dated 11.01.2021 at 8:13 AM with Request for information (RFI #1) document, dated 10.29.2021:

1. What is the manufacturer of the switchgear? Please provide a breaker model number for the replacement.

Answer: Seimens – Match existing breaker type to be compatible with mounting fingers in the existing switchboard.

2. Will GFI's and circuits be installed at every unit?

Answer: Yes. (6) GFI weatherproof receptacles wired to next available circuit in panel "B"

3. Will any light fixtures, F.A. devices, speakers, etc. need to be removed and reinstalled due to the modification of the truss roof system?

Answer: Refer to Item No.1 of the Addendum Drawings Section above for modifications made to Specific Demolition / Construction Note No.1 located on Drawing G1.0.

4. What will the hours of construction be?

Answer: Refer to subparagraph 1.10.B included as part of Specification Section – Summary for construction On-Site Work Hours.

NOTICE TO ALL CONTRACTORS:

Contractors shall call our office to verify number of Addendum issued at least 24 hours in advance of bid submission. Failure to acknowledge receipt of this addendum on the bid form may, at the sole discretion of the Owner, serve as justification to reject bid.

END OF WRITTEN ADDENDUM

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DOCUMENT 00 41 13 - BID FORM

Date: _____

To: North Kingstown School Department
120 Fairway Drive
North Kingstown, Rhode Island 02852
Attn: Office of Steve Tremblay

Project: Rooftop Unit Replacement
Quidnessett Elementary School
166 Mark Drive,
North Kingstown, Rhode Island 02852

Submitted by:

(Include in the above spaces the firm's legal name, address, telephone, fax number, contact and email address.)
(All information should be typed or printed.)

1. BASE BID

The Base Bid schedule has established a **Substantial Completion date of August 26, 2022**, and a **Final Completion date for Work of September 2, 2022**.

"TIME IS OF THE ESSENCE"

Having examined the Place of the Work and all matters referred to in the Instructions to Bidders, and in the Contract Documents prepared by Edward Rowse Architects, Inc., Architect for the above-mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the sum of:

\$,				,					.		
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(Numeric)

(Written)

WE HAVE INCLUDED THE REQUIRED 5% BID SURETY AS REQUIRED BY THE INVITATION TO BID.

2. ALTERNATES:

BIDDER agrees to be bound by the following alternate prices and scopes of each alternate as specified in Section 01 23 00 and all appropriate alternate specific sections.

- a) Alternate No. One: Provide a new Building Management System (BMS) by Tritium Niagara at the Quidnessett Elementary School and tie this system into the existing Tritium Niagara School District central facility Control Management System located at the North Kingstown High School, at the existing BMS main backbone panel located in the first floor Mechanical Room, at 150 Fairway Drive, North Kingstown, RI 02852. All new Quidnessett Elementary School rooftop unit controllers shall be tied into the new Tritium system. All existing HVAC equipment located at the Quidnessett Elementary School shall not be tied into the new BMS at this time.

ALTERNATE NO. ONE ADD \$ _____

3. DOCUMENTS TO BE INCLUDED WITH BID SUBMISSION:

BIDDER shall fill out and submit the following documents with their bid submission:

- a) Contractors Experience Sheet; Refer to Specification Section 000400.
b) Contractors Qualification Statement; Refer to Specification Section 000410.
c) Proposed Subcontractors Forms; Refer to Specification Section 000500.
d) Minority Business Enterprise Certification; Refer to Specification Section 003113.

4. ADDENDA

The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.

Addendum No. 1, dated _____ Addendum No. 2, dated _____
Addendum No. 3, dated _____ Addendum No. 4, dated _____

5. ACCEPTANCE

The bidder understands that the Owner reserves the right to reject any or all bids and to waive any formalities in the bidding.

The bidder agrees that this bid shall be good, and MAY NOT be withdrawn for a period of ninety (90) calendar days after the scheduled closing time for receiving bids.

Upon receipt of written notice of the acceptance of his bid, the Bidder will execute the formal contract attached within 10 days and deliver a performance bond, a labor and material payment bond, and a certificate of insurance, as required by the general conditions.

The bid surety attached for the sum of 5% of the bid, is to become the property of the Owner in the event the contract and bonds are not executed within the time above set forth, as liquidated damages for the delay and additional expense to the Owner caused thereby.

By submission of this BID, each BIDDER certifies, and in the case of a joint BID, each party thereto certifies as to his own organization, that his BID has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this BID, with any other BIDDER or with any competitor.

6. SCHEDULE (Contract Time)

If this Bid is accepted, unless indicated otherwise on the bid form, Bidder will achieve a **Substantial Completion date of August 26, 2022**, at which date the Owner’s operations can commence.

******TIME IS OF THE ESSENCE******

7. JOINT VENTURES

Firms that are bidding this Project as part of a Joint Venture Partnership shall meet the following criteria in order to be eligible to participate in the Project.

- a) At least one (1) of the firms participating in the Joint Venture Partnership shall have been incorporated or otherwise legally established as a construction business in the State of Rhode Island and Providence Plantations for not less than ten (10) years.
- b) Each entity shall have participated and completed a minimum of two (2) previous Joint Venture Partnerships together of the same magnitude as this Project in the last ten (10) years.

Joint Venture Partnerships that have submitted a Bid for this Project shall meet all the eligibility requirements detailed above and shall submit all documentation that may be requested by the Owner in regard to the Joint Venture Partnership within five (5) days of notice of consideration of acceptance of Bid. Joint Venture Partnerships that do not submit the appropriate requested information shall not be eligible for Bid Award.

8. BIDDER ACKNOWLEDGEMENTS

In accordance with Article 13, Insurance, included in the Information for Bidders, the BIDDER shall provide a certificate of insurance covering all operations under this contract. The certificate of insurance meeting all conditions set forth therein shall be submitted prior to execution of the formal contract.

<p>REQUIREMENT FOR LICENSE NUMBER:</p> <p>In compliance with the requirements of Rhode Island General Law, Section 5-65-23, my Rhode Island license number for the work to be performed by this firm as prime contractor is:</p> <p>LICENSE TYPE: _____ LICENSE NUMBER: _____</p>

9. SALES TAX

The Town of North Kingstown, Rhode Island is exempt from payment of the Rhode Island Sales Tax under the 1956 General laws of the State of Rhode Island, 44-18-30 Paragraph I, as amended. Exemption certificates will be completed as required by the successful bidder.

10. BID FORM SIGNATURE(S)

The undersigned declares: that the only person interested in this proposal as principals are named herein as such; that no official of the Owner and no person acting for or employed by the Owner is interested directly or indirectly in this proposal or in any contract which may be made under it, or in any expected profits to arise there from; that his proposal is made in good faith, without fraud, collusion with any other person bidding or refraining from bidding for the same work; that he has examined the contract drawings relating to the contract covered by this proposal and in regard to all conditions pertaining to the work and carefully checked his estimates of cost and from them makes this proposal.

The Bid Sum submitted for the Base Bid includes the totals for Bid Alternates AND Unit Costs as the Bid Form requires.

(Bidder's Signature)

Corporate Seal:

(Bidder's name – Printed or Typed)

(Bidder's Title – Printed or Typed)

THE CONTRACTOR SHALL PROVIDE AN AFFIDAVIT THAT THE PERSON WHO HAS AFFIXED HIS or HER SIGNATURE TO THIS BID FORM IS ACTIVELY AND LEGALLY AUTHORIZED TO BIND THE FIRM CONTRACTUALLY. THIS FORM MUST BE SUBMITTED WITH AND AFFIXED TO THE BID FORM.

END OF SECTION 00 41 13

SECTION 01 23 00 - ALTERNATES**PART 1 - GENERAL****1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated revisions to alternates.
- C. Execute accepted alternates under the same conditions as other work of the Contract.
- D. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. Alternate No. One:

1. Base Bid: All new Quidnessett Elementary School rooftop unit controls in accordance with paragraph 2.9 of Specification Section 230000 – HVAC shall be capable to interface with a future installed Building Management System (BMS).
2. Add Alternate: Provide a new Building Management System (BMS) by Tritium Niagara at the Quidnessett Elementary School and tie this system into the existing Tritium Niagara School District central facility Control Management System located at the North Kingstown High School, at the existing BMS main backbone panel located in the first floor Mechanical Room, at 150 Fairway Drive, North Kingstown, RI 02852. All new Quidnessett Elementary School rooftop unit controllers shall be tied into the new Tritium system. All existing HVAC equipment located at the Quidnessett Elementary School shall not be tied into the new BMS at this time.

END OF SECTION 01 23 00

Edward Rowse Architects

Project #19056
Date: October 27, 2021
3:30 PM

MANDATORY PRE-BID CONFERENCE SIGN-IN
Project: Quidnessett Elementary School
Rooftop Unit Replacement
166 Mark Dr., North Kingstown, RI

NAME	COMPANY	PHONE	EMAIL
James M. Partridge <i>JMP</i>	Edward Rowse Architects, Inc 400 Massasoit Ave., 2 nd Flr, Suite 300 East Providence, RI 02914	(401) 331-9200	jpartridge@rowsearch.com
Dereth Ellston <i>DLE</i>	Edward Rowse Architects, Inc 400 Massasoit Ave., 2 nd Flr, Suite 300 East Providence, RI 02914	(401) 331-9200	dellston@rowsearch.com
Geraldo Alba <i>GAA</i>	Building Engineering Resources, Inc. Office Commons 95 351 Centerville Rd Warwick, RI 02886	(401) 384-7682	GAlba@ber-engineering.com
Jesse Alvarado <i>[Signature]</i>	Keough Construction Management 312 Waterman Ave. East Providence, RI 02914	(401) 383-8266	jalvarado@keoughconstruct.com
Stephen Tremblay <i>[Signature]</i>	North Kingstown Public Schools 120 Fairway Drive North Kingstown, RI 02852	(401) 268-6425	stephen_tremblay@nksd.net
Robert Corrente <i>[Signature]</i>	North Kingstown Public Schools 120 Fairway Drive North Kingstown, RI 02852	(401) 268-6425	robert_corrente@nksd.net
MIKE MONTLE <i>[Signature]</i>	MARTONE	401-644-5894	M.MONTLE@MARTONE.ENG.COM
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