



AHARONIAN
& ASSOCIATES, INC.
A r c h i t e c t s

May 07, 2025

TO: All Bidders

RE: RE: CCRI Knight Campus: Field House Generator Replacement
400 East Ave
Warwick, RI 02886

ADDENDUM #1

The Contract Documents for the above referenced Project are hereby modified per the following. All other Drawing items not addressed herein shall remain in full effect. The Bidder shall acknowledge the receipt of this Addendum on the Bid Form.

NOTES/CLARIFICATION

1. GC is required to use the cloud-based construction management software PROCORE. That platform shall centralize data and document management. All Submittals and Request for Information shall be submitted and tracked through PROCORE. GC is also required to provide daily project updates.
2. Any work that requires tie into BMS shall be done by CCRI preferred Vendor – Connecticut Controls Corp. This shall be included in the base bid.
3. All existing penetrations (pipes, conduits, etc.) through the existing wall at the work area (exterior of building and utility room) shall be sealed to prevent water infiltration within the existing building. This work shall be included in the base bid.
4. The existing transformer labeled as ETR Transformer shall be removed as noted and depicted in the Electrical One-Line diagrams and scope notes.

RFI's & Responses

- 1.) Should we assume to access the work area through the playground? If not, what is the proposed way to access the site?

Response: No, Access shall be from the stairs and driveway.

- 2.) Can an allowance be established for a standby generator to be used to keep building power active during outage/cutover process. If not, how are we to capture this cost in our bid?

Response: No, Temporary Generator is for cutover period. Each GC may have a different approach to sequencing that will affect the length of time a temporary generator will be required.

- 3.) Please confirm there will be a staging area available for contractor use next to the site.

Response: Access to doors must be maintained at all times. A staging area may be coordinated with CCRI in the general vicinity of the Field House while maintaining Existing Fire Egress and Access to the building.

- 4.) Demolition Note D3 states that the "GC is responsible to remediate any hazmat conditions. Alternatively, to removal, GC might clean and encase fuel lines prior to abandon." Has testing been completed for hazardous material in this area? What are we to include in our bid for this scope?

Response: No, The GC is responsible for proper disposal of all equipment. Due to the age of the equipment GC shall include in their base bid any required plan preparation and/or submission to RIDOH, disposal fees, testing, removal and monitoring associated with the project scope.

- 5.) Can you please confirm 2nd existing retaining wall is to be removed and replaced in kind and is to be included in the base bid? The Contractor Note on S1.1 gives an option to stabilize or remove the retaining wall at contractor discretion. However, at the pre-bid, it was noted to in fact remove and replace in kind.

Response: GC to include worst case scenario for this condition in the base bid. GC may choose to attempt to stabilize the existing wall in lieu of replacement. However, a change order will not be accepted for replacement if stabilizing the wall is found to not be feasible.

- 6.) Will any utility back charges that are assessed be paid by the owner or through an allowance as they are unknown at time of bid?

Response: This infrastructure is not utility owned. Any potential assessments shall be handled on a case by case basis.

- 7.) Does the project have RIBCC approval?

Response: Yes, this project received BCC approval. GC will be required to pull permits for their work.

- 8.) Has fire review been completed? Will the owner pay any fire review fee costs?

Response: Fire review has been completed. Fees were paid during the BCC review/approval. Any additional fees or fee adjustments required during the permit process shall be paid by the GC.

- 9.) Would CCRI consider steel H Piles driven in the Rip Rap area to support an engineered galvanized platform to mount 50 KW generator and 1000 KVA transformer on? This would eliminate the need for new retaining wall and the replacement of the existing playground retaining wall. Please advise

Response: No, This work area is too close to existing infrastructure. There is concern of potential damage from the vibration created during H pile installation.

End Addendum #1