

Patricia A. Peshka  
Purchasing Agent



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Mayor

**City of Warwick**  
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To: All Prospective Bidders

From: Patricia A. Peshka, Purchasing Agent

Date: July 20, 2021

Re: **RFP2022-075 Consultant Services Limited Hazardous Building Material Investigation  
& Associated Demolition or Remediation Estimates  
Addendum #1**

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Please be advised that the information provided comprises of Addendum #1.

After the non-mandatory pre-bid conference held on Wednesday, July 14, 2021, the following are questions asked by potential bidders relating to the City’s request for proposals for Consultant Services Limited Hazardous Building Material Investigation & Associated Demolition or Remediation Estimates.

No additional questions relating to the RFP will be accepted after issuance of this addenda. All sealed bids must be delivered to the Purchasing Division, Warwick City Hall, 3275 Post Road, Warwick, RI 02886 up until 11:00 AM, Tuesday, July 27, 2021. The proposals will be opened publicly commencing at 11:00 AM on the same day in the Lower Level Conference Room, Warwick City Hall. ***Please note due to COVID-19, employees and visitors must adhere to social distance guidelines. All visitors are advised to wear masks if not fully vaccinated.***

**Representatives Present:** Bryan Thompson, ATC Services  
Eric DeNardo, ESM Inc.  
Erik Beloff, GZA  
Gary Case, Michael Baker International  
Gary DeBlois, WSP USA  
James Gallagher, Environmental Consulting and Management Inc

**Representatives Present: (Continued)**

Jim Davies, RI Analytical  
Matt, Alger, BETA Group  
Pat Lyons, Weston & Sampson  
Susan Cahalan, CDW Consultants

**RFP2022-075 Consultant Services Limited Hazardous Building Material  
Investigation & Associated Demolition or Remediation Estimates  
Addendum #1**

**Please be sure to acknowledge this addenda in your bid to avoid disqualification.**

1. Are there existing floor plans available for the (4) buildings described in section 2, page 9 of the RFP?

A – Floor plans will not be provided as part of the RFP phase. The City will provide floor plans to the selected vendor as needed and as available. Floor plans may not be available for all facilities. The approximate areas for facilities that may require examination are listed in Section 2. However, this list is for representative purposes only and is in no way exhaustive. This is an “on call” contract and as such the City may request additional or alternative facilities be examined as part of this contract. Bidders should review sample types and quantities outlined in Section 3.7, Table 1 and estimate their time and related cost for sampling as outlined, general interior and exterior assessments, cost estimate, and report based an assessment of the representative building examples provided.

2. Does the selected vendor need to verify/ retest results from previous reports the City has on file?

A –For the purposes of responding to this RFP, all vendors should assume that there is no test data available and that sampling will be required in accordance with Section 3.7, Table 1. The City will make any available past testing results available to the selected vendor after the award of the contract. Unit pricing may be used to adjust sampling quantities as required based on the selected vendor’s review of any available test results or building documentation.

3. Will AHERA reports be provided with the addendum?

A – No. For the purposes of responding to this RFP, all vendors should assume that there is no test data available and that sampling will be required in accordance with Section 3.7, Table 1. Only school buildings would have AHERA reports. The City reserves the right to request the assessment of non-school buildings. The City will make any available past testing results available to the selected vendor after the award of the contract.

4. Can the selected vendor assume there is lead paint on site given the year the buildings were constructed, if the selected vendor must test for lead paint do they have to stick to XRF sampling?

A – No, respondents should not assume there is lead paint. Vendors should base their bid on the work description and number of samples outlined in Section 3.4 and Section 3.7, Table 1 respectively. This is

an “on call” contract that may require assessments of newer facilities or buildings that have been modified in recent years. As such, testing should be carried in the quantities listed for bid comparison purposes. Unit pricing may be used to adjust sampling quantities as required based on the selected vendor’s review of any available test results, building documentation, or other information.

5. What type of testing should be conducted for the 10 representative samples under Lead Paint in Table 1 on page 12?

A – Section 3.7, Table 1 requires 20 samples of XRF sampling. Please refer to Section 3.4 for additional details on lead paint sampling requirements.

6. Do you want a professional billing rate form for our proposed staff?

A – Yes. Please refer to Page 16 for submission requirements.

7. Will you add a line item to the Supplemental Unit Pricing sheet on page 19 (to be returned) for the Inspection of the Base Project Bid Building?

A – No. Unit pricing is for sampling only.

8. What is the square foot size of the “model building example”?

A – The target buildings vary in size. Vendors responding to this RFP should determine their costs per site based on the project requirements of the scope of work. The buildings identified in Section 2 are meant to provide a representative example of buildings that have been currently identified as requiring a hazardous assessment. However, this list is not exhaustive. This is an “on call” contract and therefore the City may request assessments for other similar facilities. Respondents should consider the representative examples when determining the timing of their onsite assessments. Sampling should be priced based on the requirements outlined in Section 3.7, Table 1.

9. Will a line item be added to the Unit Pricing for the professional repair of roofing?

A – Please note that when calculating the base project bid respondents must carry the cost of roof repairs associated with the 150 PLM asbestos samples outlined in Section 3.7, Table 1. Respondents should assume that all samples outlined in the base bid will be taken from the roof structure. When providing Supplemental Unit Pricing under Item B of the bid sheet, respondents should exclude the cost of roof repairs when providing a per sample cost for PLM and TEM sample and analysis. If roof samples are required above the 150 included as part of the base bid, the unit cost shall be used as a basis for the compensation of the sample collection and analysis only. The consultant may request addition funds from supplemental services fees to cover costs of additional roof repairs as required.

10. Are costs required for the following items found in Section 4 on page 15 – since they are not listed on the Supplemental Unit Pricing sheet on page 19 (to be returned).

- a. Testing of substrate building materials for PCBs to determine the extent of migration if elevated levels of PCBs are detected when testing caulking or glazing as outlined herein.

- b. Additional analysis of any underground tank or surrounding soils through advanced inspection or testing methods.
- c. Subsurface testing and assessment of the property, if required.
- d. Asphalt/Concrete core sampling.

A – No. A supplementary service budget will be carried under this contract for additional testing or other testing required for proper analysis and remediation estimates. Any additional proposed services and related costs must be submitted by the consultant to the City in writing (at the time a need is identified), and the City must approve all supplementary service items, prior to commencing the additional activities. Please note that unit pricing may be utilized as a basis of compensation. If no unit pricing is provided for a given item, the consultant shall provide a lump sum price for the additional work requested for consideration and approval by the City.

11. Will the existing reports the City has on the buildings described in section 2, page 9 be made available prior to bidding?

A – Existing building reports will be made available to the selected vendor as necessary. Vendors should focus solely on the RFP and the required scope of work when responding.

12. A question was asked regarding project schedule and estimated completion date. A response was given that it was likely that the project will be completed within one-year.

A. – This RFP is for as-needed, “on-call” services that will be initially awarded for a period of one (1) year. The contract may be extended as required. Buildings identified for an assessment should be investigated in a timely manner based upon a schedule that is agreed upon between the City and the vendor.