

STONECROFT VILLAGE HEBRON ELDERLY HOUSING  
DATE: JULY 5, 2018  
ITEM: **ADDENDUM #1**

PROJECT: MODERNIZATION

OWNER: TOWN OF HEBRON  
ANDREW J. TIERNEY, TOWN MANAGER

ARCHITECT: LAZARUS AND SARGEANT  
203 265 3194 X 115  
[STEVEN@LAZARUSMAIL.NET](mailto:STEVEN@LAZARUSMAIL.NET)  
CONTACT: STEVEN LAZARUS, LEED AP

---

PLEASE BIND A COPY OF THIS DOCUMENT INTO EACH SPECIFICATION AND NOTIFY ALL INTERESTED PARTIES OF ITS ISSUANCE.

THE CONTENTS OF THIS DOCUMENT ARE A PART OF THE CONTRACT DOCUMENTS AND CHANGE THEM ONLY IN THE MANNER AND TO THE EXTENT STATED.

PLEASE NOTE THE FOLLOWING ANSWERS TO BIDDER SUBMITTED QUESTIONS (QUESTIONS IN ITALIC, ANSWERS IN BOLD):

*1. Will there be a revised bid form?*

**Yes. The new Bidding Requirements Proposal Form is attached to this Addendum. It includes two additional alternates: one regarding hot water heater replacement, and one regarding gable end louvered vent replacement.**

*2. Are the costs for permit fees and state tax to be included or excluded from our bid proposal?*

**The General Contractor is responsible for permit fees. The project is tax exempt.**

*3. Where is re-roofing information?*

**Please see Roof Plan drawings.**

*4. Are all of the existing rain gutters and leaders to be replaced?*

**Yes. As shown on A-1.2 and A-2.2, all gutters and leaders are to be replaced. Please note that miscellaneous areas which currently do not have gutters and leaders are also part of the Work to provide complete roof drainage control, and that all existing and new leaders are to connect to underground drainage.**

*5. Should we include the cost of a portable toilet in our bid?*

**Yes.**

*6. Will the Owner provide indoor office space or storage space, and where will project staging areas be?*

**No Stonecroft housing interior space is available for Contractor staging or office use. The Contractor may provide a site trailer if desired. Project meetings may be held in the Community Room. Dumpsters and storage units, provided by the Contractor, are to be**

located on paved areas as directed by the Owner. Dumpsters for re-roofing work may be located adjacent to each building for a limited period of time, to be coordinated with the Owner.

7. *Is the Contractor responsible for protecting existing landscaping and garden areas during the re-roofing process?*

**Yes.**

8. *Are all 25 of the existing Unit hot water heaters to be replaced as part of the base bid Work, in all 6 buildings?*

**Yes. The alternate may be used to adjust the actual final number.**

9. *Can you please provide a copy of the Alarm System Modifications included as an allowance item?*

**Yes. The work description is as follows:**

**FROM: JC Electronics CT License L5106091  
567 Wallingford Road  
Cheshire, CT 06410**

**JC Electronics Hereby Submits Specification and Estimate for:**

**1451Stonecroft Village @ 14 Stonecroft Drive**

**Quantity**

**1**

**Description**

**Add to each of the 25 units a wireless transmitter that will send a signal to a main panel located in C building for by unit annunciation of any smoke detectors tripping. Requires upgrading the main panel and relocating the C building annunciator/keypad to the main lobby of C building.**

**Currently the fire alarms are standalone 110v Gentex detectors that have an aux relay used to sound a horn & trip a wireless sensor for each building.**

**Please be aware, this is in no way a conventional fire alarm system. It's simply a means of monitoring the individual unit smoke detectors. All subject to town/fire marshal approval.**

10. *Are there requirements for Section 3, Minority, and Women's Business?*

**Yes, but there is no required amount, only documentation of good faith efforts. For section 3, if awarded, you will be expected to document good faith efforts to hire Section 3 residents. For women and minority businesses you will also be required to document good faith efforts to hire women and minority businesses.**

*11. Will a CHRO plan be required?*

**An approved CHRO (Commission on Human Rights & Opportunities) plan is required. The plan does not have to be submitted with the bid. It may be submitted after award, if awarded.**

*12. Since both federal and state prevailing wage rates apply to this job, which take precedence in case they are different?*

**Federal and state wage rates are usually the same. If there is a difference you are required to pay the higher rate for that job category, whether state or federal.**

*13. Will OSHA cards be required?*

**Yes.**

*14. Should bidders factor in the State annual update of prevailing wage rate?*

**Yes. The July 1<sup>st</sup> 2018 updated wage rate is attached to this addendum for your convenience.**