

ADDENDUM #1

REQUEST FOR PROPOSALS

CONSTRUCTION MANAGEMENT SERVICES

RHODE ISLAND CONVENTION CENTER LIFE SAFETY PLAN

CLARIFICATIONS

1. **Revised Bid Sheet is attached. Note the inclusion of Alternate #1 for the North Garage Life Safety Evaluation.**
2. Attendance sign-in sheet from the mandatory pre-bid walkthrough held on 1/13/25 is attached.
3. There is ongoing renovations projects at the RICC. The scope of work shall be inclusive of incorporating the final conditions of these projects into the Life Safety Evaluation.
 - a. RICC Building Wide Fire Alarm Replacement
 - b. RICC 5th Floor Renovations
 - c. RICC 3rd Floor Rotunda Infill
4. The scope of work shall be inclusive of meeting with the Authority to review and revise Life Safety Evaluation accordingly.

QUESTION

Batch #1

1. *Should the AMP and RICC have separate deliverables? Can this be determined after the initial site visit and reviews are conducted?*

Answer: Yes, AMP and RICC Life Safety Evaluations shall be separate deliverables.

2. *What is the scope of work for fire alarm and fire sprinkler inspection? Does the evaluation include detailed plan review of existing system documentation in addition to visual inspections?*

Answer: The scope of work shall be inclusive of existing system documentation review, onsite visual inspections and any other additional research necessary to retain a complete understanding of existing systems as required to complete the Life Safety Evaluation of the RICC and AMP.

3. *Will variance preparation be part of scope of work? Or do variances just need to be identified and listed?*

Answer: Variances need **only** to be identified and listed.

4. *Are the North and South Garages part of the full scope of work for both deliverables? Will they have the same deadline?*

Answer: The South Garage is integral to the RICC thus sharing Life Safety Systems. The South Garage shall be included in the scope work for the RICC Deliverable. The North Garage is a standalone structure with separate Life Safety Systems and not included in the base scope of work for this RFP. **Please provide an alternate price (Alternate #1) to perform a Life Safety Evaluation for the North Garage.** The North Garage is available to the public for viewing purposes.

Batch #2

1. Page 3: clarification for "trained and certified" in this statement:

"People performing the services must be trained and certified to perform this Life Safety Evaluation and meet all state and local guidelines"

For example, someone with X years of experience conducting life safety evaluations. Are you looking for someone with a CFPS?

Answer: "Trained and Certified"; [subjective to approval of AHJ] and each company bidding has the knowledge, experience, certifications, references and body of work to qualify for performing a life safety evaluation. Required certifications include a PE (Protection Engineer) and/or CFPS (Certified Fire Protection Specialist).

2. Page 9: Should the Vendor comply with Equal Employment Opportunity Compliance, Prevailing Wage Requirement and Durg Free Workplace Requirement before or after the contract is awarded?

*If compliance is required **before** the contract is awarded, how should the Vendor demonstrate in the proposal?*

Answer: Reference attached revised Bid Form for additional guidance.

3. Should an evaluation of accessible routes and restrooms be included in the scope of work?

Answer: Evaluation of accessible routes is not listed as a requirement in RILSC; however, RILSC 13.4.1.5.4.3 (12) regarding locations and capacities of wheelchair and mobility impaired seating apply.

4. Will RICCA provide existing life safety floor plans for life safety evaluations? If existing life safety plans are not available should the creation of life safety plans be included in the scope of work?

Answer: Life Safety drawings (PDF) associated with the major renovations to the AMP in 2008 will be made available to the awarded firm. RICCA Life Safety Drawings are not available. The scope work for this RFP shall be inclusive of generating Life Safety Plans for the RICCA inclusive of the South Garage.

5. Will RICCA provide information for the existing engineering analyses and calculations for the smoke control systems? If existing engineering analyses and calculations are not available should development of engineering analyses and calculations for the smoke control systems be included in the scope of work?

Answer: In 2023, analysis was performed on the existing Smoke Control systems in both the AMP and RICCA. These reports will be shared with the awarded firm.

6. Will RICCA provide existing facility management and operational plans? If existing facility management and operational plans are not available should the creation of facility management and operational plans be included in the scope of work?

Answer: No.

Batch #3

1. *Please confirm that, as discussed on the tour, Scope Bullet #1.6 “Evaluation of accessible routes and restrooms” is not part of the required scope, as NFPA 101 does not govern accessibility?*

Answer: Evaluation of accessible routes is not listed as a requirement in RILSC; however, RILSC 13.4.1.5.4.3 (12) regarding locations and capacities of wheelchair and mobility impaired seating apply.

2. *Please confirm whether a Life Safety Narrative (or any comprehensive code report) exists for either building?*

Answer: A life safety narrative does not exist for the building. A report from the State Fire Marshal’s office and one from Lutz & Derry consulting with response to the State report are available.

3. *Please confirm whether Life Safety drawings exist for either building?*

Answer: Life Safety drawings (PDF) associated with the major renovations to the AMP in 2008 will be made available to the awarded firm. RICC Life Safety Drawings are not available. The scope work for this RFP shall be inclusive of generating Life Safety Plans for the RICC inclusive of the South Garage.

4. *Please confirm whether an engineering narrative or calculations exist for the smoke control system for either building?*

Answer: In 2023, analysis was performed on the existing Smoke Control systems in both the AMP and RICC. These reports will be shared with the awarded firm.

5. *Please confirm that while the RICC Life Safety Evaluation is due by 10/1/2024, the AMP Life Safety Evaluation could be completed later than that? Is there a target date?*

Answer: The RICC Life Safety Evaluation shall be complete by 9/1/25. AMP Life Safety Evaluation shall be completed by 12/1/25

BID SHEET

LIFE SAFETY EVALUATION

RHODE ISLAND CONVENTION CENTER AUTHORITY

Name of Company
or Corporation: _____

Company Address: _____

State and Date of Incorporation: _____

Project Manager to be Assigned: _____

PRINCIPALS AND/OR MEMBERS OF CORPORATION

PROPOSAL PRICE

Rhode Island Convention Center Life Safety Evaluation: \$ _____

Amica Mutual Pavilion Life Safety Evaluation : \$ _____

Alternate #1 North Garage Life Safety Evaluation: \$ _____

Total Proposal Price: \$ _____

The undersigned certifies the proposer for the above referenced project complies with and will continue to throughout the duration of this contract, the Equal Employment Opportunity, Prevailing Wage and Drug Free Workplace regulations as required by state and federal regulations.

Signature: _____ Date: _____

Life Safety Evaluation RFP Pre-Qualifications Tour Sign in Sheet

Thursday February 13, 2025, 11am

Company	Rep Name	Phone#	E-mail address
1. Lutz + Derry Consulting	Tim Lutz	401-338-7219	Lutz25@gmail.com
2. JENSEN HUGHES	PETER STEVEN MOTTOLA	(203) 410-3386	PMOTTOLA@JENSENHUGHES.COM
3. CODE RED	BRIAN KUHN	(617) 584-3189	bkuhn@crfire.com
4. Summit Fire Consulting	Tim Lukose	401 935 6320	tlukose@summitfireconsulting.com
5. Lutz + Derry Consulting	Scott Derry	401 935 4139	scottderry6291@gmail.com
6. Cosentini	Mike McMahon	781 738 4734	mmcmahon@cosentini.com
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Howard Allen



2/13/2025