



AGENCY SOLICITATION SPECIFICATIONS RFQ – REQUEST FOR QUOTE PUBLIC WORKS

HEADERCONSTRUCTION SERVICES FOR ZAMBARANO DEMOLITION

TITLE: CONSTRUCTION SERVICES FOR ZAMBARANO DEMOLITION

SECTION A. BACKGROUND

Zambarano is a 175-bed capacity long-term acute care facility for developmentally disabled individuals and those requiring less intensive, ongoing medical care. Subject Property consists of more than thirty-five (35) buildings with up to eleven (11) selected for demolition, hereby referred to as Subject Property buildings. Subject Property buildings were constructed from 1906 to 1978 and historically utilized for staff housing, patient boarding, and facilities operations at the former tuberculosis facility, and then later as part of the Zambarano Unit of The Eleanor Slater Memorial Hospital (Zambarano). Presently, the eleven Subject Property buildings on the Zambarano Campus are mostly vacant. There are underground utility tunnels that connect several of the Subject Property buildings.

Buildings 18, 19, & 20 (“Physician’s Quarters/Staff Houses A, B, & C”): All three buildings are two stories with a basement. Buildings 18 & 20 are approximately 4,300 SF while Building 19 is approximately 6,800 SF. Constructed in 1936 as communal residences for hospital staff physicians. The cottages were progressively utilized less over time as fewer physicians worked and lived on site, and were abandoned in the late 1990’s.

Building 6 (“Providence Center/Nurses Quarters”): Approximately 30,000 SF two (2) story building with a basement. Constructed in 1934 as a residence hall for nursing students. In 1989, the first and second floors were converted for use as a rehabilitation center for women, while the third floor was left vacant. The facility was partially occupied for this use as recently as 2016.

Building 46 (“Screen House”): Approximately 300 SF. Constructed in 1978, the building is a small screened in patio structure formerly used by employees and residents of Building 6 for smoking and outdoor congregation.

Building 2 (“Danford House”) & Building 3 (“Barnes House”): Both buildings total approximately 53,000 SF and are four (4) story buildings. Constructed in 1917. Buildings 2 and 3 are connected to one another. According to historic floor plans, Danford House was used for patient rooms on the second, third, and fourth floors, with various offices and examination spaces on the ground floor. The Barnes House was occupied by offices spaces, a morgue, a solarium, and storage spaces.

Building 17 (“Old Superintendent Garage”): Approximately 600 SF. Historically used for storage of machinery and products associated with maintenance and upkeep of hospital grounds.

Building 4 (“Hamblet House”): Approximately 16,000 SF three (3) story building. Constructed in 1921. Based upon historic floor plans, the space was used for boarding patients, as well as visitors’ spaces, offices, and bathrooms.

Building 5 (“Children’s Infirmary”): Approximately 16,000 SF two (2) story building. Constructed in 1927. Utilized as an infirmary for children, occupied by patient rooms, meeting spaces, and offices.

Building 7 (“Laundry”): Approximately 7,500 SF with a basement. Built in 1909, with an addition constructed in 1936, this building served as the site of laundry facilities for the entirety of the Zambarano campus. The facility was in use until at least 2013. Record documents consider the attached garage as a separate structure labeled “Building 30,” however, the laundry and connected laundry garage will be considered Building 7 for this project.

SECTION B: SCOPE OF WORK AND REQUIREMENTS

General Overview:

The awarded vendor is responsible for services including, but are not limited to, hazardous materials abatement and remediation, demolition of the building above and below grade, including foundations and removal of underground tunnels and all associated utilities within them, including any inadvertently omitted; and disconnection/removal of mechanical, electrical, plumbing, fire alarm, and BMS controls. The awarded contractor is responsible for reconnecting and making complete all systems affected by all project activities if unintentionally omitted in the project documents. Contractor to acquire one building / demo permit per structure.

Scope also includes underground utilities, storm sewer, water lines, and full site restoration of all areas impacted by project activities under the base bid.

Please note that there is an add alternate listed for the demolition of the Hamblet House and Children’s Infirmary which deletes the need for the construction of the temporary storage container area.

Awarded Contractor Responsible for the following under the base bid.

1. Project Schedule

- a. Generate, review, and revise with feedback from DCAMM at time of award a draft project construction schedule that once finalized and approved by DCAMM shall be maintained throughout the project and three months after certificate of occupancy is received. Schedule shall outline all tasks and activities including, submittal review, fabrication, long lead items, critical path, with breakout schedule for Phase 1, 2 & 3 of demolition.
- b. Schedule shall include all but not limited to the following.
 - i. • Land clearing and site excavation activities
 - ii. • Contaminated soil management and disposal
 - iii. • Utility demolition
 - iv. • Abatement and demolition activities

- v. • State communication connectivity
 - vi. • Substantial completion, close out and turn-over of the facility
 - vii. • Post occupancy reviews
 - c. Maintain approved Project construction schedule and three weeks look ahead throughout project and to be updated and prepared prior to each project meeting.
2. Contractor is responsible for confirming all existing utilities and assumes responsibility to immediately correct and repair any utilities damaged during construction even if not specified in this RFQ.
 3. Contractor to furnish 40-foot conditioned trailer for owners use and project meetings.
 4. Apply, submit, pay and maintain all required permits and approvals for construction including but not limited to RIPDES, DEM, DOT.
 5. Contractor to always have non-working superintendent or project manager on site when work is taking place.
 6. Contractor to provide privacy screen in all site fencing.
 7. Contractor to coordinate all daily activities with DCAMM staff.
 8. Contractor to maintain daily sign in sheets and daily reports.
 9. Background checks will be required for all workers.
 10. All work in the Beazley building will require workers to attend Hospital safety training.

Base Bid Scope of Work:

1. Mobilization and Demobilization including a 40' office trailer, completed permits and submittals, demobilization, and as described in the Measurement and Payments.
2. Furnish and Install Erosion Controls and Temporary Construction Fence. Excludes erosion controls and temporary fence around Hamlet House (Building #4) and Children's Infirmary (Building #5).
3. Abatement and Demolition of Danford & Barnes House (Buildings #2 &3), two (2) four (4) story buildings, approximately 53,000 SF floor area.
4. Abatement and Demolition of Providence Center (Building #6), approximately 30,000 SF two (2) story building with basement.
5. Demolition of Screen House, (Building 46) approximately 300 SF
6. Abatement and Demolition of Laundry Building (Building #7), approximately 7,500 SF with basement.
7. Demolition of Old Superintendent Garage (Building #17), approximately 600 SF
8. Abatement and Demolition of Staff Cottage A (Building #18), two (2) story with basement, approximately 4,300 SF
9. Abatement and Demolition of Staff Cottage B (Building #19) two (2) story with basement, approximately 6,800 SF
10. Abatement and Demolition of Staff Cottage C (Building #20) two (2) story with basement,

approximately 4,300 SF.

11. Abatement and Demolition of Underground Utility Tunnels. Excludes tunnel segment that branches from Hamblet House (Building #4).
12. Backfill and Compact Demolished Building Areas and Tunnels with Common Borrow to Existing grade with a minimum of 2' of clean soil over assumed impacted soils. Excludes Hamblet House (Building #4), Children's Infirmary (Building #5), and the tunnel segment that branches from Hamblet House (Building #4).
13. Cut and Cap Existing Utility lines to facilitate building and tunnel demolition. Excludes existing utilities for Hamblet House (Building #4) and Children's Infirmary (Building #5).
14. Disconnect Electrical Distribution & Remove Electrical Feeders to facilitate building and tunnel demolition. Excludes existing electrical distribution and feeders for Hamblet House (Building #4) and Children's Infirmary (Building #5).
15. Furnish and Install New Steam Lines underground as shown.
16. Remove and Dispose (including abatement) of Existing Utilities within tunnels. Includes the removal of the existing septic tank and four (4) associated manholes. Excludes tunnel segment that branches from Hamblet House (Building #4).
17. Furnish and Install New Spare Conduits includes trenching and installing four (4) 4" PVC conduits with pull strings from the underground utility tunnel to existing Beasley Hospital Building as shown.
18. Remove and Replace Water Line located within the Laundry (Building #7) to facilitate demolition and to restore service to the existing hydrant following demolition.
19. Perimeter Soil Excavation and Associated Backfill includes excavation of the top 2 feet along a 10-foot perimeter around each building to be demolished and backfill building graves with assumed impacted soils. Excludes perimeter soil excavation from Hamblet House (Building #4) and Children's Infirmary (Building #5).
20. New Tunnel Electrical Service Panel and Connections shall be furnished and installed to restore select services within the utility tunnel to remain.
21. Tunnel CLSM Backfill will include pouring CLSM within the tunnel segment around high voltage lines to remain in place.
22. AOC-1 TPH impacted Soil Excavation and Stockpile as shown for impacted soil adjacent to the Providence Center (Building #6).
23. AOC-2 Chlordane Impacted Soil Excavation and Stockpile as shown for impacted soil adjacent to the Children's Infirmary (Building #5).

Add Alternate Scope of Work:

1. Retaining Wall and Slab shall include furnishing and installing new 2'x2'x4' precast

concrete block retaining wall with safety railing, along with a new concrete slab for storage containers and providing new electrical services for storage containers.

2. Temporary Storage Containers shall include furnishing and installing five (5) 40'x8' storage containers, where two (2) of the containers will be equipped with temperature control.
3. Abatement and Demolition of Hamblet House (Building #4, three (3) story building, approximately 16,000 SF floor area) and Children's Infirmary (Building #5, two (2) story building, approximately 16,000 SF floor area). Associated work for abatement and demolition of these buildings and associated tunnels includes but is not limited to furnishing and installing a temporary fence and erosion controls, disconnecting electrical feeders, perimeter soil excavations and associated backfilling of building graves with assumed impacted soils, and all associated utility removal.
4. Backfill and Compact Demolished Building Areas and Tunnels with Common Burrow to Existing Grade for Phase 3 with a minimum of 2' of clean soil over assumed impacted soils
5. Plug & Fill Existing Abandoned Steam Lines with CLSM flowable fill.

SECTION C: CONTRACT TIME

Phase 1:

Start of construction: Within 2 weeks Days of Notice to Proceed

Substantial completion: November 14, 2025

Final completion: _____

Phase 2:

Start of construction: On or before completion of Phase 1

Substantial completion: March 6, 2026

Final completion: _____

Phase 3:

Start of construction: On or before completion of Phase 2

Substantial completion: June 10th, 2026

Final completion: _____

Add Alternates if Awarded:

Start of construction: On or before completion of Phase 1

Substantial completion: June 10th, 2026

Final completion: _____

SECTION D: ALLOWANCES

The Base Bid Price includes the cost of Allowances.

1. HazMat Removal and Disposal (Earthwork): \$150,000.00
 2. HazMat Removal and disposal (Buildings): \$100,000.00
 3. Relocation of Stored Materials: \$125,000.00
 4. Rock Excavation: \$50,000.00
 5. Unidentified Underground Utility: \$50,000.00
 6. Salvage of Historic Fixtures: \$25,000.00
- TOTAL ALLOWANCES: \$500,000.00

SECTION E: LIQUIDATED DAMAGES

Phase 1: \$ 3,500.00 per day

Phase 2 : \$ 1,000.00 per day

Phase 3: \$ 1,000.00 per day

Add Alternates: \$ 1,000 per day

SECTION F: ALTERNATES

Alternates must be accepted on order listed

ALTERNATE 1. Abatement and Demolition of Hamblet House and Children's Infirmary, Backfill and Compact Demolished Building Areas and construct retaining wall, slab and all fixtures including temp storage containers as specified in Add alternate Scope above. ADD ☒ SUBTRACT ☐

ALTERNATE 2. Plug & Fill Existing Abandoned Steam Lines, ADD ☒ SUBTRACT ☐

SECTION G: UNIT PRICE

Refer to Section 01150 Measurement and Payment for further detail

Note: A Unit Price Spreadsheet is attached for vendors to complete and submit with their proposal. Included are credits and additional disposal costs that shall be used to calculate Contractor payment based upon the actual amount of soil disposed offsite.