



**Southern Connecticut
State University**

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North Campus Townhouse Units Renovations - 2020

Project Number: SCSU-2020-04

Bid No.:RFQ-20-SCSU-12

ADDENDUM NO. 1

June 15, 2020

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 Townhouse Units Renovations – 2020
Project Number: SCSU-2020-04
Bid No.: RFQ-20-SCSU-12

This Addendum forms a part of the contract documents and modifies the original proposal documents, Dated May 27, 2020.

Item 1 CLARIFICATION – RE -BID:

In Re-Bidding the North Campus Townhouse Units Renovations the number of units to be renovated has been cut in half – 8 units in Phase I, 8 Units in Phase II – For a total of 16 Units (NOT 162) - See Bid Form. And Alternate 2, the gas fired combination boiler and fan coil unit is now the mechanical system of the base contract. There is still the same Alternate 1. The Unit Price item has been changed to an Allowance and clarified.

Also, various clarifications, corrections, and additions from the earlier addendums have been incorporated into the project documents.

Item 2 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.

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Item 3 TYPICAL PRE-BID 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 closed, but Bidders are welcome to walk around the outside of the buildings.
3. Bid Schedule
Pre – Bid Conference: NO Pre-Bid Conference.
Addendums will be posted on web sites only:
www.southernct.edu/purchasing/bids OR
www.biznet.ct.gov/SCP_search/default.aspx?acclast
[Pick ‘SCSU’ as the organization, then pick “Solicitations”]
Bids Due ELECTRONICALLY: Tuesday, June 23, 2020, at 2:00 PM local time – See Invitation to Bid,
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 plus Alternate 1 Price.
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 Allowances - 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 opening and before starting work on the project.
2% will be withheld from payments until plan is approved.

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Item 3 TYPICAL PRE-BID CLARIFICATIONS (Con't)

10. Use of the Premises
Sites themselves will not be occupied during construction, but nearby townhouses will be occupied during Phase II.
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.

Item 4 CLARIFICATION – FRONT DOOR LOCKSET CYLINDERS

The existing lockset cylinders at the front door of each unit should be **re-installed** by the Contractor in the new locksets.
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 5 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 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 fixed by a contractor generated (not owner generated.) cost between the contractor and a supplier, and is to be included in the base contract bid.

See the Bid Form

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Item 7 DRAWING PFP1 – PARTIAL FIRST AND SECOND FLOOR – PLUMBING/FIRE PROTECTION PLANS
See attached Drawing. The Description of the Domestic Water Piping Testing Requirements has been added.

Item 8 DRAWING E-1 – PARTIAL FIRST AND SECOND FLOOR PLANS – CO 2 DETECTORS
The University has already installed an addressable CO 2 detector in each Mechanical Room.
Delete all of the new CO 2 detectors that are shown on the drawing outside the bedroom.
Also delete the new Addressable Monitoring Module that is shown in each Mechanical Room.
Delete all wiring, patching of GWB, and all work connected to the new CO 2 detectors.

ATTACHMENTS:

Drawing PFP1 – Partial First and Second Floor – Plumbing/Fire Protection Plans – 1 Sheet

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

END OF ADDENDUM NO. 1

Sincerely yours,

Peter J. Visentin

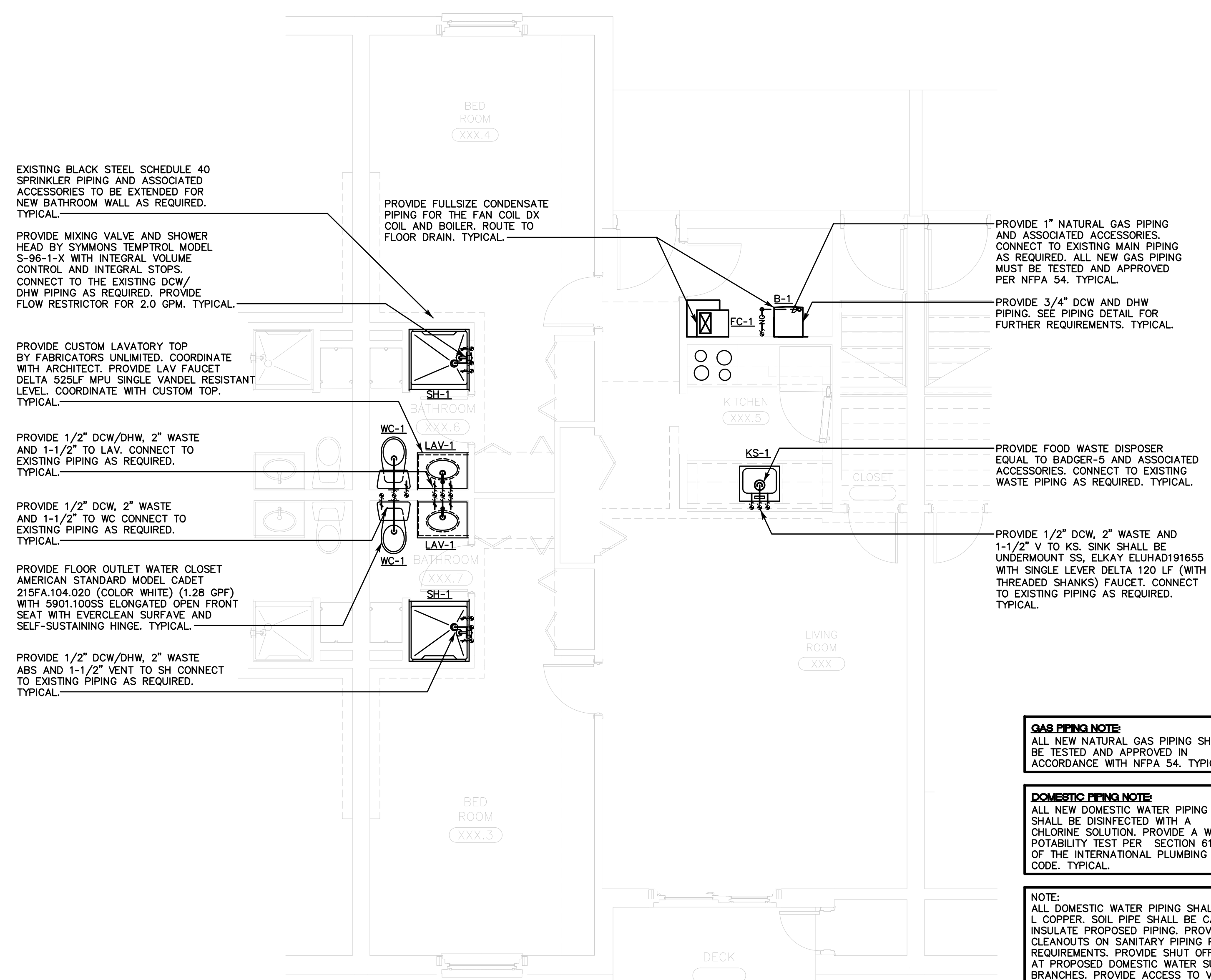
Peter J. Visentin, AIA
Director of Architectural Services

Richard L. Glasson

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Purchasing Assistant



REVISION 06/11/2020



EXISTING BLACK STEEL SCHEDULE 40 SPRINKLER PIPING AND ASSOCIATED ACCESSORIES TO BE EXTENDED FOR NEW BATHROOM WALL AS REQUIRED. TYPICAL.

PROVIDE MIXING VALVE AND SHOWER HEAD BY SYMMONS TEMPTROL MODEL S-96-1-X WITH INTEGRAL VOLUME CONTROL AND INTEGRAL STOPS. CONNECT TO THE EXISTING DCW/DHW PIPING AS REQUIRED. PROVIDE FLOW RESTRICTOR FOR 2.0 GPM. TYPICAL.

PROVIDE CUSTOM LAVATORY TOP BY FABRICATORS UNLIMITED. COORDINATE WITH ARCHITECT. PROVIDE LAV FAUCET DELTA 525LF MPU SINGLE VANDEL RESISTANT LEVEL. COORDINATE WITH CUSTOM TOP. TYPICAL.

PROVIDE 1/2" DCW/DHW, 2" WASTE AND 1-1/2" TO LAV. CONNECT TO EXISTING PIPING AS REQUIRED. TYPICAL.

PROVIDE 1/2" DCW, 2" WASTE AND 1-1/2" TO WC CONNECT TO EXISTING PIPING AS REQUIRED. TYPICAL.

PROVIDE FLOOR OUTLET WATER CLOSET AMERICAN STANDARD MODEL CADET 215FA-104.020 (COLOR WHITE) (1.28 GPF) WITH 5901.100SS ELONGATED OPEN FRONT SEAT WITH EVERCLEAN SURFACE AND SELF-SUSTAINING HINGE. TYPICAL.

PROVIDE 1/2" DCW/DHW, 2" WASTE ABS AND 1-1/2" VENT TO SH CONNECT TO EXISTING PIPING AS REQUIRED. TYPICAL.

PROVIDE FULLSIZE CONDENSATE PIPING FOR THE FAN COIL DX COIL AND BOILER. ROUTE TO FLOOR DRAIN. TYPICAL.

PROVIDE 1" NATURAL GAS PIPING AND ASSOCIATED ACCESSORIES. CONNECT TO EXISTING MAIN PIPING AS REQUIRED. ALL NEW GAS PIPING MUST BE TESTED AND APPROVED PER NFPA 54. TYPICAL.

PROVIDE 3/4" DCW AND DHW PIPING. SEE PIPING DETAIL FOR FURTHER REQUIREMENTS. TYPICAL.

PROVIDE FOOD WASTE DISPOSER EQUAL TO BADGER-5 AND ASSOCIATED ACCESSORIES. CONNECT TO EXISTING WASTE PIPING AS REQUIRED. TYPICAL.

PROVIDE 1/2" DCW, 2" WASTE AND 1-1/2" V TO KS. SINK SHALL BE UNDERMOUNT SS, ELKAY ELUHAD191655 WITH SINGLE LEVER DELTA 120 LF (WITH THREADED SHANKS) FAUCET. CONNECT TO EXISTING PIPING AS REQUIRED. TYPICAL.

GAS PIPING NOTE:
ALL NEW NATURAL GAS PIPING SHALL BE TESTED AND APPROVED IN ACCORDANCE WITH NFPA 54. TYPICAL.

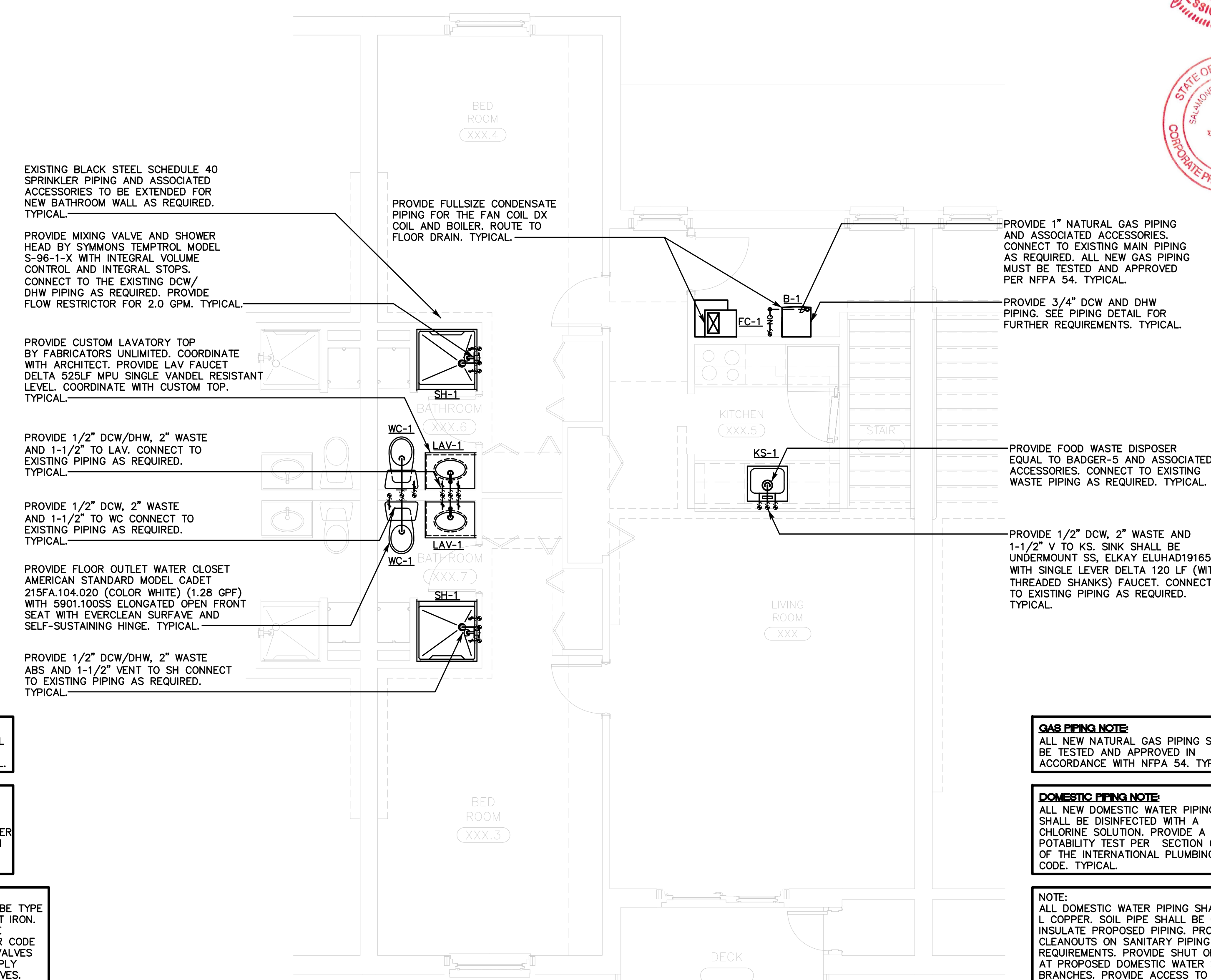
DOMESTIC PIPING NOTE:
ALL NEW DOMESTIC WATER PIPING SHALL BE DISINFECTED WITH A CHLORINE SOLUTION. PROVIDE A WATER POTABILITY TEST PER SECTION 610.1 OF THE INTERNATIONAL PLUMBING CODE. TYPICAL.

NOTE:
ALL DOMESTIC WATER PIPING SHALL BE TYPE L COPPER. SOIL PIPE SHALL BE CAST IRON. INSULATE PROPOSED PIPING. PROVIDE CLEANOUTS ON SANITARY PIPING PER CODE REQUIREMENTS. PROVIDE SHUT OFF VALVES AT PROPOSED DOMESTIC WATER SUPPLY BRANCHES. PROVIDE ACCESS TO VALVES. TYPICAL.

DRAINAGE AND VENT TESTING:
ALL OPENINGS IN THE SYSTEM SHALL BE TIGHTLY CLOSED AND SYSTEM SHALL BE FILLED WITH WATER TO THE POINT OF OVERFLOW. SYSTEM SHALL BE TESTED WITH NOT LESS THAN A 10-FOOT HEAD OF WATER. TO PASS, THE PRESSURE SHALL BE HELD BY THE SYSTEM FOR NOT LESS THAN 15 MINUTES.

DOMESTIC WATER PIPING TESTING REQUIREMENTS
THE CONTRACTOR SHALL UPON COMPLETION OF A SECTION OF OR THE ENTIRE WATER SUPPLY SYSTEM, THE SYSTEM, OR PORTION COMPLETED SHALL BE TESTED AND PROVED TIGHT UNDER A WATER PRESSURE NOT LESS THAN THE WORKING PRESSURE OF THE SYSTEM, OR FOR PIPING SYSTEMS OTHER THAN PLASTIC AN AIR TEST OF NOT LESS THAN 50 PSI (344 kPa). THIS PRESSURE SHALL BE HELD FOR NOT LESS THAN 15 MINUTES. THE WATER UTILIZED FOR TESTS SHALL BE OBTAINED FROM A POTABLE SOURCE OF SUPPLY. THE REQUIRED TESTS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 312 AND SECTION 107 OF THE 2015 EDITION OF THE INTERNATIONAL PLUMBING CODE.

1 PARTIAL FIRST FLOOR PLUMBING/FIRE PROTECTION PLAN - TYPICAL UNIT
SCALE: 1/4" = 1'-0" LAYOUT AS SHOWN OR OPPOSITE HAND, SEE BUILDING PLANS FOR LAYOUTS FOR SPECIFIC UNIT NUMBERS



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2 PARTIAL SECOND FLOOR PLUMBING/FIRE PROTECTION PLAN - TYPICAL UNIT
SCALE: 1/4" = 1'-0" LAYOUT AS SHOWN OR OPPOSITE HAND, SEE BUILDING PLANS FOR LAYOUTS FOR SPECIFIC UNIT NUMBERS