

374 Grand Ave Renovation

ADDENDUM 1

Date: April 23,2025

Project: Fair Haven Community Health – 374 Grand Renovation
374 Grand Ave, New Haven Ct

Bid Due Date – No change: Wednesday, May 7, 2024 before 4pm

The following items are revisions, clarifications and additions to the Documents dated 4/4/25 were issued to Bidders for the Fair Haven Community Health Center’s Renovation Project located at 374 Grand Ave, New Haven, CT. Costs pertaining to the items contained in this Document shall be included in the Bid submission and will become part of the Construction Contract. Confirmation of receipt of this Addendum is required to be initialed on the Bid Form.

I. ATTACHMENTS

- A. Drawing – S101 dated 4/9/25
- B. Drawings – HD-101, HD-102, H-101, H-102, H-501 dated 4/23/25
- C. Pre-Bid Meeting Sign-in Sheet 8:30am on 4/16/25
- D. Bid Form – 4 pages

II. CLARIFICATIONS

- A. General
 1. Renovations were conducted in 1994, there are no asbestos material identified on site.
 2. Contract Administration Platform – The Bidder will be asked to provide a separate letter to identify the administrative software they will be using during construction (i.e., Procore, Aconex, Excel, etc.) and also name the company safety officer.
 3. The project is tax exempt. A certificate will be provided to the successful Bidder.
 4. The Owner will be providing indoor air quality monitoring during construction. The Contractor will be required to adhere to the monitoring requirements.
 5. The General Contractor will need to provide a site-specific safety plan cost as part of their bid, the “Plan” to be submitted for review before award.
 6. System shutdown requests must be submitted 1 week in advance. Hot work permits are required. The use of the elevator will be upon request of 24 hour notice only.
 7. Owner-Architect-Contractor meetings will be held weekly with your Super and PM. In-person and virtual meetings will be coordinated based on the schedule submitted.
 8. Forbo flooring mock -up by others will be installed on May 3rd for FHCHC review. Final floor material has not been determined. Within your base bid **ADD an allowance of \$44,000 for the waiting room and all grey area shown on A901.**

III. BIDDER QUESTIONS

A. General – Questions asked during pre-bid

	General Question	Response	
	1. Is CHRO and prevailing wage rates applicable for this project?	No CHRO requirements and no prevailing wages are required.	
	2. Building permit fees by the contractor?	Building permit fees will be paid by the GC. Subcontractor permit (MEP) fees are to be included in the bid.	
	3. Are there any liquidated damages on this project?	No, there are no liquidated damages on this project.	
	4. Please provide retainage if applicable to this project.	Retainage will be 5% until Sub. Completion, reduction to 1% at final completion. Reduced to 0% 30 days after final.	
	5. Are there working hour restrictions? Please provide allowed working hours per phase.	Maximum work hours are 7:00 am to 7:00 pm, Mondays through Friday. Saturday work is permitted 7:00 am through 3:30 pm. The facility is open on Saturdays. Hours outside of those listed are permitted with prior approval. Contractor's superintendent must be on site for all work.	

OPM Clarifications issued:

Allowance #1 clarification – Carry the \$10,000 for any construction signage, stair egress needs, heat detectors and interior safety equipment requested by Owner or building official.

Delete Section 12100 – signage, room signage will be by Owner.

Delete Section 264820- Fire Alarm, rough in conduit only will be in this scope, all demo and new wiring and devices will be by Owner vendor.

All HVAC control work will be by Owner.

All Tele/ Data new wire and device, WAPs scope including existing demo and final testing will be by Owner Vendor.

AWI certification has been waived, but fabrication shop should use AWI standards.

Bidder 1 Questions submitted with responses in BOLD:

- Please provide additional details for the reconstruction of flooring at the removed dumb-waiter. **Plywood and floor boards, there is not much to infill.**
- Please provide additional details for the reconstruction of roofing system at the removed Skylight. **6/A-510.00**
- Please provide additional details for the infill of floor registers per notes on sheet A-101. **Same as first question**
- ACT-3 Rockfon Alaska is shown and listed as “existing waiting areas”. The only locations this is shown visually is in areas outside of area of work. Please confirm there will be no new ACT-3 on this project. And the ACT-3 shown on the RCP is existing to remain. **BH Check-In is being reconfigured, we may need a few new tiles.**
- RCP is unclear as to what tiles will be installed in the rooms not labeled “Exam” or “Corridor”, Finish schedule on sheet A-900 makes no reference to ceiling finishes. Please advise what ceilings are to be installed in each room. **The RCP has ceiling types, not the finish schedule, we only put it in one place and it is clearly marked. ACT-4 is at the Pod 3 and 4 Check Out and at Corridor 132.**
- Exam Room specialties are shown on the details on sheet A-601 but no schedules are provided. Would you please confirm that the following specialties are provided and installed by others: **There is a detailed schedule on A-500.00.**
 - Soap Dispenser **These are owner provided.**
 - Sanitizer Dispenser **These are owner provided.**
 - Paper Towel Dispenser **These are owner provided.**
- Details 3 & 4 on sheet A-800 Show Corridors with Wall Protection Panels and Crash Rail, please confirm if the intention is that ALL corridors within the renovation work area are to receive wall protection to match. **Yes, they all get wall protection.**
- Details 5, 7, 8, 9, 10, 11, 12, 13 on sheet A-800 show wall cabinets above desks provided by owners. Will the wall cabinets be provided by owner as well as part of the F.F.E. package or is the intention that the GC Millworkers include this scope of work? **This is not what the drawings say at all. The DESKS are provided. The upper cabinets are provided by the millworker. All cabinets in PODS and Exam rooms are by the millworker, per the details.**
 - If we are to include, please confirm opposite wall to 11/A-800 is a mirror of the detail. **Yes, confirmed.**
 - If we are to include, please advise on the wall cabinets in the middle of Pod 3 Lower room, opposite 11/A-800. Looks like the dotted line has them called out but there is no wall to attach them to. Please advise. **Those will be office furniture as there is no wall there.**
- Window Treatments are called out on the finish schedule on sheet A-800 but not shown on plans. Please advise on the locations and sizes of new window treatments. **Carry an Allowance of \$6,000 for all exterior window treatments.**
- Please confirm:
 - No prevailing wages- **Correct**
 - No CHRO (Commission on Human Rights and Opportunities) **Correct**

- Owner will move furniture/equipment out of the way in basement for contractor to perform MEP work. **Correct**
- For infill of window on south side of building please clarify the extent of painting exterior siding? Just around infill work or beyond that area? **Area directly around infill. Janine has the paint.**
- For infill of window on north side of building please clarify the extent of painting exterior siding? Just around infill work or beyond that area? **Area directly around infill. Janine has the paint.**

Bidder 2 questions with responses:

RFI No.	Date	Trade	Reference Dwg / Spec	Question
1	4/19/2025	Fire Alarm	264820 FA-Series	The fire alarm system drawing are noted to be outside our scope of work. The specifications direct us to provide the Fire Alarm system as specified. What is the extent of Fire Alarm work included in this bid? By Owner
2	4/19/2025	Fire Alarm	264820 FA-Series	If we are providing fire alarm work, or if we are coordinating with the Owner's contractor, please provide the name and contact information for the Owner's fire alarm vendor. By Owner
3	4/19/2025	Fire Alarm	264820 FA-Series	If the fire alarm is provided by the Owner, please confirm that our electrician is providing conduit and back boxes for the fire alarm systems. Correct
4	4/19/2025	Telecomm	E-001	Please confirm that the Electrical Contractor does not pull any low voltage wires, back boxes and conduit only. Correct by E.C. - All tele/data and WAPs by Owner
5	4/19/2025	HVAC	H-102	The drawings show one thermostat being relocated. Please confirm there is no new thermostats, no other relocations, and no BMS systems. See below for all design team response
6	4/19/2025	HVAC	H-101	H-101 show what appears to be new volume dampers crossed out in red. Are we providing these manual dampers or are they no longer required?
7	4/19/2025	HVAC	H-101	Below Pod 1 Exam Room 3, does the red line indicate a new manual volume damper or something else? Please advise.
8	4/19/2025	HVAC	H-101	In reference to the red note on H-101, please confirm that the drawings show all of the existing dampers to remain and all of the new dampers to be added to this system.

9	4/19/2025	General	PD-101	What is the construction of the existing 1st Floor assembly? Are there any requirements for patching the floor assembly where existing floor grilles, plumbing and other systems are being removed?
10	4/19/2025	Logistics	PH-100.00	Please advise what parking, if any, is available on site. If there are is no parking on site, what are the nearby accommodations for worker parking?
11	4/19/2025	General	072100	Where is this specification applicable?
12	4/19/2025	Roofing	1/A-101.00 1/D-101.00	Drawing notes call for the removal and replacement an existing skylight, but there is no information on the skylight. Please provide a skylight specification and size.
13	4/19/2025	Ceilings Drywall	1/A-201.00	What is the existing finish surrounding the skylight? Please confirm that this finish remains. Is any patch and repair work required? Please confirm that the sprinkler pipe and heads are exposed to view and don't affect the ceiling finishes.
14	4/19/2025	Roofing	Div-07	Please provide a roofing specification at the skylight and anywhere else there is roofing work.
15	4/19/2025	Exterior Wall	5/A-510.00	Elevation 5/A-510.00 notes that one (1) existing vent is to be relocated, but there is no size or a new location indicated. Please advise.
16	4/19/2025	Demolition Rough Carpentry	1/D-101.00	Drawing 1/D101.00 calls for the exterior wall to be demolished for new windows. What is the construction assembly of the exterior wall? What is the Rough Opening (RO) for the new window? Does the new opening require a header or steel? What is the exterior skin?
17	4/19/2025	Doors	081416 A-510.00	The door types on A-510.00 call for a "rotary cut natural maple" face. Specification 081416-2.3A calls for a "quarter sliced white maple". Which of these is required?
18	4/19/2025	Hardware	07100 A-510.00	Hardware sets 1 and 4 call for a Rockwood door stop and notes "(see description)".
19	4/19/2025	Painting	099113	What is the scope of work and locations for specifications 099113 EXTERIOR PAINTING? Nothing is currently shown on the drawings.

20	4/19/2025	General	Mockups	Several specifications have mockup requirements under quality assurance. See specifications 013100, 08550, 093013, 099113 and 122413. Are mockups required? If yes, please provide the missing information regarding size, locations, allowance costs, or mockup drawings.
21	4/19/2025	Millwork	064116-1.4	Does the millwork need to be an AWI QCP millworker, assuming they demonstrate compliance to the project documents?
22	4/19/2025	Millwork	064116-1.4	This project is currently not registered with the AWI QC Program. Is it your intention that the Millworker should include these costs?
23	4/19/2025	Millwork	064116-2.2A(1)	Are QCP labels required? Please confirm.
24	4/19/2025	Flooring	A-900.00	According to the Finish Schedule Key (A-900.00), RT-2 Shaw Product is an alternate for TF-1.
25	4/19/2025	Flooring	A-900.00	Please confirm, none of the flooring products installed require seam welding, correct?
26	4/19/2025	Flooring	A-900.00	Pod 4 Corridor: According to the Finish Schedule Key, Pod 4 Corridor #134 gets RB-2 Base (other corridors get RB-1). Is RB-2 correct in Pod 4 Corridor # 134 Correct?
27	4/19/2025	Flooring	A-900.00	Do all Pod Corridors with RB-1 Base receive CR-2 Chair Rail?
28	4/19/2025	Flooring	A-900.00	Does Pod 4 Corridor get CR-2 Chair Rail?
29	4/19/2025	Flooring	A-900.00	Does Pod 3 & Pod 4 Check Out #124 get CR-2 Chair Rail?
30	4/19/2025	Flooring	A-900.00	Please confirm that 108 PEDS waiting is out of scope.

RESPONSES: # 1-4 are noted above...

5. Refer to the attached revised drawings HD-102 and H-102 showing the thermostat relocations. There is no new BMS scope.

6. The volume dampers crossed out in red are not required. Please refer to the attached revised drawings HD-101, H-101, and H-501.

7. The red line indicates where this duct should be capped. Refer to the revised drawing HD-101 and H-101.

8. No, all existing dampers to remain and new dampers to be added to the system are not shown on the floor plans. The general note on H-101 specifies to provide volume dampers in all existing return branch

ducts serving floor grilles if the dampers do not already exist. See updated sheet H-501 that includes a Volume Damper Location detail that specifies the location of new volume dampers for all new and existing branch supply, return, and exhaust ductwork.

9. The existing floor is plywood and wood floor joists. Where there are existing holes needing to be infilled, they should be replaced with the plywood and wood joists.
10. There is street parking on the various side streets.
11. We have insulation in the walls, refer to wall type sheet.
12. Refer to detail 6, A-510.00.
13. The finish is drywall, patch and repair may be needed. Sprinkler pipes are exposed and may affect the finish as it will be repainted and sprinkler heads are replaced.
14. Refer to detail 6, A-510.00.
15. Contractor to confirm that vent is still active or has been abandoned. A new vent is called out on the HVAC drawings to vent the new and existing toilets.
16. This is a wood framed house. There is aluminum siding, vinyl siding and wood siding depending on the side of the house. The new RO is 3'0" for the windows, a header should be framed no steel needed.
17. Rotary Cut Natural Maple
18. You can ignore see description.
19. Where there are new windows and window infill, there will be a small amount of exterior painting needed and Janine has the paint.
20. Mockup are not required for this project.
21. No, it is not required for this project.
22. AWI is not required.
23. No the labels are not needed.
24. SEE ALLOWANCE...!
25. Any sheet good will need seam welding.
26. All corridors should get RB-1 Base
27. Yes
28. Yes, all Pod corridors get Chair Rail
29. Yes, it gets chair rail.
30. PEDS Waiting is in scope.

RFI No.	Date	Trade	Reference Dwg / Spec	Question
31	4/21/2025	Doors	A-510.00	Door tag 115: The BOD door (SERENITY SLIDING DOOR SYSTEMS SPRING CLOSE, SUNRISE LEVER, SD9650) is a barn door, not a pocket door as shown. Please advise which is correct. If you want a pocket door, please provide a specification or a BOD for a pocket style door.

32	4/21/2025	Hardware	087100-2.04	This is an existing building. Do you want us providing new keys keyed to an existing master system, or do you want the new keys keyed to a new Great Grand Mater Keys, the Grand Master Key, and the Master Key as specified? If we are providing new master keys, do you want the existing doors remaining to be re-keyed?
33	4/21/2025	Window	4/A-510.00	What is the width of the three windows? You don't provide a horizontal dimension in plan or elevation. Are you changing the widths of the two existing rough openings?
34	4/21/2025	Fire Ratings	CC-100.00	What is the fire rating of the floor assemblies?
35	4/21/2025	Fire Ratings	CC-100.00 5 & 7/A-110.00	Drawing CC-100.00 shows detail 4/.A-110.00 as 1.0-hour fire rated. The detail calls for 2.0-hours. Which is required?
36	4/21/2025	Drywall	092900-3.6D	Please confirm that a Level 5 finish is not required or otherwise advise which locations are to receive this skim coat finish.
37	4/21/2025	Sprinklers	FP-101	In the toned area "NOT IN SCOPE" are the sprinkler heads, valve, and fire department connection new or existing?
38	4/21/2025	Sprinklers	Note-10/FP-001	General Note-10. Which sprinkler pipes are to be painted, either new or existing?
39	4/21/2025	Plumbing	PD-100	Are the plumbing lines shown to be demolished above or below the cellar ceiling?
40	4/21/2025	Plumbing	PD-100	Keynote-2: What does key note-2 indicate? It is not listed on plan sheet PD-100.
41	4/21/2025	Plumbing	P-100	What are the performance requirements for the new plumbing penetrations through the 1st Floor for the new plumbing lines passing through the existing floor.
42	4/21/2025	Plumbing	P-100	Please confirm that all new horizontal plumbing lines are installed either above or below the existing GWB ceiling (so that they don't slope cutting through the ceiling).
43	4/21/2025	HVAC	H-101	Where (in which room) is AHU-5 located? Drawing HD-101 suggests a different location.

44	4/21/2025	HVAC	H-102 A-101.00	Drawing H-102 shows the 30x8 OA Down in a different place than the architectural drawings (near Finance Consult 104). Which is the correct location, in the room or in the furred area? Is there an existing floor opening sufficient in size for this new duct?
45	4/21/2025	Carpentry Drywall	H-102 A-101.00	Is there an existing floor opening sufficient in size for the new 30x8 OA duct shown passing through the floor in Finance 104? Are there any framing requirements?
46	4/21/2025	Drywall	CC-100.0 A-101.00	Drawing CC-100.0 doesn't show a rated enclosure where the new 30x8 OA duct passes up through the floor in Finance 104. Please confirm or advise what is required at this location.
47	4/21/2025	HVAC	Note-1/H-102	What is the extent of the new VULCAN MODEL JV3-AR14 enclosures? Are these continuous throughout the floor, or are they intermittently located where tagged EX-FTR, or some other arrangement?
48	4/21/2025	HVAC	HD-102 H-102	Key Note-2, near the two Pod 4 Exam Room 1 & 2, calls to demolish ceiling RGD and Duct Branch. The existing grilles appear to be a sidewall type and the ductwork on H-102 appears to remain. What is the intended scope of work? A similar condition exists at the riser above BH/Care Coordinator Consult 128.
49	4/21/2025	HVAC	H-501	Please confirm that the Roof Mounted Penthouse Gravity Ventilator is not required. If it is, please advise its location as none are shown.

RESPONSES:

31. Please use specified door.
32. New keys to keyed to the existing master system. No existing doors need to be re-keyed
33. 3'-0" is the new window opening, this was asked in #16 of the last set of RFI's.
34. Type V-B has no rating restrictions, but the construction is that of a one hour rated assembly in the basement. This is a fully sprinkled building.
35. Detail 5 is a non-rated typical column enclosure. Detail 7 is showing shaft wall to make that shaft as compact as possible to maintain the space in the lab and poc room.
36. Level 5 is not required.
45. refer to structural sheet attached to this addendum.
46. Assume 1 hour for the purpose of bidding. We will need to coordinate with the Fire Marshal as this type of construction is V-B.

37: The sprinkler heads, valves, and fire department in the toned area labeled “NOT IN SCOPE” are all existing.

38: All new and existing sprinkler piping shall be painted.

39: Piping shown to be demolished runs above the ceiling.

40: Keynote-2 shall read: “Existing ½” CW UP, Existing ½” HW UP.”

41: Refer to specification 220000 paragraph 1.2 for performance requirements for penetration requirements.

42: All new piping shall run above the ceiling where feasible. If the slope and length of piping requires the pipe to drop below the ceiling before it terminates, the piping shall drop below the ceiling with a 90 degree elbow before traveling horizontally below the ceiling.

43: Please refer to the revised drawings HD-101 and H-101 for the location of AHU-5.

44: The new duct shaft shown on drawing H-102 is the correct location.

45: Framing requirements are shown on Structural Drawing S-101

47: General Note 1 on H-102 indicates to replace all FTR enclosures and the existing fin tube element is to remain. This applies to all FTR enclosures shown within the area of the scope of work.

48: Keynote #2 in these locations will be replaced with a new keynote on HD-102 where side wall grilles are to be replaced. The intent in those locations is for existing duct risers to remain and to demolish existing sidewall grilles. Refer to revised drawing HD-102.

49: Roof mounted Gravity Ventilator is required. Drawing H-102 indicates that GV-1 is to be located on the roof, which is directly above.