

**THE
UNIVERSITY
OF RHODE ISLAND**

**DIVISION OF
ADMINISTRATION
AND FINANCE**

THINK BIG  WE DO™

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DATE: March 21st, 2025

Addendum# 2

SOURCING EVENT NO.: 200027
EVENT TITLE: Memorial Union Ram's Den Renovation

This addendum is being issued to provide answers to the questions received by the deadline referenced in the above sourcing event.

If you have already submitted a response, you must review your submission, make any necessary changes and re-certify and submit your response through the RhodyBuy Bid Portal before the closing date and time.

Please note: your response is removed from submitted status once an amendment is issued; you must re-certify and resubmit your submission.

Andrea Boucher

Digitally signed by Andrea
Boucher
Date: 2025.03.21 10:05:38 -04'00'

Purchasing Department
The University of Rhode Island

Rev. 12/9/24

URI-RFB-200027

Memorial Union Ram's Den Renovation

Questions and Answers

Question 1:

Some of the detail on sheet A5.1 mention attaching to the structure above. Is the structure metal deck or concrete?

Answer 1:

There is both structural steel and concrete within the work area. It is advised that the contractor visit the site and review the conditions with the drawings prior to submitting a bid.

Question 2:

The summary of work lists kitchen equipment. Please confirm the kitchen equipment has already been procured by the owner for the project?

Answer 2:

Replacement of any kitchen equipment is not part of this scope, however the protection and potential removal/storage of kitchen equipment is to be coordinated with the owner prior to mobilization for Demolition.

Question 3:

Does the project have RIBCC approval? Will permit fees be waived for this project?

Answer 3:

The contractor is required to obtain all necessary permits and must include permit fees as part of the base bid, per AIA Contract § 3.7 – Permits, Fees, Notices, and Compliance with Laws. The RIBCC Approval Letter has been attached for reference.

Question 4:

This project has liquidated damages. At time of award will the owner work with the contractor to establish an agreeable schedule based on long lead items, and the contractor will not be penalized by liquidated damages for any long lead items that we cannot control delivery on?

Answer 4:

Once awarded, the contractor must submit a project schedule for review by the Owner and Architect. The final completion date remains critical to ensure the dining hall is available for use as planned. If long lead items present a scheduling challenge, the contractor must notify the Owner immediately upon identification. While URI will review and consider reasonable adjustments based on procurement delays beyond the contractor's control, liquidated damages will still apply if the project does not meet the final completion date. Contractors are encouraged to account for potential long lead items in their bid submission and propose alternatives where feasible to mitigate schedule risks.