

MORRIS HOUSING AUTHORITY

INVITATION TO BID – MAIN CONSTRUCTION

EAST STREET HOUSING – 103 EAST STREET, MORRIS, CT

Responses to Questions at Site Walk and Other Requests for Information

Addendum 1: Items 1 - 18

Addendum 2: Items 19 - 34

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.

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 until 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.

19. Structural Drawing S500 specifies No. 2 Douglas Fir framing. Please confirm No. 2 Spruce-Pine-Fir (SPF) is acceptable in lieu of No. 2 Douglas Fir.

The use of No. 2 Spruce Pine Fir (SPF) in lieu of No.2 Douglas Fir shall be acceptable.

20. Section 06 40 23 requires AWI-certified fabricator/installer participation and AWI certification labels/certificates. Please confirm whether the AWI certification and labeling requirements may be waived, provided the architectural woodwork complies with the specified AWI quality standards and grades.

Certifications and labeling may be waived, however all AWI standards must be utilized and met for the project.

21. S200 refers to the architectural drawings for foundation waterproofing requirements. A502 shows geo-fabric wrap at the footing drain and a protective membrane strip, but no foundation waterproofing or damp-proofing system is identified. Please confirm whether any waterproofing or damp-proofing is required at the foundation walls. If so, please provide specification.

Yes, provide foundation damp proofing at all foundation walls. Use HENRY 101 NON-FIBERED BLACK FOUNDATION COATING (or equivalent) applied at manufacturer's recommended application rate for new concrete.

22. A502 indicates 2" rigid insulation at the foundation; however, no corresponding material specification was found. Please provide the required specification / insulation type, R-value, and compressive strength.

Use 2" rigid foam boards, FOAMULAR NGX F-250 SSE R-10 (or equivalent) under the slab on grade for a distance of 4' from inside edge of foundation wall. None required at the foundation walls.

23. The drawings indicate thermal insulation at walls and slab/foundation conditions; however, no corresponding architectural thermal insulation specification was found. Please provide the required thermal insulation specification, including insulation type, R-value, and applicable locations.

See Response 22.

24. A502 indicates composite soffit with continuous soffit vent, while Section 07 46 33 specifies center-vented vinyl soffit. Please confirm the required soffit material and venting system.

Vented vinyl soffit shall be used.

25. Drawing A501 shows the under slab rigid insulation extending roughly 3 feet from the perimeter edge. Please confirm this is correct for bidding purposes.

See Response 22.

26. Rated wall assemblies are shown; however, no fire-resistive joint system or listed perimeter joint detail was found. Please provide the required listed joint systems at the head, base, and perimeter of rated wall assemblies, or confirm these conditions are included within the specified rated wall assembly.

Provide HILTI CP-605 Bottom of Wall Firestop Sealant at base of wall. Provide HILTI CFS-S SIL GG Firestop Silicone Sealant at top and perimeter of assembly.

27. MEP specifications reference a "FIRESTOPPING SYSTEMS" section; however, no such section was found. Section 07 90 00 requires UL 1479-listed sealants at rated penetrations. Please confirm Section 07 90 00 governs all penetration firestopping requirements, or provide the referenced firestopping specification.

Yes, Section 07 90 00 shall prevail.

28. A801 and A802 indicate fiberglass exterior doors; however, no corresponding fiberglass door specification was found. Please provide the required fiberglass door specification, including manufacturer, construction, finish, and performance requirements.

Refer to enclosed Specification Section 08 16 13 (Fiberglass Entry Doors) and corresponding TOC update.

29. No architectural access doors or panels are located on the drawings, and no access door specification was found. Please identify all required access door/panel locations and provide the applicable specification.

Refer to enclosed Specification Section 08 31 13 (Access Doors and Frames) and corresponding TOC update.

30. C1 and Section 26 32 13 require a 500-gallon underground propane tank; however, complete installation requirements are not provided. Please provide the required tank specification, including corrosion protection, burial/backfill, anchorage, regulators/appurtenances, testing, and connection requirements.

Refer to revised drawings P200, P400 and E700.

31. No mailbox locations, details, or specifications were found in the contract documents. Please confirm whether mailboxes are required under this contract and, if so, provide the required type, quantity, and locations.

Yes, a pedestal type mailbox shall be required. Quantity shall be eight mailboxes and two parcel boxes anchored on a concrete slab. Please carry an ALLOWANCE of \$7,500 for this purpose.

32. The plans call out 3000 3/4 0.45 W/C (4.5 +/- 1.5 Slump). The specs 03 30 00 call out 5000 PSI for Footings, Walls and Slab on Grade. Which is correct?

The notes on sheet S500 have been revised/updated to reflect the design specifications indicated on spec section 03 30 00. If further conflict occurs between design documents, the more stringent of the conflicting documents shall govern.

33. Section 03 30 00 -2.8.-F requires steel fiber reinforcement at 3–7.5 lb./cu. yd. in addition to synthetic micro- and macro-fibers; however, no steel-fiber product or specific dosage is identified. Please confirm steel fiber is required and, if so, provide the required product/type and dosage rate, and identify where it is applicable.

There is no topping slab indicated in this project and thus, this section has been removed from the revised spec section 03 30 00.

34. The Specs call out a Topping Slab to be 3000 PSI and it says Steel Fibers 3-7.5 LBS dosage rate but does not state what brand of Steel Fibers. Steel Fibers are generally used to replace rebar. Please clarify.

There is no topping slab indicated in this project and thus, this section has been removed from the revised spec section 03 30 00.

35. Q

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