

Addendum

Date: October 7, 2026

Addendum Number: 01

Project Name:

City of Pawtucket
City Hall Administrative Office Relocation Phase Two
100 Freight St., Pawtucket, RI 02860

Project Number: 24017

Owner:

City of Pawtucket
137 Roosevelt Avenue, Pawtucket, RI 02860

To: All Proposers

From: JLC Design Studios, LLC & SJA Design, LLC

Subject: Addendum to Request For Proposal RFP No. 26-033A1
For Construction Management At Risk Services:

This Addendum forms a part of the Contract Documents and modifies the original Request For Proposal RFP No. 26-033 dated September 14, 2026. Acknowledge receipt of this Addendum in your proposal. Failure to do so may subject the proposer to disqualification.

Clarifications / Responses to RFIs:

1. **RFI No. 01:**

Question – *"Has testing for hazardous materials been completed for the entire work area? If testing has been completed, please provide a copy of the testing report."*

Response – Hazardous materials testing has been completed for the entire building and project area. Lead paint testing of the ceiling plenum wood deck surfaces yielded negative results. In addition, a Phase I Environmental Site Assessment was completed and determined that no further environmental investigation is warranted. Reports will be made available to the selected firm.

2. **RFI No. 02:**

Question – *"Should a construction contingency and a design contingency be carried in the conceptual budget? We recommend a 5% construction contingency and a 5% design contingency."*

Response – You may include design and construction contingencies at your discretion. A construction contingency will be incorporated into the final GMP, as required under Section 11, Fee Proposal Qualifications, of the RFP.

3. RFI No. 03:

Question – *“Can you provide a copy of the sign-in sheet for the pre-bid conference?”*

Response – A copy of the sign-in sheet is attached to this Addendum.

4. RFI No. 04:

Question – *“Can we set up a separate site visit for subcontractors to aid in their assistance in the conceptual budget?”*

Response – The Project work area will be accessible on the following time slots.

- October 14, 2026 between 10:00AM and 12:00pm.
- October 15, 2026 between 10:00AM and 12:00pm.

Check in at the southwest building entrance Lobby.

5. RFI No. 05:

Question – *“Will the main entrance to the Phase II vestibule be wrapped in ACM or Alucobond Panels to match the look of the Phase II entry? We would carry an allowance for this work.”*

Response – The new entrance canopy shall utilize materials consistent with those installed at the Phase One entrance addition. The proposed metal panel system is based on a 1.0 mm alloyed zinc flat-lock interlocking panel system by Rheinzink WWW.rheinzink.us.com. The wood-look vertical wall and ceiling cladding is based on an 8 mm prefinished exterior-grade wood composite concealed fastening panel system by Parklex Prodema www.parplexprodema.com. Refer to attached Drawing A4.1 for preliminary elevations of the proposed entrance canopy.

6. RFI No. 06:

Question – *“Is the general contractor or owner responsible for the audio/video equipment, security system, cameras, access controls and card readers? Would we provide only ring and string feeds to these low voltage items?”*

Response – The low-voltage scope includes the complete furnishing and installation of all labor and materials required for the audio/video system, security system, surveillance cameras, access control system, and card readers. This work shall be procured as part of the subcontractor trade packages and shall be the responsibility of the Construction Manager.

7. RFI No. 07:

Question – *“Does the CM or the City provide Builders Risk Insurance?”*

Response – The city will provide the Builder’s Risk Insurance.

8. RFI No. 08:

Question – *“Should our fee proposal be submitted in a separate, sealed envelope or as part or included with our technical response?”*

Response – The fee proposal form shall be included within the technical proposal and submitted as a single document, as required by the RFP.

9. RFI No. 09:

Question – *“Please confirm that the requested, conceptual estimate is for informational purposes and will not be used as part of the selection criteria.”*

Response – As stated in the RFP, the conceptual construction cost estimate is requested solely for comparative planning purposes and does not establish the Project budget or future GMP. Evaluation and selection will be based exclusively on the respondents’ experience, qualifications, references, and fee proposal for the services identified in Parts B and C of the Fee Proposal document.

10. RFI No. 10:

Question – *“Please confirm that there are no M/WBE minimum requirements for this project.”*

Response – There are no MBE or WBE participation requirements for this Project. However, the City strongly encourages the utilization of qualified MBE and WBE firms whenever feasible.

11. RFI No. 11:

Question – *“Can you share your expected construction budget for this project, and can you provide any existing Phase 2 budgeting work that the city may have already completed that helped inform that budget?”*

Response – No budget amount has been established. However, the City has secured the funding necessary to complete the Project as proposed.

Attachments: – Pre-Proposal On-Site Meeting Sign-In Sheet; Drawing 4.1

End of Addendum 01

CITY OF PAWTUCKET - Request for Proposal For Construction Management At Risk Services
RFP No. 26-033 - City of Pawtucket City Hall Administrative Office Relocation - PHASE 2

Mandatory PRE-PROPOSAL ON-SITE MEETING

100 Freight Street Pawtucket, RI

September 22, 2026

ATTENDEE NAME	COMPANY NAME	EMAIL	TELEPHONE INCLUDE AREA CODE
Bo Koloski	O+G Industries	Bkoloski@ogind.com	401-601-0513
Jacob Pray	Consigli	JPRAY@consigli.com	617-293 1621
Robert Carlson	Pariseault Builders	rcarlson@pariseault.com	508-653-8877
STEVE KELLY	NATION WIDE Construction	steve@nationwideconst.com	401-636-7941
JEFF BURKE	AUBURN Construction	JBURKE@AUBURN.biz	617-839-4110
Joe Wayne	Auburn Construction	Jwayne@Auburn.Biz	508-333-5958
Jim Hills	Bentley Companies	j.hills@bentley.companies.com	617 388 6861
Bob Hyman	" "	bhyman@ " "	(401) 536-4806
Charlie Cannon	Pariseault Builders	ccannon@pariseault.com	508-240-1595
Seth Laplante	Pariseault Builders	slaplante@ " "	401-500-5714
Steve Smith	Downes Construction	ssmith@downesco.com	401 608 0977
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100 Freight Street Pawtucket, RI

September 22, 2026

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