



Rhode Island Airport Corporation

September 19, 2024

**ADDENDUM NO. 4
Invitation for Bids (IFB) No. 35219
Hard Flooring Renovations at
Rhode Island T. F. Green International Airport**

Prospective proposers and all concerned are hereby notified of the following changes in the **Invitation for Bids (IFB) No. 35219**. These changes shall be incorporated in and shall become an integral part of the contract documents.

1. **Would RIAC entertain “split bonding”: Bond (1) starts the first day and ends at the (X) month or 50% part of the project. The second bond starts at the (X) month or 50% and covers the last half of the job?**
Response: No, RIAC cannot entertain anything less than a 100% bond, per federal regulations.
2. **Would RIAC entertain an extended phased plan (18-24 months) instead of 180 days?**
Response: The contract time has been adjusted to 210 days to substantial completion and an additional 30 days for final completion. It will be the responsibility of the awarded bidder to provide a finalized phasing plan for review and approval
3. **The drawing index references drawing #ID125 but that drawing was not included. Has it been omitted?**
Response: Refer to Addendum 3.
4. **ID1.01 Note 7 remove ext. frame enclosure and prep for new temp enclosure. Some Columns have large items Charge Station, Gate Number sign, Fire Extinguisher AED etc. some items are larger than the new temp column enclosure. What do we do with these? What is done with the electrical/Plumbing in column? If new temp wall is to be the same size as old wall, please clarify.**
Response: Any existing equipment will be reinstalled on the column enclosure. Refer to attached matrix for items on existing columns. Contractors shall be responsible for removal and reinstallation of all items, and ensuring all systems remain operational after reinstallation.
5. **ID1.02 NOTE 8 Information center area and left and right of it with Boats floor 01. Who is moving large boats?**
Response: RIAC will coordinate removal of large boats.



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6. **ID1.02 Information desks note 8 move and reinstall has seamed countertops. Who is replacing the tops? ID1.32 shows new furniture.**
Response: The awarded bidder shall be responsible for removing and reinstalling the information desk in the same location.
7. **ID1.01 drawings call for the columns to be removed, what is the expectation for finish, and paint of the soffits above?**
Response: The ceiling/soffits shall be patched and repaired in place with in-kind materials.
8. **ID1.01 Note 2 column at center of exit lane mezzanine is stone. Note calls to remove what is expected of the 4 sets of doors. And how do we finish the ceiling above? Where do the horn strobe/pull station get relocated to? Where does the key switch get relocated too?**
Response: Refer to Addendum 3.
9. **Transitions at new bathroom finishes – how would you like us to transition to the ¼ round on the floor at the new bathrooms? Terrazzo will be higher than this finish.**
Response: The awarded bidder shall be responsible for installing a transition piece (Schluter or equal) that is ADA compliant.
10. **ID1.21 egress doors on column 32 level 01. How do you want the clearance under the door to be handled? Doors are low to existing floor.**
Response: Refer to Addendum 3.
11. **ID1.02 NOTE 17 Trenching. What is extent of scope? Depth, what is going in/how many conduits and what size? Who is back filling?**
Response: Depth should be a min. of 8”, with four (4) 2” conduits with pull strings. Awarded contractor will be responsible for back filling and providing new concrete to create new slab for new flooring.
12. **ID1.02 note 8 re install case work at vending area? Please confirm.**
Response: It is assumed that question refers to Baggage Claim level. The note refers to removing and salvaging and coordination with architect and owner for reinstallation. RIAC will remove and reinstall vending machines.
13. **ID1.02 security ticketing area glass in front of vestibule note 2 remove in entirety. Does this include steel beams? Who is responsible to patch ceiling /Soffit if so?**
Response: Yes, entire assembly should be removed in its entirety. The awarded bidder will be responsible for patching the ceiling, and painting to match.



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14. **ID1.02 Board room Counter to be removed/reinstalled. Who is responsible for new counter as the existing in seamed in place. Wing walls to be removed. What will cover end of counters**
Response: Counters will be removed in their entirety, and not be reinstalled.
15. **ID1.02 Demo Note 15 Asbestos testing. Please provide testing report.**
Response: No suspected asbestos in project area.
16. **Please provide locations for Temp power for large floor machines throughout airport, who will provide power? We will need roughly 200A of 480v.**
Response: RIAC will confirm locations to awarded contractor
17. **ID1.02 Note 20 please identify the storage location for items to be relocate temporarily? Please confirm airport to relocate all airline specific items and airport specific items. GC to coordinated advanced notice only.**
Response: RIAC will coordinate with awarded contractor
18. **ID1.02 Smart Carts – what is being done with these?**
Response: RIAC will remove and reinstall.
19. **Work hours – will grinding be allowed during day hours? In other airports we can grind on day hours as the noise is not that bad. Staying off third shift will save cost.**
Response: See previous addendum.
20. **Barricade- will temp fencing be allowed or are you looking for barricade with dust protection? Is there a height needed?**
Response: Full barricade with dust protection will be required. Barriers shall go to underside of existing ceiling.
21. **ID5.00 Handrail. What material metal for the handrail?**
Response: Handrails to match detail 10/ID5.00 in Addendum 3 and comply with project manual section 05 73 00.
22. **What is the proposed finish on column enclosure?**
Response: Paint, color TBD. Assume one coat of primer and two (2) finish coats.
23. **TSA entrance to / food court seating area – the polishing machine will go past the edge of the terrazzo damaging the tile. Do you have replacement tile? Or a spec of what is Existing?**
Response: A new radiused border of terrazzo shall be installed 1'-3" off the "leaf" pattern. Extents shown in updated drawings. Refer to Addendum 3.



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24. **The drawing index references drawing #ID125 but that drawing was not included in set. Has it been omitted?**
Response: No, Refer to Addendum 3.
25. **Please provide more detail on area to have ADA slope, including but not limited to transition, Materials, installation methods.**
Response: Refer to plan keynote 1 on ID1.21, 1.22, ID1.23. The area highlighted on 2/ID1.22 from column line 20-21 is to receive concrete topping slab. Additionally the sloped walkway on 1/ID1.23 shall receive the same treatment in the area shown on ASK-02, provided.
26. **Please provide the expectation of timeline for each phase and the entire project.**
Response: A 210-day timeframe was estimated and included in the project manual, however, the bidder is to supply a timeline based on their understanding of the project requirements.
27. **Please highlight Page or spec for exterior wall vents throughout airport.**
Response: No exterior walls vents are included in this scope of work.
28. **Please provide a list of GCs bidding on the project.**
Response: Cannot provide before bids are submitted.
29. **Specification #096613 calls for Portland Cement Terrazzo. ID6.00 Hard finish schedule calls for Epoxy Terrazzo. Please advise which Terrazzo system will be used?**
Response: Epoxy terrazzo shall be used. Refer to Addendum 3.
30. **Please confirm all Terrazzo to be 5/8" thick?**
Response: Poured-in-place terrazzo is to be 5/8" thick. See Addendum 3 project manual specifications for precast terrazzo and other associated terrazzo items.
31. **Please advise if Moisture Mitigation and crack membrane should be carried at all terrazzo locations?**
Response: Please refer to specification section 096613.
32. **Will Power (480V-60A-Three Phase) be available?**
Response: See answer 16
33. **During the walkthrough, it was mentioned the ramps will be sloped by adding a topping slab. Please advise if moisture mitigation will be needed at these locations?**
Response: No.



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34. Should Off hours be carried for the grinding?

Response: See previous addendum.

35. This project has many phases. Should we assume the terrazzo work will be a single, continuous mobilization or will we be required to remobilize?

Response: The schedule should maintain a continuous work flow. Contractor can combine phases as they see fit, and can update phasing plan as outlined in project documents.

36. Will the roadway to the Departure levels be open for deliveries? If not, what is the process for deliveries?

Response: See previous addendum.

37. To price architect's design intent, please provide detailed drawing of brass metal work required for the North Concourse, South Concourse, and Independent Man Statue.

Response: Refer to Addendum 3.

38. Please confirm all letters to be solid brass, not TZ filled outlines.

Response: Confirmed, all letters are to be solid brass.

39. ID6.00 Hard Finish schedule calls for metal base at built in TZ benches. Where are TZ benches located? Are detail drawings available?

Response: No benches are part of this work scope. They will be completed at a future time.

40. On ID1.20 TZ-05 band around baggage claim carousels measures 1'4" to 1'8" on ID1.21 the bands measure 4" to 5" wide. Please clarify.

Response: Refer to Addendum 3.

41. Please clarify thickness of Terrazzo stairs. As shown on 7,8/ID5.00 Terrazzo treads and risers are 1/2" thick but the Terrazzo floor is spec'd at 5/8" thick due to size of aggregates. Precast Terrazzo stairs using this formula cannot be manufactured at 1/2". Precast manufacturers have a minimum thickness of 3/4" and a recommended thickness of 1".

Response: Proceed with 5/8" for floor, and 1" for stair

42. Can you confirm that the crack isolation membrane is required at cracks only (approx. 10% of floor) and not full coverage of the floor? (ref section 2.2.B of the terrazzo spec)

Response: Confirmed.



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43. **Can you confirm the finish polish required for the terrazzo? The spec references 400 grit finish (ref section 2.4.F) and 1800 grit finish (ref section 3.3.I)**
Response: Provide 1800 grit finish.
44. **Can you provide a higher quality/resolution photo or CAD drawings of the Independent Man Statue? (details 2 & 6 on ID5.01)**
Response: Refer to Addendum 3.
45. **Can you provide higher quality/resolution photos or CAD drawings of the seals at the North & South Concourse end caps? (details 3 & 4 on ID5.01)**
Response: Refer to Addendum 3.
46. **Can you confirm that the terrazzo stringers at the North & South concourse entry stairs should only be included on one side of the stairs? (detail 7 on ID5.00)**
Response: Both North and South stairs shall receive terrazzo stringers.
47. **Can you provide a sample plate number for TZ-02? (ref ID6.00)**
Response: Please use plate TM#24-1689. Refer to Addendum 3.
48. **During the walkthrough, the architect brought to our attention that the sloped walkways at the concourse entry must be modified to comply with ADA requirements. According to keynote #1 on page ID1.22 of the drawings, the only area where the slope needs to be reworked is at the circulation on the mezzanine level. To provide an accurate budget for the items described above, please provide a survey and details of the slopes required for ADA compliance.**
Response: Refer to question #25
49. **The terrazzo spec 096613 calls for a 200 grit finish with the exception of black terrazzo which receives a 400 grit finish. It also calls to polish to an 1800 grit finish. Please clarify what grit finish should be included in the terrazzo price.**
Response: Refer to question #43
50. **Can the abrasive lines on ramps receiving epoxy terrazzo floor be surface applied or will they be installed in channels?**
Response: Installed in channels inset in the terrazzo. See detail 7/ID5.00
51. **Please clarify the thickness of the abrasive lines on the terrazzo stair treads/risers.**



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Response: See detail 7/ID5.00. The thickness (depth) of each abrasive line is to be ¼” thick, inset within the terrazzo.

52. Will the abrasive lines on the terrazzo stair tread/risers receive margins?

Response: Yes, they are to receive margins. See detail 7/ID5.00 for the margin dimension.

53. Is it possible for the bid date to have a 1-2 week extension so we can clarify scope with our subs?

Response: No further extensions beyond extensions already advertised.

54. What are the requirements for devices such as for fire alarm while work is taking place on columns (e.g., do we need to bring that out to a barrier wall?) does the airport have enough other coverage?

Response: Refer to question #4

55. Please provide specifications for any new electrical device, including but not limited to floor boxes. Please include all attributes including finish, specification of receptacles, fire rating etc...

Response: Refer to specification section 262726. There will be no electrical work in relation to new floor boxes. The intent is to install empty floor box in new terrazzo flooring. New electrical will be completed at a later date.

56. For existing poke through in the airport what will be expected to happen with them?

Response: Question is unclear.

57. Please indicate existing conditions such that would be necessary to plan connections of 3 phase 480V 60A equipment. Include at a minimum, electrical rooms containing 480V panels, their respective panel schedules, the existing connected load (is there enough room to physically mount an additional 3 pole circuit breaker and is their enough available ampacity to handle a 60A motor load)

Response: RIAC will confirm locations of 480V panels to awarded contractor.

58. Please provide existing conditions drawings indicating quantity and type of all electrical devices/ connections affected by this contract. This would include power/data service to vendor kiosks, ticketing kiosks, any walls to be demo-ed.

Response: Refer to Addendum 3.

59. Please clarify conduit size/type for any new conduit runs in trenched flooring. Include any relevant detail drawings such as final connection, fastening, etc.

Response: Refer to question #11.



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60. **Per section 80-07 the timeline projected is not close to alignment with the scope of work and phasing of work required. How do we proceed within a reasonable timeline?**

Response: The awarded contractor shall provide a final phasing plan and schedule per the contract documents. Multiple phases can be done at the same time. One gate per airline can be closed at a time. One ticketing desk per airline must remain open.

61. **Half height glass block wall near hold gate 17 roughly (NOT SHOWN ON PRINTS) what is being done with this wall?**

Response: Refer to Addendum #3. Glass block wall will be demolished in its entirety.

62. **What is being done with Geneva store? Who is responsible?**

Response: RIAC will remove and relocate.

63. **What is the thickness of the concrete floor slab?**

Response: It is assumed that the concrete floor slab is 5 ½" +/- based off existing airport documents.

64. **Plans do not show new power at the existing display cases in the corridor. Are these going to need power after work is complete?**

Response: Refer to Addendum #3.

65. **For barricades consuming egress, who will be responsible for foot traffic/passenger flow?**

Response: The awarded contractor shall be responsible for all signage directing public to nearest egress if blocked.

66. **How will we transition from the hard flooring to the carpet? If a temp strip is required, please provide spec.**

Response: Refer to Addendum 3, sheet ID1.26 and ID5.00.

67. **Given the time and expense in preparing an accurate estimate for this project, please provide a budget range to help bidders assess project viability.**

Response: RIAC does not provide this information on active procurements.

68. **Per Addendum #3, regarding the columns, the demolition of all CMU with base precast column wraps around the openings and along the circulation/ baggage claim area – from the lower level up to the roof joists on the upper level – has been deleted. However, the scope for the remaining columns is still included in the**



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plans. The demolition of these columns will also involve the removal of all connected GWB soffits and the surrounding acoustical ceiling.

To proceed, could you please provide:

1. A marked RCP drawing detailing the demolition of all GWB soffits connected to the column wraps to be demolished.
2. A marked RCP drawing with demolition details for all ceilings connected to the existing GWB soffits.

Response: Refer to question 7. Partial demolition of existing soffits and ceilings shall be completed for full removal of existing walls. Contractor shall patch and repair demolished areas with in-kind materials.

RIAC would like to remind all prospective bidders/offerors that additional Addendums may be issued by RIAC until the deadline for bid submissions. As such, RIAC encourages prospective bidders/offerors to visit www.flyri.com/riac/procurement on a frequent basis.

####END OF ADDENDUM###