

**June 6, 2024**  
**I-195 Redevelopment District**  
**ADDENDUM NO. 001**

**Request for Proposals**  
**For**  
**Grounds Maintenance Services**

The I-195 Redevelopment District (the “District”) is requesting proposals from firms qualified to support the District’s requirement to deliver property maintenance on and adjacent to property it owns within the City of Providence, including seven acres of park.

***The following questions were conveyed at the Site Visit on June 3, 2024 at 1:00 PM.***

**Question #1: Is someone required to be onsite every day?**

**Answer #1:** There is no requirement for someone to be onsite every day, however during peak park season the scope of work may require it.

**Question #2: Is there storage or a staging area available onsite?**

**Answer #2:** There is currently no storage or staging area available onsite.

**Question #3: How early can work begin in the park?**

**Answer #3:** Work can begin as early as preferred in the park so long as it complies with the City of Providence’s noise ordinance.

**Question #4: Which areas of the park are irrigated?**

**Answer #4:** Only the west side of the park is irrigated. There is no irrigation on the east side.

**Question #5: What type of irrigation system is in use? Are schematics available?**

**Answer #5:** The specifications from the park construction documents and an existing conditions plan showing location of irrigation system are provided in Attachment A.

**Question #6: Is there ability to control the current irrigation system remotely?**

**Answer #6:** Not currently. The ability to control remotely is anticipated to be put in place following the completion of the pavilion project when there is upgraded WIFI in the park.

**Question #7: How will the transition to organic lawn care work? Does the consultant create a work plan that the contractor implements?**

**Answer #7:** Yes. The organic lawn care consultant will develop a plan to be executed by the landscaping team that will include training for the contractor.

**Question #8: Are there any pain points or maintenance areas the District would like to be improved upon?**

**Answer #8:** No.

*The following questions were submitted by email before June 4, 2024 at 4:30 PM.*

**Question #9: Regarding the fertilization applications, you mentioned that you are contracting with Osbourne Organics. How should we price the Fertilization program not knowing the specifications of the products that will be used?**

**Answer #9:** The park will continue to use traditional fertilization methods until the transition begins under Osborne Organics (the organic landscape consultant). Prices should reflect a traditional fertilization program for the purposes of this RFP.

**Question #10: Additionally, regarding the liquid applications, which are they, and how should we price them?**

**Answer #10:** Liquid applications should be priced based on the labor required per 100 gallons/acre only.

**Question #11:** Are there any set frequencies when pricing “per event” items?

**Answer #11:** Set frequencies can be found in “Frequency” column on the table in the RFP.

**Question #12:** Can you define where the “meadow” is on the map?

**Answer #12:** See Attachment B. Areas outlined in red are meadow areas.

\*\*\*End of Addendum \*\*\*

# ATTACHMENT A

Job Specific  
12/19/2017  
RIC 2018-CH-002  
Page 1 of 2

## ITEM CODE L19.9917

### AUTOMATIC SMART IRRIGATION CONTROLLER

**DESCRIPTION:** The work under this item shall consist of installing an automatic smart irrigation controller, external devices, and outdoor grounding.

**MATERIALS:** Controller Size shall be 24 Station Minimum. Construction: Electronic with 120-Volt Input and 24-Volt Output. Standards: UL-Listed. Features: Manual and Automatic Control, Water Budgeting, Cycle-Soak, Sensor Input Terminals (Weather, and/or Rain), Internal Transformer, Flow Monitoring Capability, Lightning Protection, Remote Control. Manufacturers: Baseline, Model 1000, Hunter, Model ACC; Rain Bird, Model ESP- LXME; or Approved Equal, external sensor, flow sensor (2 required)

1. External Devices shall match the controller manufacturer.
  - a. Rain Sensor (Mandatory for LEED): Hunter, Model Rain-Click; Rain Bird, Model Rain- Check, or Approved Equal (Match Manufacturer of Controller).
  - b. Weather Sensor (Mandatory for LEED): Hunter, Model MWS; Rain Bird, ET Manager Cartridge Model ETC-LX; or Approved Equal (Match Manufacturer of Controller).
  - c. Flow Sensor (2 Matching Required): Hunter, Model HFS; Rain Bird, Model FS200; Baseline, Model PFS200, or Approved Equal (Match Manufacturer of Controller).
  - d. Remote Control: Hunter, Model ROAM-XL, Rain Bird, Model LIMR, or Approved Equal (Match Manufacturer of Controller).

Outdoor Grounding shall be Size: Wire = 6AWG Bare, Rod = 5/8-Inch Diameter x 10-Foot Long; Plate = 4-Inch x 96- Inch x 1/16-Inch Thick. Construction: Wire = Copper; Rod = Copper; Plate = Copper with Loresco PowerSet Ground Enhancement Material Above and Below. Ratings: UL-Listed. Features: Cadweld Connectors from Wire to Rod, Plate Manufacturer provided Plate Connections, PVC or ADS Drain Pipe and Grate Cover over Rod and Plate with Metal Detection.

**CONSTRUCTION METHODS:** The contractor shall install the irrigation controller indoors on wall in plastic cabinet where shown on Drawings. Wire valves and rain sensor into controller and set proper program. Program "Cycle-Soak" feature for all zones with excessive slope. Using licensed electrician, wire controller to 120-Volt, 20-Amp electrical supply provided by Electrical Contractor.

After final walkthrough, turn keys over to Owner. Contractor shall provide O&M Manual and 1-day of training. Training shall include zone setup and operation controls, zone timers, and any other information needed to successfully operate the controller.

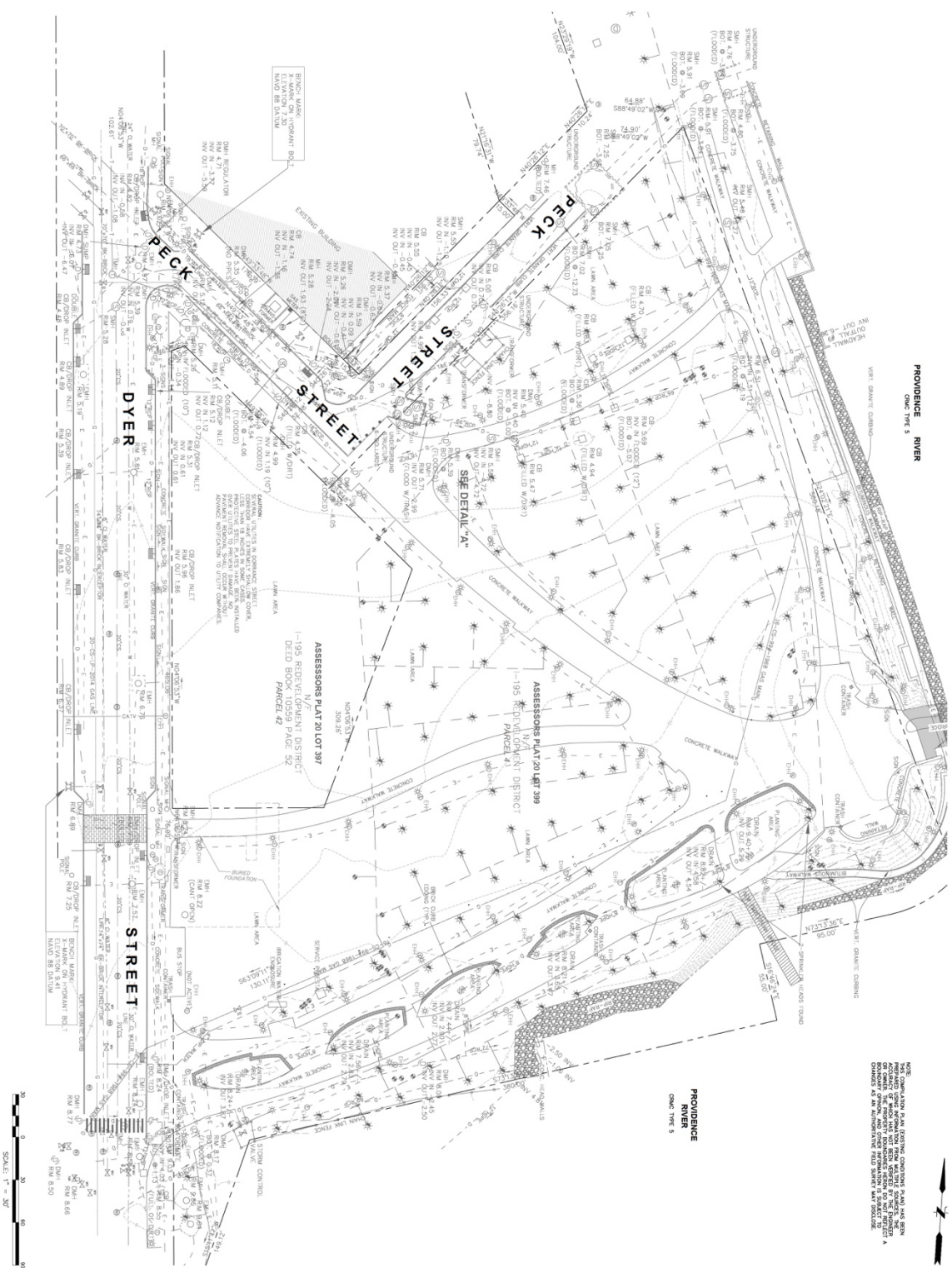
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JS - 211

Install External Sensors to Irrigation Controller Enclosure. Wire sensor through Enclosure and into Controller. Exposed sensor wire shall be installed within ½-inch galvanized conduit, where applicable. Weather Sensors shall have direct overhead exposure to atmospheric conditions and not in contact with overhead irrigation.

**METHOD OF MEASUREMENT:** Item Code L19.9917, Automatic Smart Irrigation Controller, shall be measured by the Lump Sum.

**BASIS OF PAYMENT:** Item Code L19.9917 Automatic Smart Irrigation Controller, shall be paid for at the unit price bid per Lump Sum. Said price shall include all labor, materials, equipment, handling, assembly, excavation, backfill, hardware, removal, temporary stockpiling, testing, training, and all other incidentals necessary to furnish and install the work to the satisfaction of the Owner and the Engineer.



PROVIDENCE RIVER  
 CMC TYPE 5

NOTE: THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PROVIDENCE AND THE STATE OF RHODE ISLAND. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

PROVIDENCE  
 CMC TYPE 5

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NO.	DESCRIPTION	DATE
1	EXISTING CONDITIONS PLAN	10/20/2023
2	195 District Park Pavilion	10/20/2023
3	195 District Park Pavilion	10/20/2023
4	195 District Park Pavilion	10/20/2023
5	195 District Park Pavilion	10/20/2023
6	195 District Park Pavilion	10/20/2023
7	195 District Park Pavilion	10/20/2023
8	195 District Park Pavilion	10/20/2023
9	195 District Park Pavilion	10/20/2023
10	195 District Park Pavilion	10/20/2023

**195 District Park Pavilion**

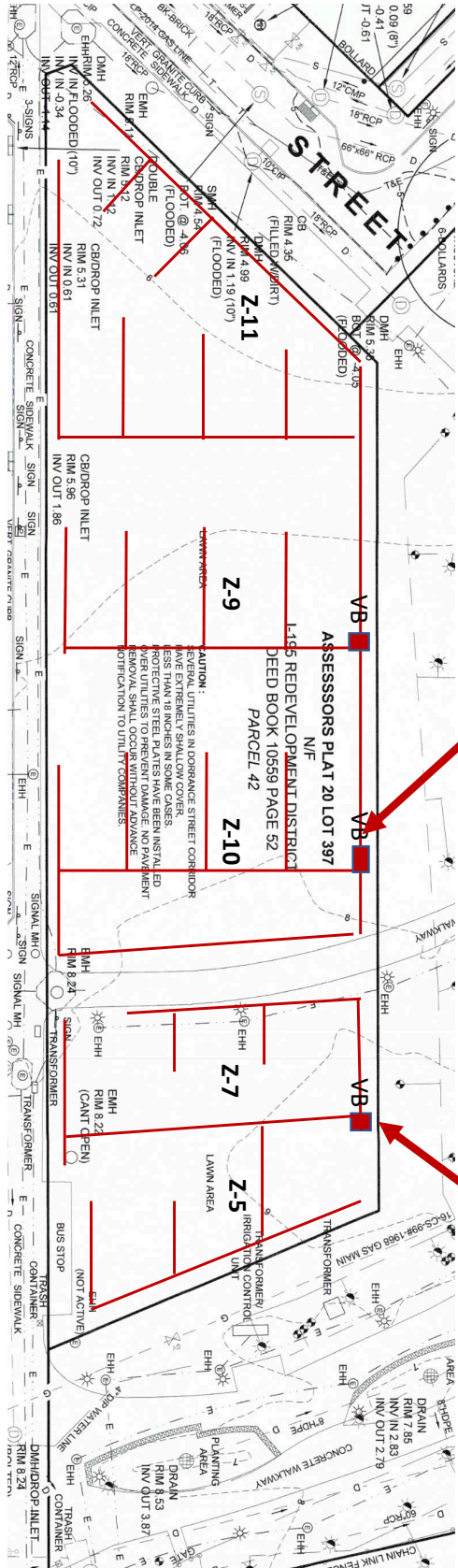
**EXISTING CONDITIONS PLAN**

**C-100**



Water connection  
@2" Main

Water connection off  
existing zones Z-5 & Z-7



### I-195 Park Irrigation System Install Add-on

- Z-5 = Zone 5: Add on to existing zone
  - Z-7 = Zone 7: Add on to existing zone
  - Z-9 = Zone 9: New installation
  - Z-10 = Zone 10: New installation
  - Z-11 = Zone 11: Add on to existing zone
- VB: Zone Valve Box

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# ATTACHMENT B

