

MORRIS HOUSING AUTHORITY

INVITATION TO BID – MAIN CONSTRUCTION

EAST STREET HOUSING – 103 EAST STREET, MORRIS, CT

Addendum 1: Responses to Questions at Site Walk and Other Requests for Information

1. Who attended the site walk at 10:00 am on Tuesday, August 18?

7 Summits
A. Secondino & Son
Banton Construction
Nosal Builders
Pelletier Construction Management
Sav-Mor
SRC Construction

2. The table of contents of the project specifications lists these specs sections, but they are missing. Will they be provided?

Portions of Division 32 and all of Division 33 were not included in the initial submittal. They are attached. There are new sections in Divisions 31, 32 and 33. The new sections are shown in the Table of Contents as bold and italics. There will also be two new small sections in Division 8 that will be provided with the responses to the technical questions that will be provided by September 1.

3. **Is the schedule for bid submittal being extended?**

Yes. The initial bid schedule of 2:00 on September 3 will be extended. Answers to the technical questions that have been received will be provided by Tuesday, September 1. The bid due date is **extended by two weeks to 2:00 on Thursday, September 17.**

4. Is this project under CHFA financing and guidelines?

The project will be funded under CT DOH and will follow the combined CHFA/DOH guidelines.

5. Is a project schedule required with the bid?

No.

6. What is the retainage?

5.0%.

7. What are the daily liquidated damages?

There are no liquidated damages.

8. How many copies of the bid would you like us to submit?

One hard copy, and also a **thumb drive**.

9. Are the town permit fees waived?

No.

10. Are we required to provide preventative maintenance once the job is done? If so, for how long? This would be separate from our 1 Year Workmanship Warranty?

No.

11. Please confirm if this project is tax exempt. Per BID FORM "All State of Connecticut Taxes are excluded from the Bid Sum" however; section 011000 GENERAL REQUIREMENTS states All costs required by the Contractor to perform the work that is required to comply with the agreed completion date on the construction schedule are to be included in the Contractor's base bid, including taxes, fees and permits.

The project is tax exempt.

12. When are the construction start and finish dates?

The construction start date will be determined by the timing for funding release. It could be later this year. The finish date will be determined with the selected contractor. Construction duration is estimated to be in the range of 8 to 10 months, but depending on weather. There is no firm required time period.

13. Are utilities (electric and water) available for construction use free of charge?

No.

14. What is the access to the site during construction?

All access will be from the property road frontage. Access through the existing Eldridge senior housing will be prohibited during construction and will be only for emergencies.

15. Is project funding in place at this time.

No. It will be applied for after we determine what the construction cost is. We have been in ongoing discussions with DOH so that this can be moved as quickly as possible after construction costs are determined.

16. Will the site work be complete when this contract begins work? More specifically, the site work is NOT a part of this contract? Please confirm.

The initial site work will be completed before this current scope is started. The initial site work scope is described on the project plans. Not all site work will be completed, because some must be completed or is more effectively completed after the building construction. That site work is included as part of this contract.

17. The RFP states that initial site preparation will be completed prior to the start of this Phase II contract. Drawing C1 identifies Phase I work as outside the current scope, and Section 01 74 16 identifies the Phase I sitework documents as reference only. We understand the Phase I site work has not yet been awarded or commenced. Please confirm whether Phase I will: be separately awarded and completed prior to Phase II; proceed concurrently under a separate contract; or be incorporated into the current Phase II contract as part of this bid. If any Phase I work is to be included in this bid, please issue revised scope documents clearly identifying the work to be included.

The Phase 1 work will be awarded separately and will be completed prior to Phase 2.

18. Section 03 30 00 contains conflicting requirements regarding responsibility for testing. Please confirm whether all third-party material testing and special inspections are by the Owner, and identify any testing required to be included in the Contractor's Base Bid.

All third-party material testing and special inspections will be paid by the Owner. The Contractor will coordinate required testing and inspections.