

ALTERATION – PHASE 1

**WINDERMERE ELEMENTARY SCHOOL
2 ABBOTT ROAD
ELLINGTON, CT 06029
STATE PROJECT NO. 048-0059 A**

S/P+A PROJECT NO. 12.253

DATE: December 5, 2013

The following changes to the Drawings and Project Specifications shall become a part of the Drawings and Project Specifications; superseding previously issued Drawings and Project Specifications to the extent modified by Addendum No. 1.

New Specifications:

- SECTION 011000, SUMMARY OF WORK has been added and is attached as part of this addendum. (4)
- SECTION 012300, ALTERNATES has been added and is attached as part of this addendum. (2)

Changes to the Specifications:

- TABLE OF CONTENTS, Page 1, Division 1 – General Requirements, add the following:

“Section 011000	Summary of Work	4
Section 012300	Alternates	2”

- BID FORM has been deleted in its entirety. A new BID FORM has been added and is attached as part of this addendum. (2)

The bid dates are unchanged by this addendum.

The addendum consists of nine (9) pages of 8½” x 11” text.

End of Addendum #1

SECTION 011000 – SUMMARY OF WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 PROJECT DESCRIPTION

- A. The Work of the Project is defined by the Contract Documents and consists of the renovations to an existing elementary school, interior and exterior, as dictated by below and the attached phasing plan.
 - 1. Phase 1, Summer 2014, interior renovation areas indicated and all exterior site work.
 - 2. Phase 2, Summer 2015, all remaining interior renovation areas and exterior playscape.
- B. No work shall be done while school is in session. Contractor to verify with school calendars, when published.
- C. Refer to Section 012300 “Alternates” for additional information.

1.3 CONTRACTOR USE OF PREMISES

- A. General: Limit use of the premises to construction activities in areas indicated; allow for Owner occupancy and use by the public.
- B. Confine operations to as small work areas and accessways as possible. As much as possible and without damage to the finishes, doors and related building systems, access the project area via the service doors designated by the principals and maintenance staff at the school.
- C. Keep driveways and entrances serving the premises clear and available to the Owner and the Owner's employees at all times. Do not use these areas for parking or storage of materials. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on site.
- D. Maintain existing egress patterns, exit doors and means of egress during construction, which will include the provision of temporary walkways, sidewalks or other means necessary to provide adequate life safety for the building occupants, particularly at exitways which must continue to be open and serviceable while adjacent construction activity occurs.
- E. Use of the Existing Building: Maintain the existing building in a weathertight condition throughout the construction period. Repair damage caused by construction operations. Take all precautions necessary to protect the building and its occupants during the construction period.
 - 1. Contractor is responsible to secure project area/site from intrusions during unoccupied (after hours) period of time. Any temporary doors and /or window coverings that may be

necessary to complete repairs are the Contractors responsibility to furnish and install as part of the project scope.

1.4 OWNER OCCUPANCY

- A. Full Owner Occupancy: The Owner's administrative and maintenance staff will occupy the site and existing building during the entire construction period, with children on site during the school year. Cooperate with the Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with the Owner's operations. Pre-schedule construction operations with the Owner for areas that must be evacuated for extended periods, giving the Owner the opportunity to relocate administrative or educational operations to non-affected areas.
- B. Utility Relocations: Schedule utility relocations that affect the building as early as possible. Coordinate Contractor's schedules with the utility companies and with the Owner to expedite the work while mitigating their interference with the Owner's operation of the building. Schedule protracted utility shut-downs during school vacations or over weekends to prevent any loss of use of building by Owner. Schedule and pay for overtime charges as required to complete the utility relocations and installations.

1.5 SPECIAL REQUIREMENTS

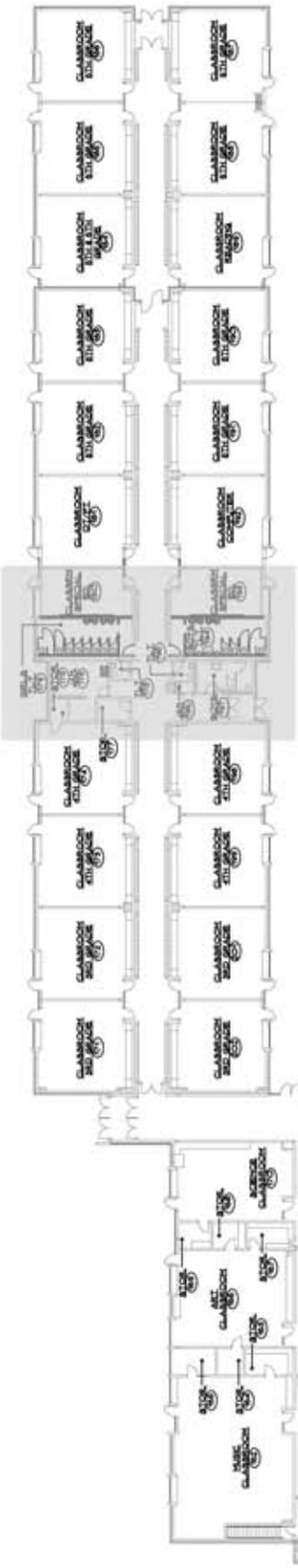
- A. The Contractor shall insure that all work performed is done so in a safe manner and that all of his/her employees shall adhere to all applicable safety procedures and practices at all times. There may be children and staff in the vicinity of the work area during normal working hours. The Contractor shall be aware at all times that additional safety considerations should be taken. Particular care shall be taken by the Contractor, Subcontractors and all those in their employ, that all tools, equipment, ladders, etc. are never left unsupervised.
- B. Meaningful Instruction: Meaningful instruction (as determined by the Owner) must be facilitated and possible within the building at all times. This requirement may limit the Contractor's demolition and construction operations as the distraction represented by hammering, material movement, etc. may disrupt classes. No down time or mobilization charges will be permitted should the meaningful instruction requirement suspend the Contractor's operations for any length of time.
- C. Testing: During the school year, Smarter Balanced Assessment Consortium may be administered to portions of the student population, which requires absolute concentration on the part of the students. The Owner may prohibit operations during the administration of these assessments. Cooperate with the Owner to determine the schedule, locations of the testing and where operations may proceed with disrupting classroom or roofing operations.
- D. Under no circumstances shall the buildings' occupants be subjected to excessive construction noise or vibrations, nor shall they be subject to fumes, odors or other deleterious effects of the operation. Should material delivery, demolition or construction operations, inclement weather or related schedule conditions produce this situation (as determined by the Owner), the Contractor shall be required to suspend operations that produce the offending effects until such time as the building is not occupied, or as approved by the Owner.
 - 1. The school will be open and operational during construction phases. The school administrators reserve the right to halt any construction activity that interrupts school

- operations, teaching and learning at no additional cost to the project. School hours of operation (referred to as the time while the building is occupied) are Monday through Friday 7:00AM to 5:00PM and evening hours as requested in advance by the Owner.
2. Per the order of the local building official and fire marshal all construction activity shall temporarily be halted, both inside the building and on-site, during school fire alarm drills, lock down drills and crisis response drills.
- E. Smoking will not be permitted inside the school building or on the school grounds. Strict adherence to the smoking regulations will be enforced for the entire duration of the construction.
- F. There will be absolutely **no** fraternizing with the students by construction personnel. Anyone caught doing so will be required to leave the jobsite and will not be permitted to return. Such dismissal shall not give the contractor grounds for default on any other contract requirements, including the construction schedule.
- G. Site Security – Identification Badges
1. The Contractor shall provide a list of all contact persons. The list shall include each trade, name of Contractor, contact person(s), phone numbers, fax numbers, Federal Employer Identification Number (FEIN), social security number if FEIN is not available, and Connecticut Tax Registration number.
 2. Prior to the start of work all Contractor and Sub-Contractor personnel assigned to perform work shall be required to fill out and submit to a background check at a cost provided by the Contractor. All information shall be submitted to the Town of Ellington, Board of Education and the Resident State Trooper. Information for background check includes the following:
 - a. Identity Verification
 - b. Criminal Background
 - c. Additional checks as deemed warranted
 3. Security badges will be worn by all project personnel during construction activities. The Contractor will provide badges at no cost to the Owner. The Contractor will be responsible for monitoring the display of badges, including those of the personnel of all subcontractors and visitors to the project site.

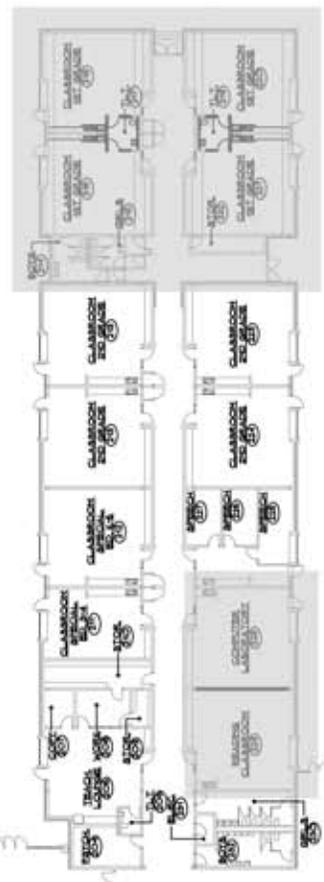
PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000

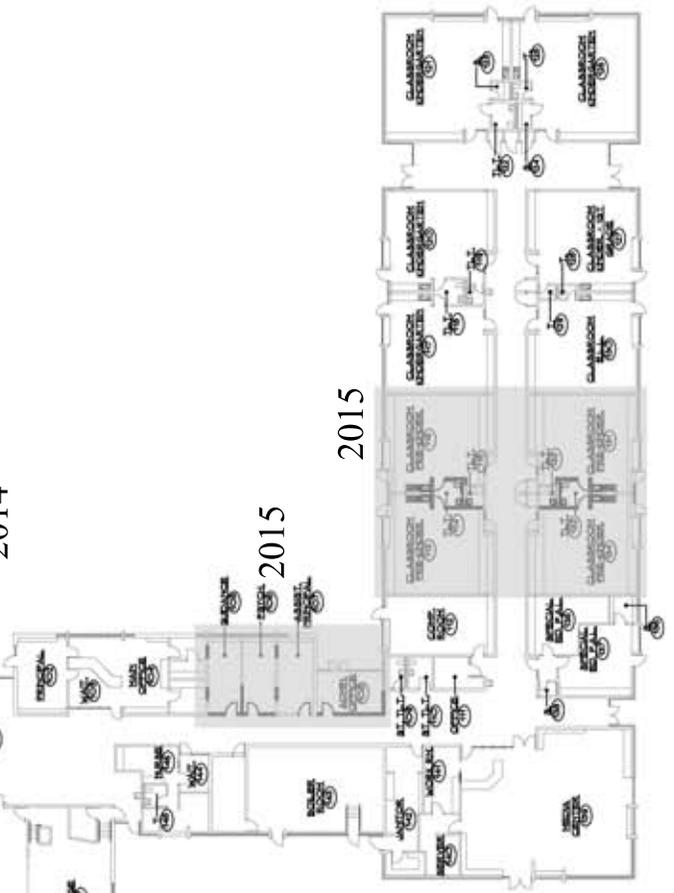


2015 (Alternate for 2016)



2014

2014



2015

2015

SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.
- C. Execute accepted alternates under the same conditions as other work of the Contract. No extensions of time shall be granted for accepted alternates.
- D. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. **ADD ALTERNATE NO. 1: Summer 2016 Phase:** Add to the Base Bid the labor, material and equipment to renovate the interior areas indicated by alternate in the Phasing Plan for Summer 2016 in lieu of Summer 2015. Refer to Section 011000 "Summary of Work" for additional information including Phasing Plan.

END OF SECTION 012300

(To be submitted in triplicate)

BIDDER: _____
Name

Address

To: **The Finance Officer of the Town of Ellington, CT
55 Main Street
Ellington, CT 06029**

Project: **Windermere Elementary School Alteration
Phase 1
2 Abbott Road
Ellington, Connecticut 06029
State Project No. 048-0059 A**

In preparing this bid, we have carefully examined the Bidding Documents for this Project. We have visited the site and noted the conditions affecting the Work.

The Bidding Documents referred to include Drawings and Project Manual dated June 18, 2013 entitled Windermere Elementary School Alteration, Ellington, CT prepared by Silver/Petrucelli + Associates, Inc., Hamden, Connecticut.

We propose to perform the work described in the Bidding Documents, in keeping with definitions of Article 1 of the Instructions to Bidders, for the Base Bid Sum as follows:

Base Bid:

Entire Phase I Project for the Total Cost of:

\$ _____ Dollars (\$) .00).
written figure

We will commence work on the project _____ calendar days after receipt of "Notice to Proceed" or signing of Contract.

Bid Alternates:

The undersigned proposes to furnish all Labor, Materials, Equipment and Services necessary to construct the items listed in the Alternates described in Section 012300 for the stipulated sum of:

ADD ALTERNATE NO. 1: Summer 2016 Phase:

Add to the Entire Project Base Bid a Total of: _____
_____ Dollars (\$) .00)
written figure

The undersigned acknowledges that he has examined the documents, visited and examined the site as required under "Instructions to Bidders", examined the availability of labor and materials and further agrees to comply with all the requirements as to the conditions of employment and wage rates set forth by the Department of Labor.

Addenda:

The undersigned acknowledges receipt of the following addenda to the Contract Documents, listed by number and date:

- Number , Dated: _____

Exceptions: _____

ATTACHMENTS – Attached hereto (by Contractor) is:

- 1. Bid Bond**
- 2. Contractor Prequalification Statement**
- 3. Update Bid Statement**

Date: _____

Signature: _____

Printed Name and Title
of Agent submitting bid: _____

Name of Company: _____

Address: _____

Telephone Number: _____ Fax Number: _____

E-mail: _____

This Bid may be withdrawn prior to the scheduled Bid Opening or any postponement thereof.