



**Southern Connecticut  
State University**

Office of Facilities Operations and Planning  
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**North Campus Townhouses C & D Units Renovations - 2021**

**Project Number: SCSU-2021-01**

**Bid No.:RFQ-21-SCSU-02**

**ADDENDUM NO. 1**

**February 11, 2021**

TO: Prospective Contractors of Record

FROM: Peter J. Visentin, Director of Architectural Services  
Richard L. Glasson, Purchasing Assistant  
Procurement, Southern Connecticut State University 501 Crescent Street, New Haven, CT 06515-1355  
Tel 203-392-6702

REFERENCE: Proposal Documents For:  
North Campus Townhouses C & D Units Renovations – 2021  
Project Number: SCSU-2021-01  
Bid No.: RFQ-21-SCSU-02

This Addendum forms a part of the contract documents and modifies the original proposal documents, Dated December 22, 2020, Revised January 22, 2021.

**Item 1 CLARIFICATION –PROJECT MANUAL FOR BIDDERS:**

Refer to the 'Objective Criteria for Evaluating Qualifications of Bidders' for the bidders/contractor qualifications for bidding and for actually doing the work described in the documents. The University has very strict requirements that a contractor must have the experience and capability to do the work.

The Owner will consider requests for equals or substitutions if made prior to the Receipt of the Competitive Bid. The information on all materials shall be consistent with the information in the specifications.

**Item 2 TYPICAL PRE-BID CONFERENCE CLARIFICATIONS**

1. Project Scope  
Bids are NOT limited only to contractors that are registered with DAS minority & small business set-aside program.

2. No Site Walkthrough  
The buildings are typical residential construction. The drawings include a sheet that includes photos of existing conditions. Budget is over \$500,000.00

3. Bid Schedule  
Pre – Bid Conference: NO Pre-Bid Conference. There is no plan holder's list.

Addendums will be posted on web sites only:

[www.southernct.edu/purchasing/bids](http://www.southernct.edu/purchasing/bids) OR

[www.biznet.ct.gov/SCP\\_search/default.aspx?acclast](http://www.biznet.ct.gov/SCP_search/default.aspx?acclast)

[Pick 'SCSU' as the organization, then pick "Solicitations"]

Bids Due ELECTRONICALLY: Friday, February 19, 2021, at 2:00 PM local time at [procurement@southernct.edu](mailto:procurement@southernct.edu) -

See Invitation to Bid,

**North Campus Townhouses C & D Units Renovations - 2021**  
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**Item 2 TYPICAL PRE-BID CONFERENCE CLARIFICATIONS (Con't)**

4. Required Forms and Information  
First sheet, 'Forms to be Returned' lists all forms required including DAS Prequalification Certificate.  
During construction, except for items that need notarized signatures or original signatures, all submissions & communications must be via email with any attachments in pdf form.
5. Contract Award  
One Single Lump sum bid for project.  
The SCSU Construction Contract must be signed by the GC prior to the issuance of a Purchase Order.
6. Review of Bid Proposal Form  
Liquidated Damages: \$300.00/day  
Insurance Requirements  
Base Bid - Must include Allowance - See Bid Form And General Requirements Section 01 21 00.  
Unit prices – NOT APPLICABLE FOR THIS PROJECT
7. Project Schedule  
See Bid Form
8. Prevailing Wage Rates  
Applicable for this Project  
Certified Payroll – must be submitted with payment application.
9. Insurance Certificates, Bonds, Affirmative Action Plan  
Insurance Certificate required with proposal  
Performance and Material and Labor Bond required after contract award  
Affirmative Action plan needs to be submitted to CHRO within 10 working days of bid op'g and before starting work on the project.  
2% will be withheld from payments until plan is approved.
10. Use of the Premises  
Sites themselves will not be occupied during construction, but nearby townhouses will be occupied.  
Lead – This facility was constructed after 1978 and is not likely to have painted surfaces containing lead-based paint.  
Asbestos – It is not expected that there is any asbestos in the buildings, and there has never been any encounters with asbestos in the buildings.
11. Security – ID Badges  
If possible, all workers must obtain ID badges at 615 Fitch Street, Facilities Operations Building.
12. Working Hours  
**7:00 AM – 7:00 PM**  
Any change in working hours noted must be reviewed with Construction Administrator. Any schedule change approval must include notice to SCSU University Police Dept.
13. Inspections & Approvals  
Staff of Facilities, OSBI, OSFM
14. Worker Behavior Issues  
Please see the Standards of Conduct under Section 01 14 00 of the General Requirements.

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**February 11, 2021**

**Item 3 CLARIFICATION – FRONT DOOR LOCKSET CYLINDERS**

The existing lockset cylinders at the front door of each unit should be **replaced with new cylinder, Owner supplied, Contractor installed.**

All other components of the existing locksets and the new cylinders that came with the new locksets should be returned to the SCSU Locksmith.

**Item 4 FURNITURE STORAGE IN TOWNHOUSE UNITS – BASE CONTRACT BID**

Each townhouse units contains the following furniture:

4 beds, 4 desks, 4 three drawer dressers, 4 desk & 4 kitchen chairs. In addition, there are one kitchen table, two end tables, a coffee table and two loveseats.

The furniture in each area should be moved as determined by the GC to do his work. At the end of the project, the GC should lay out the furniture as it was before the renovations. The furniture must be clean and dust-free when it is put back in place.

**Item 5 SECTION 00 11 16, INVITATION TO BID – BID OPENING**

Bids will be received electronically not later than 2:00 PM on **FRIDAY**, February 19, 2021.

**Item 6 SECTION 00 40 13, BID PROPOSAL FORM**

**PARAGRAPH 7.3, CONTRACT SUMS – APPLIANCES**

**The fixed cost of the appliances for all of the units is to be included in the base contract bid.**

See the Bid Form

**Page 12 of 15, PARAGRAPH 7.5.1 NAMED SUBCONTRACTORS:**

The prime contractor (The Bidder) can name itself as self-performing General Trades.

But the university is most interested in having a list of all of the major subcontractors for this project.

Add additional pages if necessary.

**Item 7 DRAWING M1, FIRST AND SECOND FLOOR PLANS, CLARIFICATION:**

**18” x 12” RETURN GRILLE NEAR MECHANICAL ROOM DOOR**

The existing grille is to be replaced: 20” x 14” grille for 18” x 12” opening.

**Item 8 DRAWING E1, PARTIAL FIRST & SECOND FLOOR ELECTRICAL PLANS:**

As noted on drawing: “Owner to provide range power cord shut-off device and sensor alarm equal to ‘Smartrange’.  
Contractor to install as required. Typical “

See attached brochure and installation instructions for ‘Smartrange’ device.

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**ATTACHMENTS:**

Brochure for 'Smartrange' Fire Prevention Product.  
Installation Instructions for 'Smartrange' Fire Prevention Product.

**CONTRACTOR SHALL ACKNOWLEDGE RECEIPT OF THIS  
ADDENDUM ON THE BID FORM**

END OF ADDENDUM NO. 1

Sincerely yours,

  
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Peter J. Visentin, AIA  
Director of Architectural Services

  
\_\_\_\_\_  
Richard L. Glasson  
Purchasing Assistant

# SMARTRANGE™

FIRE PREVENTION PRODUCTS

Cooking fires cause more than **\$1 Billion** in direct property damage every year.

Source: NFPA



SmartRange is the ideal cooking fire safety solution for all glass top electric ranges. SmartRange monitors changes in the range's cooking temperature. If it detects a cooking fire risk, it will signal a pre-alarm. If the pre-alarm is left unattended, it will automatically shut off the range. SmartRange can significantly improve cooking safety and deliver an excellent return on investment through insurance, restoration and lost rent savings.

## STOP FIRES BEFORE THEY START!

Prevent The Fire. Control The Source.

- Electric Glass Top Solution
- Protects Property
- Saves Lives
- Easy To Install

Vincent Navin II - SmartBurner Specialist  
CT State Certified Deputy Fire Marshal  
NFPA Board Certified Fire Protection Specialist

Contact Vinny Today at:  
vinny@allstatefireinc.com  
(959) 200-6550



How  
SmartRange  
Works

## Ideal cooking fire protection for glass top electric ranges.

Cooking is the leading cause of household fire and fire related injuries. With SmartRange, glass top electric ranges in North America can finally benefit from the same award-winning technology that has helped keep so many European kitchens and homes safer for years.

SmartRange uses an intelligent Heat Sensor installed above the range and a Control Unit that cuts off the range's power supply when a cooking fire risk is detected.

### Includes advanced heat sensor technology

- SmartRange employs two types of advanced heat sensors plus a unique learning function.
- Monitors excessive range temperatures by measuring the rate of temperature change and the ambient temperature.
  - UL listed.

### Easy to install & use

- Quick set-up ensures quick protection.
- Heat Sensor and Control Unit are factory paired.
- Heat Sensor battery rated for 10-years.
  - No monthly testing.

### Proven cooking fire prevention

- Heat Sensor removal or tampering disables range use.
  - Automatic fault diagnosis.  
(Also able to detect a faulty installation.)
  - Prevents overheated range use.



Cooking fires are the leading  
cause of household fires.

Source: NFPA

### Intelligent Cooking Fire Prevention.

**Auto Power Cut-off.**

**One Year Warranty.**

Vincent Navin II  
SmartBurner Specialist  
CT State Certified Deputy Fire Marshal  
NFPA Board Certified Fire Protection Specialist  
vinny@allstatefireinc.com  
(959) 200-6550

Allstate Fire Equipment  
70 Robert Jackson Way  
Plainville, CT 06062  
(860) 793-6900

Alarm sign 80dB at 39" (1m) / Silent alarm  
Extremely low energy use (app. 1W)  
Radio 315 MHz 10 mW RF  
Factory paired / Voltage 250 V 35 A  
Patent pending  
UL listed: UL 60730-1, UL 60730 2-9  
CAN/CSA-E60730-1:13, CAN/CSA- E60730 2-9:15

Never Leave Cooking Unattended.



# SMARTRANGE™

FIRE PREVENTION PRODUCTS

## INSTALLATION MANUAL



### SUMMARY

SmartRange helps prevent cooking fires before they can happen. Automatically shuts off when a cooking fire risk is detected. Compatible with all electric ranges.

### CONTACT

1.800.433.6026  
support@pioneeringtech.com  
pioneeringtech.com

Pioneering Technology Corp.  
2400 Skymark Ave., Unit 7  
Mississauga, Ontario, CANADA L4W 5K5

## COMPATIBILITY

All electric ranges including glass top, coil and induction.

For installations that:

1. Prevent the Heat Sensor from being installed directly to the underside of the rangehood or an over-the-range microwave, or allow for less than 18" of clearance between the range and the rangehood:

Please contact your Pioneering Technology representative for custom installation assistance.

- For indoor use only • Not suitable for use in professional kitchens. • Disconnect power before installation • Ensure correct Heat Sensor location • Carry out test alarm.

## STEP 1 - INSTALLING THE HEAT SENSOR

Install the Heat Sensor to the underside of the rangehood or the underside of the over-the-range microwave (OTR).

Note: Centre the Heat Sensor so it points as directly as possible to the centre of the range.

Keep the Heat Sensor a minimum of 1cm away from any rangehood lights. Ensure that the Sensor is attached to a flat, horizontal portion of the rangehood or OTR. Mounting surface should be clean and grease-free.

1. Ensure the Heat Sensor is at room temperature. Peel off the protective backing from the Sensor's mounting plate and attach the Sensor to the underside of the rangehood or OTR microwave. Ensure that the LED side of the Sensor faces you (Image 1). Remove the Sensor from the magnetic plate (Sensor will emit a beep). Check to ensure that the mounting plate is firmly secured by pressing on it.
2. Remove the red battery disconnection tab from the Heat Sensor (Image 2). SAVE RED TAB. It may be required for future use. Reattach Heat Sensor to the mounting plate, be sure the holes in the mounting plate align with the holes in the Sensor.



Image1

Heat Sensor

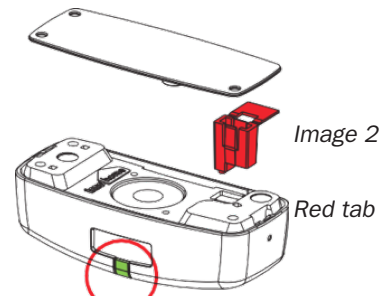


Image 2

Red tab



3. The Heat Sensor and the Control Unit are factory paired. If the distance from the top of the range to the Heat Sensor is greater than 24" but less than 36", please refer to the SmartRange User Guide for adjustments to the Heat Sensor's sensitivity level.
4. If the distance from the top of the range to the Heat Sensor is greater than 36" please contact your Pioneering Technology representative for custom installation assistance.

## STEP 2 - INSTALLING THE CONTROL UNIT

Turn off power at the electric breaker. Pull out the stove and disconnect the stove's power cord from power outlet. Plug range into the Control Unit and plug the Control Unit into the power outlet. Return stove to original position.



*Control Unit*

## STEP 3 - TESTING SMARTRANGE

1. Restore power at the breaker panel. Wait for Control Unit to emit a ringing sound (approx. 30 seconds), then press and hold the Heat Sensor cover until it emits a beep.
2. Control Unit will emit a ringing sound (approx. 15 seconds). After a moment, the Heat Sensor will emit an alarm signal. When the alarm signals, press Heat Sensor once.
3. Range is now operational. The installation is complete you are ready to cook safely.

**NOTE: SmartRange is not a substitute for smart cooking behaviour.  
NEVER LEAVE COOKING UNATTENDED!**

## TROUBLESHOOTING

1. Issue: The Heat Sensor does not respond (green light should illuminate) when pressing the cover.  
Resolution: Check that the red battery disconnection tab has been removed.
2. Issue: The test alarm does not reset.  
Resolution: First, try another test alarm and wait for five seconds before resetting. If the test alarm still does not reset, the Heat Sensor and the Control Unit pairing must be carried out again. (See Chapter 3.3 of Reference Manual that comes in the box with the product. The Reference Manual is also available online at [www.pioneeringtech.com](http://www.pioneeringtech.com) and reference any other info to provide the specific location of where it is located.)

The Heat Sensor and the Control Unit are factory paired. If an unpaired Heat Sensor is being used, please contact your Pioneering Technology representative for custom installation assistance.

## CUSTOM INSTALLATIONS

Custom Installations are required when:

- Ranges that are wider than 36”;
- Where the distance between the range and rangehood or OTR is less than 18” or greater than 36”;
- Where there is no rangehood or OTR and the Heat Sensor must be secured to a wall.

For assistance with a custom installation, or for assistance with any installation related questions please contact your Pioneering Technology representative or email us at: [info@pioneeringtech.com](mailto:info@pioneeringtech.com) or call us directly at 1.800.433.6062.

