

**Town of Branford**  
**Dan Cosgrove Animal Shelter – Construction Manager RFP**  
**Addendum #2**

**Date: December 17, 2020**

**Submission Date: December 23, 2020 11:00 am (unchanged)**

Prospective bidders, and all those concerned, are hereby informed that the following is made a part of the bid documents, which should be amended as follows:

The following questions were received about the bid, with answers following:

- 1) Please confirm the Owner will provide builder's risk.

**The Owner will provide Builder's Risk insurance.**

- 2) Please confirm the project will be tax exempt.

**The project is tax exempt where allowed through State law.**

- 3) Will the Town require building permit fees for this project?

**All building fees except for State Educational Fee will be waived. Fees shall be included in general conditions.**

- 4) The general conditions lists indicates "bonds and insurances" as part of the GC's, but a performance and payment bond as a separate line item. What other bonds may be required for the project which should be included in GC's?

**The only bonds required are performance and payment bonds. Insurance is required as stated within the RFP.**

- 5) Will there be space within the building for a field office during renovation, or should GC's plan to provide a temporary field office?

**Contractor should provide a temporary field office**

- 6) Will GC's be permitted to use the Owner's utilities for construction at no cost to the project, or should the cost of consumption be included?

**Owner's utility usage bills will be at no cost to the project. Any temporary services required to be constructed as part of the project will shall be included in general conditions.**

- 7) Is there any state funding on the project? Will CHRO requirements be in force?

**There is no State funding on the project, CHRO requirements are not in force. Prevailing Wage rates will be required for this project, per DOL requirements.**

- 8) Please confirm a full time Superintendent will be required for the construction duration.

**Yes, a full time superintendent will be required.**

- 9) Is the \$2,200,000 the intended overall construction budget, or the total subcontractor trade cost?

**\$2,200,000 is the construction budget, not including engineering, architecture, CM services, etc.**

- 10) Is an A-2 survey required at the completion of construction?

**An A-2 survey is required upon completion in order to show Zoning compliance and will be included within the project requirements.**

- 11) Do you anticipate the project being phased?

**No, the project will not be phased.**

- 12) Will existing facility be vacant during construction?

**Yes, the facility will be vacant throughout construction.**

- 13) Will there be new utility services required for the expanded facility?

**The expanded facility will require a new electrical service and the existing telcom service will have to be redirected to a new location within the new building's footprint. Water service and gas are existing to remain and relocated within the building. Sanitary sewer outside of the building will be relocated during site work.**

- 14) Is the architect responsible for providing the Civil, structural and MEP Drawings?

**The Architect of Record is providing for the structural and MEP drawings. The Civil Engineer of Record is providing for the civil/site work drawings.**

- 15) At the walk-through today, it was mentioned that the owner would be holding the contacts of subcontractors, please verify if this is correct.

**This will be a Construction Manager as Constructor contract with the chosen firm. All contracts will be held by the Construction Manager, not the Town/Owner.**

16) Will one hard copy be sufficient or would you like multiple copies; and if so, how many?

**Please provide five (5) hard copies and one (1) digital (thumb drive, cd, etc) copy of your proposals.**

17) Has the Zoning permit been issued and paid for?

**The Zoning permit application will be submitted by the Town in January for approvals. The Zoning application process will not be the CM responsibility.**

18) Has a hazardous analysis i.e., asbestos, lead, pcb's, etc. - been done on the project? Site?

**No hazardous materials are anticipated to be present within the building or site.**

19) Under CM general conditions, what is meant by "Project Specific Costs". Or, should we just clarify and identify any additional project specific costs?

**Please clarify any additional project specific costs which will be considered general conditions.**

20) Who employs independent testing agency? Who pays for project testing? Is Special Inspection required? Who pays for Special Inspection?

**The Town is responsible for employing an independent testing agency for project testing and SSI services.**

21) Does the CM provide and pay for a project sign?

**Yes, the CM will be responsible for the costs of a project sign.**

22) Who is responsible for snow removal: Owner, CM, subtrades?

**The CM will own the site and will be responsible for snow removal for the duration of the project.**

23) Who supplies and pays for porta-johns?

**The CM shall include this in their general conditions as a temporary facility.**

24) Will soil borings be provided? Will a geo-technical report be provided?

**Soil borings are not being provided at this time. No geotechnical report is available.**

25) Will the walkthrough attendee list be provided?

**The attendee list is attached to this Addendum.**

# PRE-BID WALK-THROUGH

**Date:** 15 December 2020      **Client:** Town of Branford  
**JSA Project:** 1643.1      **Re:** Dan Cosgrove Animal Shelter

Name	Company / Address	Phone	Email
Scott Traue	Whiting-Turner 195 Church Street, 10 <sup>th</sup> floor New Haven, CT 06510	203.343.1788	<a href="mailto:scott.traue@whiting-turner.com">scott.traue@whiting-turner.com</a>
Ken Woodward	Pelletier Construction Mgmt. 67 W Main Street, #411 Clinton, CT 06413	860.430.5513	<a href="mailto:mat@pcm-ct.com">mat@pcm-ct.com</a>
Denise Petit	Newfield Construction 225 Newfield Avenue Hartford, CT 06106-3635	860.509.3025 860.916.1565 - Cell 860.430.7278	<a href="mailto:denisepetit@newfieldconstruction.com">denisepetit@newfieldconstruction.com</a>
Marie Maia	Montagno Construction, Inc. 75 Progress Lane Waterbury, CT 06705	203.597.9014	<a href="mailto:mmaia@montagno.com">mmaia@montagno.com</a>
Walter Lehner	Nosal Builders 85 Fieldstone Court – Unit 1 Cheshire, CT 06410	203.439.9320 203.525.2405 - Cell	<a href="mailto:wlehner@nosalbuilders.com">wlehner@nosalbuilders.com</a>
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Chris LeBlanc Paul Campanelli	PAC Group LLC 126 S Main Street, #200 Torrington, CT 06790	860.921.4658 - Chris 860.485.9363 - Paul	<a href="mailto:cleblanc@pacgroupplc.com">cleblanc@pacgroupplc.com</a> <a href="mailto:pcampanelli@pacgroupplc.com">pcampanelli@pacgroupplc.com</a>
Brian Baril	Enterprise Builders 46 Shepard Drive Newington, CT 06111	860.466.5128	<a href="mailto:bbaril@enterbuilders.com">bbaril@enterbuilders.com</a>
Chuck Grabowski	Fusco Corporation 555 Long Wharf Drive, #14 New Haven, CT 06511	203.603.5152	<a href="mailto:cgrabowski@fusco.com">cgrabowski@fusco.com</a>
Michael A. Cormier	Pat Munger Construction 750 E Main Street, #1 Branford, CT 06405	203.627.7814	<a href="mailto:mcormier@mungercostruction.com">mcormier@mungercostruction.com</a>
Kevin McConnell	Bond Building, Inc. 370 James Street, Suite 405 New Haven, CT 06513	860.502.9530	<a href="mailto:kmccconnell@bond-building.com">kmccconnell@bond-building.com</a>

Respectfully submitted,

John M. Hoeffler, PE, CFM  
Town Engineer

**Please acknowledge receipt of addendum below and submit with your bid submittal.**

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Company:** \_\_\_\_\_