



**ADDENDUM NO. 01**

PRS MODULAR CLASSROOMS  
949 AVERY STREET  
SOUTH WINDSOR, CONNECTICUT  
FOR THE TOWN OF SOUTH WINDSOR

Client Project No. 2023-005  
R&D File No. 22126

December 19, 2022

The following list of changes are hereby made to the bid documents dated December,09, 2022 for the project referred to above. Bidders shall indicate receipt of this addendum on the bid form and reflect the changes in bids submitted. Additional compensation or change orders will not be granted after the contract is awarded or during construction due to omission of the listed items by the bidder.

1. ADDENDUM NO. 01

- Updated drawings with vocabulary changes and updated Bidding manual with cover page and table of contents in the correct order.
- Answer to initial RFI's

RESPONSE TO RFI #1

- 1) QUESTION: What date will we be allowed on site to begin site work for the modular units?  
ANSWER: Construction may begin on the day after the last day of school projected June 16<sup>th</sup>, 2023. Exact date is subject to change due to snow days etc. Please refer to the link to the school district's calendar in the attachments section of addendum No. 01 to see the latest schedule.
- 2) QUESTION: What is the completion date for this project?  
ANSWER: Construction must be substantially completed and the modulars ready for use by August 15<sup>th</sup>, 2023. Please refer to the link to the school district's calendar in the attachments section of addendum No. 01 to see the latest schedule.
- 3) QUESTION: Can the LD's (*Liquidated Damages*) be waived?  
ANSWER: No. Liquidated damages of \$1,000 per day beyond the substantial completion date of August 15, 2023 is applicable.
- 4) QUESTION: Is a Bid Bond Required?  
ANSWER: Yes, it is 5% of the base bid.



5) QUESTION: Are the modular unit's sale or lease? If lease what are the terms?

ANSWER: The school district will be leasing the modular units. The district intent is to lease the units for a nine-year period. The revised bid form requires that a monthly lease rate be provided based on a nine-year lease duration.

6) QUESTION: Will you provide a lease document? Currently there is a sale document in the package.

ANSWER: No, the modular unit fabricator shall submit a draft lease contract with their bid for review by the owner.

7) QUESTION: Is steel gage acceptable for exterior siding? (Suggested)

ANSWER: Steel Gage is not acceptable. Provide exterior finish per drawings.

8) QUESTION: We are currently bidding another project in the New England area and are having a difficult time getting subcontractors to submit pricing quickly around the holiday season. Would it be acceptable to submit an allowance/budget for the site work portion (electrical, plumbing, life safety, etc.) and do that scope under a COST + contract, and the modular building delivery/installation would be a firm fixed price?

ANSWER: No, the entire projects shall be bid under a lump sum amount without allowances. Procurement statutes require the town to award to the lowest, qualified responsible bidder. Submission of allowances for the bid do not facilitate such.

9) QUESTION: Will a better project schedule have any weight toward being awarded the project?

ANSWER: No but contractor should include their anticipated substantial completion date with bids.

10) QUESTION: Will there need to be testing done determine exactly where the grease traps are located?

ANSWER: Before construction verification of the exact northern and southern corner of the grease traps are to be identified and marked by general contractor. The general contractor is required physically locate the corners of the grease traps by excavating to the corners prior to installing helical anchors.

11) QUESTION: Will the controllers above door 189 in the drawings be removed or relocated?

ANSWER: The controllers are to be relocated to the left of door 003A in the drawings please see sheet E-4 for anticipated location.

12) QUESTION: EIFS specification, drawing sheet G-3, page 4, identifies wall assembly as W-2 on all exterior sides of modular building. Drawing sheet A-1, W-2 identifies EIFS exterior finish. Contrarily, drawing sheet A-2, page 7 notes brick covered skirt to match modular manufacturer. Please confirm which exterior walls are proposed with thin brick system.

ANSWER: Please see the revised wall type 2 (W2) on drawing sheet A-1, that is part of addendum No. 01.



- 13) QUESTION: Will the school accept an approved code compliant footing/foundation system designed by a Connecticut licensed structural engineer? For both modular buildings and connector?  
ANSWER: The basis of the bid is shown in the contract documents. The foundation design for the modular classrooms units are the responsibility of the contractor and his modular fabricator. They shall be designed by an engineer licensed to practice in the state of Connecticut. The connecting corridor helical anchor foundation systems is the basis of the bid and was designed to transfer all building loads below the bottom of the grease trap structures. The contractor/modular fabricator may provide an alternative design to that shown in the contract document as long as it meets the intent of the drawings and is found to be acceptable by Russell and Dawson and approved by the local building official. Should Russell and Dawson and/or the local building official not accept such alternative design, the contractor is responsible for installing the system indicated in the contract documents.
- 14) Question: Would the town accept an alternate design in lieu of pre-engineered aluminum ramps and decks inside enclosed connector?  
Answer: Yes, if alternate designs are approved, and comply with code requirements. Basis of bid are the pre-engineered aluminum ramps. Should the contractor carry the cost of an alternate design that is not acceptable by the owner or building official, the contractor shall provide the specific ramp and deck system at no additional cost to the owner.
- 15) QUESTION: Can the school provide the dimensions of (7) windows above proposed enclosure which may require fire rated shutters?  
ANSWER: Yes, the dimension of the seven (7) windows are 2'-8" W X 4'-0" H. Please see the existing gym wall drawing in the dropbox link for extra clarification.
- 16) QUESTION: Will the school require construction site fencing for the project? If so, can the school identify the proposed fence outline?  
ANSWER: The contractor is responsible for protection of the work and site safety. The contractor shall utilize movable fencing or orange construction fencing around the site to prevent non-construction personnel from entering the work site and to maintain OSHA safety and compliance.
- 17) QUESTION: HVAC system powered by gas?  
ANSWER: The HVAC system will be powered by electric.
- 18) QUESTION: Is a used building acceptable?  
ANSWER: The Town of South Windsor and Board of Education requires new construction.
- 19) QUESTION: What type of contract will you utilize for this project, AIA or BOXX Modular standard contract?  
ANSWER: The owner will use AIA Standard Contracts (A101-2017) for the construction work. Modular standard contracts are to be used for the lease portion of the modulares and submitted along with the bids for owner approval.
- 20) QUESTION: Can you publish a copy of the Geotech report?  
ANSWER: Yes, please see the Geotech report in the dropbox link in the attachment section.



21) QUESTION: Due to the holidays will you extend the bid due date? When?

ANSWER: No, the bid due date will remain December 29, 2022.

22) QUESTION: Do we need to supply an office trailer for meetings as part of the RFP.

SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS 2.1 TEMPORARY FACILITIES

ANSWER: No, an office trailer is not necessary.

#### ATTACHMENTS

1. Drop box Link (Containing: PRS MODULAR CLASSROOM DRAWINGS, BIDDING MANUAL FOR RFP 2023-005 (UPDATED BID FORM AND PROJECT MANUAL), TRADE CONTACTS FROM THE ORIGINAL PROJECT, WALKTHROUGH ATTENDANCE SHEET, EXISTING GYM WINDOW DRAWINGS, GEOTECH REPORT)

<https://www.dropbox.com/scl/fo/e7n82elwnk4vv8xemy8g1/h?dl=0&rlkey=njwjwfcqbxk651k4pwjqlrmq0>

2. Link to District School Calendar: <https://www.southwindsorschools.org/calendars>

END OF ADDENDUM NO. 01

DOCUMENT 004113 - BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 BID INFORMATION

- A. Bidder: \_\_\_\_\_
- B. Prime Contract: \_\_\_\_\_
- C. Project Name: PRS Modular Classrooms
- D. Project Location: 949 Avery Street, South Windsor, CT.
- E. Owner: Town of South Windsor
- F. Architect: Russell and Dawson, Inc.
- G. Architect Project Number: 22126
- H. Anticipated Substantial Completion Date: \_\_\_\_\_(2023).

1.2 CERTIFICATIONS AND BASE BID

- A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Russell and Dawson, Inc. and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

Base bid includes the entire construction of the pedestrian walkway, all site work, and the initial costs to the modular classroom including to but not limited to the security deposit and shipment of the modular. For lease term of the modular please refer to Section B.

- 1. \_\_\_\_\_ Dollars (\$\_\_\_\_\_).
- 2. The above amount may be modified by amounts indicated by the Bidder on the attached Document 004323 "Alternates Form."
- B. Lease contract 1.) 9-year rental term monthly payments. 2.) A month-to-month basis thereafter.
  - 1. \_\_\_\_\_ Dollars (\$\_\_\_\_\_).
  - 2. \_\_\_\_\_ Dollars (\$\_\_\_\_\_).

PRS Modular Classrooms  
949 Avery Street  
South Windsor, Connecticut

File No. 22126  
December 9, 2022,  
www.rdaep.com

Russell and Dawson INC  
1111 Main Street  
East Hartford, CT 06108-2241

C. Removal cost at end of rental term.

1. \_\_\_\_\_ Dollars (\$\_\_\_\_\_).

PART 2 -

2.1 BID GUARANTEE

- A. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 days after a written Notice of Award, if offered within **60** days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the following amount constituting five percent (5%) of the Base Bid amount above:
1. \_\_\_\_\_ Dollars (\$\_\_\_\_\_).
- B. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the cash, cashier's check, certified check, U.S. money order, or bid bond.

2.2 SUBCONTRACTORS AND SUPPLIERS

- A. The following companies shall execute subcontracts for the portions of the Work indicated (insert scope and Company Name):
1. \_\_\_\_\_.
2. \_\_\_\_\_.
3. \_\_\_\_\_.
4. \_\_\_\_\_.

2.3 CONTRACTOR'S LICENSE

- A. The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in South Windsor, Connecticut, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

2.4 SUBMISSION OF BID

- A. Respectfully submitted this \_\_\_\_ day of \_\_\_\_\_, 2022.
- B. Submitted By: \_\_\_\_\_ (Name of bidding firm or corporation).
- C. Authorized Signature: \_\_\_\_\_ (Handwritten signature).
- D. Signed By: \_\_\_\_\_ (Type or print name).
- E. Title: \_\_\_\_\_ (Owner/Partner/President/Vice President).

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- F. Witnessed By: \_\_\_\_\_ (Handwritten signature).
- G. Attest: \_\_\_\_\_ (Handwritten signature).
- H. By: \_\_\_\_\_ (Type or print name).
- I. Title: \_\_\_\_\_ (Corporate Secretary or Assistant Secretary).
- J. Street Address: \_\_\_\_\_.
- K. City, State, Zip: \_\_\_\_\_.
- L. Phone: \_\_\_\_\_.
- M. License No.: \_\_\_\_\_.
- N. Federal ID No.: \_\_\_\_\_ (Affix Corporate Seal Here).

END OF DOCUMENT 004113



DOCUMENT 004323 - ALTERNATES FORM

- A. Bidder: \_\_\_\_\_.
- B. Prime Contract: \_\_\_\_\_.
- C. Project Name: PRS Modular Classrooms
- D. Project Location: 949 Avery Street, South Windsor, CT.
- E. Owner: Town of South Windsor
- F. Architect: Russell and Dawson, Inc.
- G. Architect Project Number: 22126.

1.2 BID FORM SUPPLEMENT

- A. This form is required to be attached to the Bid Form.

1.3 DESCRIPTION

- A. The undersigned Bidder proposes the amount below be added to or deducted from the Base Bid if particular alternates are accepted by Owner. Amounts listed for each alternate include costs of related coordination, modification, or adjustment.
- B. If the alternate does not affect the Contract Sum, the Bidder shall indicate "NO CHANGE."
- C. If the alternate does not affect the Work of this Contract, the Bidder shall indicate "NOT APPLICABLE."
- D. The Bidder shall be responsible for determining from the Contract Documents the affects of each alternate on the Contract Time and the Contract Sum.
- E. Owner reserves the right to accept or reject any alternate, in any order, and to award or amend the Contract accordingly within 60 days of the Notice of Award unless otherwise indicated in the Contract Documents.
- F. Acceptance or non-acceptance of any alternates by the Owner shall have no affect on the Contract Time unless the "Schedule of Alternates" Article below provides a formatted space for the adjustment of the Contract Time.

#### 1.4 SCHEDULE OF ALTERNATES

- A. Alternate No. 1: Provide sinks and connect to existing plumbing in modular classrooms as per plumbing drawings:
1. ADD \_\_\_\_ DEDUCT \_\_\_\_ NO CHANGE \_\_\_\_ .  
Dollars (\$ \_\_\_\_).
  2. ADD \_\_\_\_ DEDUCT \_\_\_\_ calendar days to adjust the Contract Time for this alternate.
- B. Alternate No. 2: Provide (7) 45 min fire shutters above existing windows in gymnasium if code modification request for 2hr rated roof is rejected. If fire shutters are needed roof shall be constructed at a 1hr rating and detail given by the architect.:
1. ADD \_\_\_\_ DEDUCT \_\_\_\_ NO CHANGE \_\_\_\_ .  
Dollars (\$ \_\_\_\_).
  2. ADD \_\_\_\_ DEDUCT \_\_\_\_ calendar days to adjust the Contract Time for this alternate.
- C. Alternate No. 3: Connect front row system in each modular classroom to existing IT Room 115.:
1. ADD \_\_\_\_ DEDUCT \_\_\_\_ NO CHANGE \_\_\_\_ .  
Dollars (\$ \_\_\_\_).
  2. ADD \_\_\_\_ DEDUCT \_\_\_\_ calendar days to adjust the Contract Time for this alternate.

#### 1.5 SUBMISSION OF BID SUPPLEMENT

- A. Respectfully submitted this \_\_\_\_ day of \_\_\_\_\_, 2022.
- B. Submitted By: \_\_\_\_\_ (Name of bidding firm or corporation).
- C. Authorized Signature: \_\_\_\_\_ (Handwritten signature).
- D. Signed By: \_\_\_\_\_ (Type or print name).
- E. Title: \_\_\_\_\_ (Owner/Partner/President/Vice President).

END OF DOCUMENT 004323