

## ADDENDUM #03

TO

INVITATION TO BID #01

---

ALTERATIONS TO

ACES at CHASE

565 CHASE PARKWAY, WATERBURY, CT

STATE PROJECT NO. 244-0044 MAG

DECEMBER 11, 2025

---

**JANUARY 7, 2026**

Bids are modified and/or supplemented as follows and should be included in the Subcontractor's lump sum bid as it relates to their Bid Package Scope of Work:

---

### GENERAL INFORMATION

All Bid Package Scopes of Work:

1. **All Bidders** shall note that the bid due date has been **POSTPONED TO THURSDAY JANUARY 22, 2026 AT 2:00 PM EST** for **ALL BID PACKAGES** identified in the Contract Documents.
2. **ALL BIDS FOR ALL BID PACKAGES ARE TO BE SUBMITTED in duplicate** at the **ACES Staff Development Building located 205 Skiff Street, Hamden, Connecticut 06517, Attention: Downes Construction Company, LLC.** on **January 22, 2026 by 2:00pm** with the date and time indicated, after which time no further bids will be accepted. All bidders must include the Project Name and Bid Package Number & Description in the subject line of their email, for example, 'ACES at Chase – BP# 32.1 – Exterior Improvements'. Bids received will subsequently be opened publicly.
3. It is the responsibility of all bidders to review the drawings received against the Drawing List. If any drawings are missing from the bidding documents notify the Construction Manager immediately.
4. ALL Bidding Requirements listed in the original bidding documents remain as is, unless revised by the contents of this Addendum.
5. **All Bidders** should note that any unanswered pre-bid RFI's up to this point will be answered in forthcoming addendum.
6. **All Bidders** should note that there will be an updated Bid Form issued in forthcoming addendum.

### REVISIONS AND/OR CLARIFICATION TO ALL BID PACKAGES

#### **Bid Package #1.1 – Final Cleaning**

This addendum issues this bid package.

**ADDENDUM #03 TO INVITATION TO BID #01 – ACES AT CHASE****Bid Package #2.1 Selective Demolition & Abatement**

**Add Item #99** – RFI #1 (General) **Question:** Can I assume that any demo and any lead paint removal to facilitate any new steel is to be by the Demo/abatement sub? **Answer:** Coordinate all demolition work with the Demo/Abatement Contractor prior to installation of new steel components. Contractors performing work that impacts components coated with lead-based paint shall comply with the work practices identified in Section 020900 Lead Paint Awareness & associated disposal requirements.

**Bid Package #5.1 – Structural Steel/Misc Metals**

**Add Item #84** – RFI #1 (General) **Question:** Can I assume that any demo and any lead paint removal to facilitate any new steel is to be by the Demo/abatement sub? **Answer:** Coordinate all demolition work with the Demo/Abatement Contractor prior to installation of new steel components. Contractors performing work that impacts components coated with lead-based paint shall comply with the work practices identified in Section 020900 Lead Paint Awareness & associated disposal requirements.

**Bid Package #6.1 – Architectural Woodwork**

**Add Item #70** – RFI #4 (B1) **Question:** Drawings related to Laboratory Casework: Clarify where lab casework is required (versus standard architectural cabinets - 064116).

Building #1 – Main School:

- a. Are Science Classrooms 205-1, 304-1, and 312-1 to have lab casework (elev 12/A733)?
- b. Are Prep Rooms 204-1, 303-1, and 311-1 to have lab casework (elev's 2/A733, 8/A733, 8/A733, 15/A733, 5/A736)?
- c. Elevation 2/A733 calls for tall cabinets with metal dividers for microscopes. Is there glass within the cabinet doors? Provide basis-of-design model number.

**Answer:** Lab casework is required within the following rooms: Science Classroom 205-1, Prep Room 204-1, Science Classroom 304-1, Science Prep 303-1, Science Classroom 312-1, & Science Prep 311-1.

- a. Correct.
- b. Correct. c. Yes, glass within cabinet doors; BOD: One Pointe Solutions, Model # PL-TALL-843024-GX

**Add Item #71** – RFI #2 (B5) **Question:** Drawings related to Laboratory Casework: Clarify where lab casework is required (versus standard architectural cabinets - 064116). Building #5 – Lower School: **Answer:** Lab casework is required within the following rooms: Human Body Classroom 126-5, Prep Room 127-5, Biomedical Science Classroom 147-5, & Prep Room 146-5.

**Bid Package #9.1 – Gypsum Drywall**

**Add Item #99** – RFI #2 (B1) **Question:** Please further detail information or specification as it relates to replacement of the existing wood columns where shown at Building #1. Will it be of the same wood species, will these require shoring? Is there an alternate material that can be utilized? **Answer:** Assume shoring will be required. It is unknown if there is a tube steel core structural column within the columns. Wood columns of the

**ADDENDUM #03 TO INVITATION TO BID #01 – ACES AT CHASE**

same species is intended for both aesthetics & structural properties although composite FRP columns are permitted due to their rot resistance & lower maintenance.

**Bid Package #9.2 – Acoustical Ceilings**

**Add Item #62** – RFI #1 (B4) **Question:** Building 4 Music: Alternate #1 detail 2 on A211-4 shows the ceiling type ACT-4 changes to ACT 1 and ceiling type ACC-1 changes to ACT-1. Is this correct? **Answer:** The ceiling in 101-4 is to be ACT-4 with ACC-1 ceiling clouds. Refer to finish schedule.

**Bid Package #9.3 – Flooring & Tile**

**Add Item #72** RFI #1 (B1) **Question:** On Drawings A-261.1 Finish Key Note #1 Please confirm if the owner has attic stock available for use and if so will it be sufficient to infill the areas shown. **Answer:** Owner has attic stock available (approx. 10 boxes, 12- 6" x 24" tile in each box.)

**Bid Package #23.1 – HVAC System**

**Add Item #128** RFI #3 (B1) **Question:** Dwg M210-1, 1-DOAS-8 is shown sitting on grade. Is the unit going to sit on steel dunnage? Will it require a seismic curb? **Answer:** Seismic Curb.

**Add Item #129** RFI #2 (B2) **Question:** Mech demo drawings (M012-2) note #1 says Perimeter radiation cover to be removed and replaced with new, however Mech Piping part B dwg (M212-2) says to install new end caps.

- Please confirm if existing radiation covers are to be replaced and if so advise existing model. **Answer:** Existing to remain radiations covers are to be replaced with new; disregard part of note calling for installation of new end caps.

**Add Item #130** RFI #3 (B2) **Question:** There is no drawing showing the piping to the existing Annex perimeter radiation. Is this piping all underground with stub ups to each fin tube or is all the radiation in series? **Answer:** Piping is routed in underground conduit with stub ups to each section of fin tube. Existing piping where fin tube is being removed shall continue and connect to remainder of existing system and shall remain operational post-work.

**Add Item #131** RFI #4 (B2) **Question:** Please advise if non-penetration roof blocks are intended on being used for the refrigerant piping on the roof. **Answer:** Refer to 6/A140-2. Non-penetrating rubber conduit curb blocks are to be used

**Add Item #132** RFI #5 (B2) **Question:** Please confirm that all roof rails, curbs, supports provided by MC is to sit/secure to roof blocking (same thickness as insulation) by others. **Answer:** Roof wood blocking is the responsibility of Bid Package #7.1 Roofing. Refer to Details 2, 3, 4 & 5 on Drawing A140-2 and coordinate all work with this bid package.

**Add Item #133** RFI #3 (B5) **Question:** Please provide a quantifiable drawing that clearly indicates the new hot water piping routing located within the mechanical boiler room. Only drawings provided show approximate

**ADDENDUM #03 TO INVITATION TO BID #01 – ACES AT CHASE**

location of the equipment, breaching and "not to scale" details. **Answer:** Refer to boiler diagram detail on Drawing M200-5.

**Add Item #134 RFI #4 (B5) Question:** Please provide refrigerant pipe sizing per the basis of design equipment that the project was designed around. **Answer:** All refrigerant piping will be sized by the unit manufacturer for a specific length of run.

**Add Item #135 RFI #5 (B5) Question:** What is outside the mechanical room 000 and storage room 001 on the basement level? Is this an Areaway with a grate at ground level or is the Refrigeration piping serving AHU-2 going out the exterior wall underground and popping up? **Answer:** The refrigerant piping is mounted on the exterior wall, as shown in Drawing M110-5. The piping transitions down in the areaway & goes through the wall into the mechanical room.

**Add Item #136 RFI #3 (B6) Question:** Please advise if there are as-built drawings to quantify the existing ductwork that is called to be cleaned. **Answer:** There are no as-built drawings available.

**Add Item #137 RFI #4 (B6) Question:** Mechanical drawings make reference to hot water piping at the new AHUs, however NO hot water piping is shown on any of the drawings. Please provide drawings indicating location and size of piping/proposed routing and verify existing pipe sizing to unit's coil connection size. **Answer:** Refer to Drawing M200-6.

**Bid Package #27.1 – Communications**

**Add Item #72 RFI #1 (B7) Question:** Building #7 Gym dwg. T400-7 Detail #2 backbone riser is different from all the other riser drawings. This one shows a backbone to the field house. Please confirm which riser details are correct? **Answer:** A 12 strand OS2 single mode fiber is required between the Library Building - MDF Room #014-2 and the Field House. All building backbone diagrams appear to have the same information.

**Bid Package #31.1 – Sitework & Landscaping**

**Revise Item # 88** This Subcontractor is responsible for all site demo, clearing and grubbing, tree protection, utility demo, temp parking and roads, pavement and curb demo, demo ~~and removal of small maintenance storage building~~.

**Revise Item #117 – Allowances** – This Subcontractor shall include the following allowances in their lump sum bids. *(All allowances are to only be used when specifically indicated by the Construction Manager and it is this Subcontractors responsibility to document usage via T&M tickets submitted to the Field Superintendent. Allowance expenditure submissions are required to follow the same procedures as Change Order Requests/Proposals. However, overhead and profit for allowances shall be included in the base bid and cannot be added to expenditure submissions.)* Fill in and complete allowances in the appropriate spaces on the bid form.

- **Allowance #4 Rock Excavation**

This Subcontractor is to include an allowance of the following quantities, above and beyond the base bid described in this scope of work. Please refer to the bid form in order to tabulate and

**ADDENDUM #03 TO INVITATION TO BID #01 – ACES AT CHASE**

include in the base bid. This allowance quantity is to include any and all labor, material, equipment, tools, transportation and services necessary including but not limited to excavation, backfill and disposal. These unit prices will be used for adds and deducts.

<b>Labor/Material/Equipment</b>	<b>Unit Cost</b>	<b>Amount</b>
100 cubic yards of Mass Rock Excavation	\$ /CY	\$
250 cubic yards of Trench Rock Excavation	\$ /CY	\$

**Add Item #120** This Subcontractor is responsible to provide test pits as required and per the Geotechnical report.

**Add Item #121** RFI #1 (Site) **Question:** Drawing A300.1 West elevation references screenings for mechanical units and refer to civil drawings. There is no reference to screenings on civil drawings. Please confirm if screening will be required. **Answer:** Screening has been added on the east side of Building #1 on sheet C401 and on the west side of Building #1 on sheet C402 - both to screen mechanical equipment. All other transformers and condensing units are not to be screened.

**Add Item #122** – RFI #2 (Site) **Question:** BP 31.1 Sitework & Landscaping scope of work Item 42 Notes temp fence to be 8' panel fence with sandbags & privacy screening. Site Logistics plan shows temp fence as 8' post driven. Please clarify where post driven and/or panels will be utilized. **Answer:** Provide Post Driven temporary fence panels. Panel fence and sandbags may be utilized as may be required due to site grading and/or specific phased conditions may dictate.

**Add Item #123** – RFI #3 (Site) **Question:** BP 31.1 Sitework & Landscaping scope of work Item 43 has a list of temporary signage to be furnished and installed that differs from Site Logistics plan signage to be installed. Please clarify quantity and size of signage to be included in base bid. **Answer:** Carry the quantities listed as listed in the scope of work and include (5) five of each sign as shown on the site logistics drawing that differ from the scope of work signage.

**Add Item #124** – RFI #4 (Site) **Question:** What is the makeup (gravel, process, stone dust, or bituminous pavement) for the temporary walkway paths shown on the Site Logistics plan? **Answer:** The orange shaded areas of walkway paths are proposed new for informational purposes and shall be replaced as phases progress. See Civil/Landscape Drawings for material makeup.

**Add Item #125** – RFI #6 (Site) **Question:** BP 31.1 Sitework & Landscaping scope of work Item 88 mentions demo & removal of a small maintenance storage building. Confirm that this building demo will be by BP 2.1 and Not BP 31.1 Sitework. **Answer:** Confirmed. See clarification to scope of work item #88 posted in this Addendum #3

**Add Item #126** – RFI #7 (Site) **Question:** BP 31.1 Sitework & Landscaping scope of work Items 89 – 92 infer that this bid package has work within existing buildings. Please confirm which buildings will require interior work by this bid package. **Answer:** All Buildings. Refer to contract documents for extents.

**Add Item #127** – RFI #8 (Site) **Question:** Plan sheets C101 – C102 have notes to cut and cap existing waterlines to buildings. What are the types of pipe and sizes of these waterlines? **Answer:** [See C305 - The Building #1 existing lateral is 3" (assume DI) that is to be kept in place and connected to the new 6"

**ADDENDUM #03 TO INVITATION TO BID #01 – ACES AT CHASE**

DI Main. The Building #4 existing lateral is 1" (assume copper)]. [See C304 - The Building #7 existing lateral is to be abandoned in place and cut/capped at both Building #7 and Building #1. The size and material are unknown. For bidding purposes, assume it is 3" DI, or the most expensive material type to cut/cap. There will be no change order if the pipe is copper, plastic or any other material other than DI.]

**Add Item #128** – RFI #10 (Site) **Question:** BP 3.1 Concrete scope of work item #93 notes that “ALL exterior concrete stairs, either new or repaired.....”. Confirm that BP 3.1 Concrete is responsible for the form, pour and finish, BP 31.1 Sitework excavates, preps for & backfills for the proposed sets of stairs. **Answer:** Correct as shown in scope note and question.

**ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE APPROPRIATE SPACE ON THE BID FORM  
ATTACHMENTS AS INDICATED ABOVE  
END ADDENDUM #03 – INVITATION TO BID #01**

Scope of Work:

**BID PACKAGE #1.1 – FINAL CLEANING**

1. This Bid Package Scope of work includes performing all **FINAL CLEANING AND ALL ASSOCIATED WORK** in accordance with the Contract Documents enumerate herein prepared by Silver Petrucelli & Associates, Inc. (Architect), their Consultants, and Downes Construction Company, LLC (Construction Manager).
2. Furnish all labor, material and equipment necessary to complete all work that is described in the following Sections of the Specifications, or is shown on the drawings and relates to one of the following Specification Sections but is not referenced in a Specification Section.

Division / Specs. Sections	Description	Dated
<b>Division 00 / Sections:</b>	<b>Bidding and Contracting Requirements</b>	
	This Subcontractor is responsible for the Downes Project Manual and its complete contents as it relates to completing this scope of work.	12/11/2025
<b>Division 01 / Sections:</b>	<b>General Requirements</b>	
All Sections:	This Subcontractor is responsible for all sections in this division as it relates to completing this scope of work.	11/3/2025
<b>Division 02 / Sections:</b>	<b>Selective Demolition</b>	
020800	Asbestos Abatement*	11/3/2025
020900	Lead Paint Awareness*	11/3/2025
<b>Division 09 / Sections:</b>	<b>Finishes</b>	
090000	Schedule of Finishes*	11/3/2025
<b>Appendices:</b>		
	Geotechnical Engineering Report June 2023	
	Pre-Renovation Hazardous Building Materials Inspection Report October 2023	

3. The Contract Documents for this Bid Package included but are not limited to:

- A. The SP+A Project Manual dated November 3, 2025, Appendix and its complete contents including Specifications and Supplementary Information for Alternations ACES at Chase (See separate project manuals);
- B. The SP+A complete set of drawings for Alterations ACES at Chase dated November 3, 2025 (See separate complete drawing sets);
- C. Downes Construction's Project Manual / Bidding and Contract Requirements for Invitation to Bid #01 and its complete contents, dated December 11, 2025.
- D. Legal Notice / Advertisement for Bids (Bound in Downes Project Manual);
- E. AIA Document A701 – 1997 Instructions to Bidders (Bound in Downes Project Manual);
- F. Invitation To Bid #1, dated December 11, 2025. (Bound in Downes Project Manual);
- G. Bid Form (Bound in Downes Project Manual);
- H. Non-Collusion Affidavit (Sample Form) (Bound in Downes Project Manual);
- I. Acknowledgement of Surety Template (Bound in Downes Project Manual);
- J. This Scope of Work, December 11, 2025. (Bound in Downes Project Manual);
- K. AIA Document A310 – 2010 - Bid Bond (Sample Bound in Downes Project Manual);
- L. AIA Document A305 – 2020 – Contractors Qualification Statement (Sample Bound in Downes Project Manual);
- M. Insurance Accord Form (Sample Bound in Downes Project Manual);
- N. CHRO Notification to Bidders Form (Sample Bound in Downes Project Manual);
- O. CHRO Affirmative Action Plan (Bound in Downes Project Manual)
- P. AIA Document A133 - Standard Form of Agreement Between Owner and Construction Manager as Constructor;
- Q. General Conditions of the Contract for Construction, AIA Document A201 - 2017 as modified for agreement.
- R. AIA Document A401 – 2017 - Agreement between Contractor and Subcontractor (Sample Bound in Downes Project Manual);
- S. Prevailing Wage Rates and Associated Information (Bound in Downes Project Manual)
- T. Tax Exempt Cert.
- U. Non-Resident Contractor Bonds and Deposits Information (Bound in Downes Project Manual)
- V. Downes Supplemental Instructions (Bound in Downes Project Manual);
- W. Downes Construction Connecticut High Performance Building Standards Management Plan (Bound in DCC Project Manual);
- X. Downes Sample Forms (Bound in Downes Project Manual):
  - A. Performance Bond Form A, Labor and Material Bond and Sample Co-Obligee Rider Sample Forms
  - B. Sample insurance Accord Form
  - C. Partial Waiver of Lien
  - D. Final Lien Waiver
  - E. Stored Material Sample Forms
  - F. Submittal Cover Sheet
  - G. Change Order Proposal Form
  - H. Sample Warranty / Guarantee
  - I. Background Check Compliance Agreement
  - J. Subcontractor Orientation
- Y. Drawing Log (Bound in Downes Project Manual);
- Z. Construction Baseline Schedule (Bound in Downes Project Manual);
- AA. Site Logistics and Phasing Narrative & Drawings (Bound in Downes Project Manual);



BB. Addenda and/or supplementary information as may be issued within the bid period.

## GENERAL

4. **BACKGROUND CHECKS** - The cost of background checks and badging shall be included base bid. Refer to the Invitation to Bid and Supplemental Instructions. All Bidders should note that all subcontractor employees proposed to work on the project site will be required to complete a mandatory background check. The background checks will be conducted by IntelliCorp at (216) 450-5200 or [www.intelliCorp.net](http://www.intelliCorp.net), all costs for the background checks will be paid for by each Subcontractor
5. This Subcontractor is responsible for all components within the **Downes Supplemental Instructions**, included within the Project Manual. All Subcontractors are reminded to review the Downes Supplemental Instructions thoroughly prior to submitting their bid as they will be strictly enforced after Contract Award.
6. This Subcontractor is required to familiarize themselves with existing conditions via a walkthrough or jobsite visit. Only by doing a walk-through can the full scope of the work be determined as the bid package and bid documents indicate the intent of the project and only through field examination can the complete type and scope of work and existing conditions be determined and quantified.
7. This Subcontractor is required to familiarize themselves with existing conditions and items to remain prior to commencing with this scope of work. Every effort is expected to be made NOT to damage the existing conditions. This Subcontractor will be responsible for repair and/or replacement of any damage attributable to this scope of work at no additional cost to the Owner.
8. Where the Contract Documents require compliance with more than one requirement with respect to any aspect of the project, the better quality or more stringent requirement is intended.
9. This Subcontractor is responsible for all Contract Drawing Notes, Key Notes and General Notes, as they relate to this Subcontractors scope of work.
10. This Subcontractor is responsible for all specifications as they relate to this scope of work, regardless of whether or not the Specification is noted above.
11. This Subcontractor is responsible for any and all winter conditions required to execute this scope of work including snow and ice removal required to execute this scope of work.
12. ALL Subcontractors and their lower tier Subcontractors must submit insurance certificates to Downes prior to starting work. Insurance coverage shall be in complete accordance with Attachment "A" and the Supplemental Instructions. This Subcontractor is required to carry Professional Liability Insurance and Pollution liability Insurance, as required for their scope of work.
13. This project is tax-exempt. Please note that materials used and incorporated in the work are exempt from Connecticut State Sales Tax. A tax-exempt certificate may be included in the Contract Document. In accordance with Connecticut Statutes Section §12-430(7)c, the Town is required to report names of nonresident (out of state) Contractors to the State of Connecticut, Department of Revenue Services (DRS) to ensure that all applicable business taxes are being paid by Contractors. Upon award of contract

in excess of \$250,000, all nonresident contractors must furnish proof to the Town, within two weeks of award, that they have obtained current status as a "verified contractor" with DRS. Reference Supplemental Instructions Paragraph C.

14. This project is prevailing wage and this Subcontractor is required to submit certified payrolls and Monthly Employment Utilization Report Form CHRO 257 on a MONTHLY BASIS (257a (if applicable) & 257b (cumulative for end of job)) and 258a Monthly Small Contractor and Minority Business Enterprise Payment Status Report and 259 Monthly Material Consumption Report. Failure to do so will jeopardize the payment of monthly requisitions. Payments and/or requisitions will be held until all documents are up to date. Reference Supplemental Instructions Paragraph F.
15. All subcontractors are required to submit their CHRO affirmative action plan and are encouraged to utilize a consultant firm to assist in compiling company specific information for their respective Affirmative Action Plans before submission to CHRO for approval. See Set Aside Plan format dated: 10/26/2023 and a list of recommended consultants attached in the DCC Project Manual. An additional 2% retainage will be held on this subcontractor until their plan is approved by CHRO.
16. This Subcontractor is responsible for the cost to file and obtain all required permits/licenses, bonds with the Town/City this scope of work beyond the general building permit and state education fee as well as all other AHJ/Regulatory Agencies. The cost for building permit and state education fee is by others. This Subcontractor must provide copies of all permits/licenses before commencing with work. In addition, all inspections, filings, fees and certificates required by the Town/City and State Authorities Having Jurisdiction for approval of this work is the responsibility of this Subcontractor.
17. This Subcontractor is responsible for all the Town/City's requirements and to follow all local and state building codes.
18. If required by the Architect/Engineer, this Subcontractor shall sign any required release and pay for any CAD/Revit files to be utilized for coordination or any other purpose.
19. Coordinate and review all shop drawings and submittals from other Trade Contractors that affect the fabrication and installation of work covered under their Scope. This includes but is not limited to verification and comparison of rough openings in walls, ceilings and/or floors for the passage or installation of construction items furnished and installed by this scope of work or other trade Subcontractors. Downes will endeavor to provide copies of all approved shop drawings/submittals to the individual trades affected by their contents. However, this shall not relieve the Trade Subcontractor from this coordination process. If this Subcontractor feels they have not received shop drawings/submittals to properly coordinate their work, they are responsible for requesting them in writing from Downes prior to proceeding with the work.
20. This Subcontractor is responsible for adhering to all OSHA requirements for the duration of the project. The following items are meant to point out a few specific items and does not limit all subcontractors from adhering to any and all OSHA requirements at all times, also reference the Supplemental Instructions paragraph R.:
  - This Subcontractor will provide submit a detailed, **PROJECT SPECIFIC**, Safety and HAZMAT Communication plan, including all SDS sheets (Safety Data Sheets) no later than (5) business

days before starting this scope of work. In addition, this Subcontractor will include daily activity hazard analysis (AHA) detailed job hazard analysis (JHA) for all work activities.

- Helmet style hard hats with chin straps are required by this Subcontractor and all lower tiered subcontractors.
- This Subcontractor will provide drinking water for their employees regardless of Specifications, also reference OSHA CFR 1926.51 (a)(2) Sanitation.... Employer shall supply potable drinking water, etc.....
- This Subcontractor will provide all lifts, staging, scaffolding and hoisting required to complete this scope of work in accordance OSHA and Downes' "Scaffold Use Program". (Copy available upon request).
- This Subcontractor will provide, maintenance, relocation and removal of all fall protection guardrails, handrails, perimeter cables and opening covers to meet OSHA requirements, as required throughout the project. Special attention must be given to the fact that a construction project is an ever-changing environment which requires frequent revisions to safety systems, communication, coordination and cooperation must be established with other trades in an effort to eliminate any unsafe conditions.
- This Subcontractor will provide, OSHA required, fall arrest or prevention systems and any and all PPE to their employees necessary to execute this Scope of Work.
- This Subcontractor will provide temporary protection and/or barricades, in accordance with OSHA requirements, in all areas as required in completing this scope of work. This Subcontractor is also responsible for maintaining this same protection until completion of this scope and safety is assumed by another Subcontractor.
- This Subcontractor is responsible for any and all lead in Construction work necessary to execute this scope of work. All applicable OSHA rules, regulations and guidelines are applicable.
- This Subcontractor will provide any fire watch necessary for the performance of "hot work" activities. In addition, a certified fire extinguisher needs to be placed in the general vicinity of the "hot work". A "hot work" permit will be issued daily upon request by Downes.

21. Each Subcontractor is responsible for their own cleanup including food and beverage containers, trash and debris generated by this subcontractor, as outlined in the Supplemental Instructions. Cleanup will take place daily. In addition to the aforementioned cleanup requirements, each Subcontractor shall include at a minimum three (3) labor hours each week they are on site to provide project cleanup, as directed by Downes. Disposal of trash and debris will be in the assigned dumpster provided by Downes, unless noted otherwise within this scope of work. Cleanup by this trade will be monitored accordingly by Downes. If this subcontractor is non-compliant Downes reserves the right to supplement cleanup for this subcontractor 24 hours after written notice of non-compliance. All associated costs for supplemented labor is the responsibility of this Subcontractor and will be at no additional cost to the Owner or Downes.

22. Downes is responsible to provide construction waste management dumpsters, unless otherwise noted in this Scope of Work. This Subcontractor is responsible to ensure that all items are sorted, transported and disposed of per the Contract Documents and is to be in accordance with Division 1 Construction Waste Management & Disposal including all related Sustainable Design Requirements – State of CT HPS for New Construction and Major Renovations. All proper disposal documentation of any of the above items shall be provided to the Construction Managers monthly and/or with the monthly requisition billing cycle (as applicable). Each Subcontractor will be responsible for the sorting of all construction waste/debris, in accordance with the requirements noted above.

23. This Subcontractor is responsible for on-site Construction Waste Management and Construction Indoor Air Quality Management Plan-During Construction and Sustainable Design Requirements. This Subcontractor is required to review all credits and provide submittals for approval prior to the commencement of work and shall follow through with all associated documentation and paperwork in order to achieve the required HPS points. All documentation required to be submitted by this Subcontractor will be reviewed in accordance with the monthly requisition billing cycle, failure to maintain the required HPS submittals and documentation will be justification for non-payment.
24. This Subcontractor is responsible to provide the High-Performance Schools submittals in accordance with **ALL Specifications noted above** and Division 1 Sustainable Design Requirements – High Performance School for all materials furnished within this Scope of Work.
25. This Subcontractor is responsible for the Downes Construction, Construction Waste Management and Indoor Air Quality Plans, including all forms, spread sheets, etc.... (Bound in the Project Manual) . These plans are to be used in concert with the responsibilities set forth in each Subcontractors scope of work and the Contract Plans and Specifications.
26. This Subcontractor will be required to make multiple mobilizations in order to meet the project schedule. No additional compensation will be issued for multiple mobilizations.
27. This Subcontractor is responsible to arrange for their own **OFF-SITE** parking for all their employees, including sub-subcontractors, for the duration of the Project. Site supervisors for each subcontractor may be limited to one truck on site. All on street parking is not guaranteed. Truck access on City/State Streets may require a flag person to make the turn into the site thru the gate(s).
28. This Subcontractor is responsible for all “Special Warranties”, warranties, guaranties, training, start-up, required for this Scope of Work. “Substantial Completion” shall be defined as when the Owner accepts the building for its intended use. All required warranties and guarantees are to be project specific with a clearly defined start date and commence at this time.
29. All Bids submitted that are in excess of \$1,000,000 are required to submit a Department of Administrative Services Prequalification Certificate and update (bid) Statement with their bid. The Subcontractor shall hold a current “DAS Prequalification Certificate” from the Department of Administrative Services of the State of Connecticut according to Connecticut General Statue 4a-100, 4b-100 and 4b-91. Failure to submit these items with the bid will result in disqualification of the bidder per the public act. DAS is required of all sub-bidders regardless of their tier with contract values in excess of \$1,000,000. Sub-bidders’ prequalification certificates are not required to be submitted with the bid but must be submitted prior to award. All Subcontractors requiring DAS certification must maintain the certification for the duration of the project.
30. This Subcontractor is responsible to refer to the Site Logistics plan for access, temporary fence and notes. Downes reserves the right to change any aspect of phasing and/or site logistics in the best interests of the Owner, at no additional cost. This Subcontractor is responsible to provide and maintain access to throughout the site to facilitate this trade’s work, throughout the course of construction.

31. This Subcontractor shall include all man-lifts and staging in their lump sum bid required to complete this scope of work. Subcontractor shall be responsible for the means and methods of obtaining safe access for their workers in compliance with OSHA regulations.
32. The use of man-lifts on this project shall be limited to areas of the building where deck heights exceed 14'-0" AFF, and can be safely supported by the existing /new structure. This contractor shall submit for approval to DCC and the EOR, proposed equipment with supporting data independently confirmed by a CT. licensed engineer on behalf of the subcontractor. Subcontractor shall not assume the use of man lifts throughout the project, given access restrictions, low height of structure, and low psf of one-way reinforced slabs. Subcontractor shall visit the site pre-bid and be familiar with the existing conditions and design documents. This subcontractor shall carry equipment that is fully coordinated to this project to provide a complete scope of work. No additional compensation shall be paid for the exclusion of lifts or methods that do not meet these criteria, or for loss of production due to the subcontractor's assumptions.
33. This Subcontractor shall furnish, install and maintain the construction temporary chain link fence including where removal, relocation, installation of additional temporary fence is needed to facilitate this Subcontractors Scope of Work.
34. This Subcontractor is responsible to maintain a secure and safe site and shall keep the building(s) secure at all times. This includes but may not be limited to installing temporary doors to prevent access.

#### PROJECT SPECIFIC

35. This Subcontractor is responsible for reviewing all Hazardous Materials abatement specifications and coordinating with the Hazmat Contractor the removal of existing substrates in order to execute this scope or work, in accordance with **Specification Section 020800 Asbestos Abatement** and the Contract Documents.
36. This Subcontractor is responsible for Lead-Based Paint Awareness in order to execute this scope or work, in accordance with **Specification Section 020900 Lead-Based Paint Awareness** and the Contract Documents at applicable Buildings.
37. This Subcontractor is responsible to understand and adhere to all state and federal regulations related to working with and around lead based paint during the course of construction. OSHA's lead in construction standard applies to all construction work where an employee may be exposed to lead so therefore, this Subcontractor must comply with OSHA's lead in construction standard when performing this scope of work.
38. The new elevators may not be in use for the execution of this work.
39. This Subcontractor is responsible for reviewing **Divisions 00 and 01** in their entirety.
40. This Subcontractor is responsible for providing all interior and exterior **final cleaning** as outlined in Specification Section 017700 Closeout Procedures and the Contract Documents. At a minimum this Subcontractor is to include the following:

- This Subcontractor is responsible to clean all interior and exterior hollow metal, aluminum and wood frames and the like, throughout the building, per the manufacturer's recommendations.
- Wipe down all vertical and horizontal surfaces.
- This Subcontractor is responsible to final clean all finish flooring (new or existing), as shown on the Contract Documents, throughout the building. Cleaning is to be in accordance with the manufacturer's recommendations for each specific type of flooring, including base.  
***Cleaning or maintaining of resilient floors is by the Flooring Subcontractor(if floor finishes do not require this, this Final Cleaning Subcontractor is required to adhere to the manufactures recommendations for cleaning).*** This subcontractor will be responsible to include an additional damp mop of all flooring just prior to building turn over.
- This Subcontractor is responsible to sweep and damp mop all exposed and painted/sealed concrete floors, throughout the building in accordance with the manufacturer's recommendations.
- This Subcontractor is responsible to final clean all existing or new tiled walls of all type and floors just prior to building turnover in addition to manufacturer's recommended cleaning. Including a damp mop prior to building turnover.
- This subcontractor is responsible to provide a final construction cleaning to all vinyl wall and PVC coverings and painted walls in accordance with the manufacturer's recommendations
- This Subcontractor is responsible to provide a final cleaning to all architectural millwork, casework and display cases, throughout the building. Cabinets and drawers are to be vacuumed out with the interior and exterior thoroughly cleaned. All countertops are to be cleaned in accordance with the manufacturer's recommendations throughout the building.
- This Subcontractor is responsible to clean all lockers, throughout the building. Lockers are to be vacuumed out with the interior and exterior thoroughly cleaned.
- This Subcontractor is responsible to clean all display and poster board cases/surfaces/frames throughout the building, in accordance with the manufacturer's recommendations
- This Subcontractor is responsible to clean all light fixtures and remove all protective coverings and stickers.
- This Subcontractor is responsible to remove stickers and protective covers and clean all toilet accessories, throughout the building, in accordance with the manufacturer's recommendations
- This Subcontractor is responsible to clean all Division 10 - Specialty Items, Division 11 – Equipment Items and Division 12 - Furnishings, throughout the building, in accordance with the manufacturer's recommendations.
- All items schedule to be "existing to remain" are to be cleaned by This Subcontractor.
- This Subcontractor is responsible to clean and wipe down all interior and exterior metal handrails, guardrails and glass rails, throughout the building, in accordance with the manufacturer's recommendations
- This Subcontractor is responsible to clean all equipment, exposed structures, exposed ductwork and piping in all mechanical rooms and/or closets.
- This Subcontractor is responsible to final clean the elevators, in accordance with the manufactures recommendations.
- This Subcontractor is responsible for final cleaning all interior and exterior glass and glazing, for items not provided by the Glass and Glazing Subcontractor (ie: wood/hollow metal glass, toilet accessory mirrors, millwork glass, etc ...), in accordance with the manufacturer's

recommendations. The Glass and Glazing Subcontractor will final clean all Items furnished by them.

- This subcontractor shall provide a professional Cleaning service for CM field offices for the duration of the project. See Site Logistics for further information. Weekly service shall include but may not be limited to rubbish removal, changing of liners, sanitization of restroom facilities and coffee/kitchenette, dust and polish work stations, conference tables, furnishings etc. Vacuum and wash floors. Cleaning shall include an initial strip and wax prior to occupancy and (re)wax maintenance quarterly through the end of the project. Trailer cleaning shall not affect daily business operations. Subcontractor shall coordinate and perform cleaning services after daily business hours or as coordinated with CM. Service shall include all cleaning products, equipment, and incidentals required to perform this scope. Disposable products ie. liners and paper products shall be supplied by others. Subcontractor shall include labor to assist as necessary to support and supervise the cleaning crew.

41. This Subcontractor is **NOT** responsible for dumpsters required for the execution of this Scope of Work.

42. **GUARANTEE/WARRANTEE PERIOD** – This Subcontractor shall provide full maintenance and warranties for this Scope of Work for a period of **EIGHTEEN (18) MONTHS** from the substantial completion date. Signed Agreements are to be made with the Owner. Substantial Completion will be signified by the issuance of an AIA G704 form. In addition:

1. The above mentioned 18 month warranty is in addition to all Special Warranties identified in the Contract Documents.
2. This Subcontractor shall warranty that the equipment, materials and workmanship are of good quality and new and that the work shall be free from defects not inherent in the quality required or permitted and that the Work conforms to the Contract Documents.
3. Provide all necessary extended maintenance agreements, warranties, and guarantees to account for the time period from start-up to substantial completion. This is in addition to the contractually required maintenance agreements, warranties and guarantees.
4. The Owner's warranty (including all warranties specified) shall be exactly as specified and shall not commence until the final acceptance date.
5. All materials and equipment are to be "like new" prior to turnover to Owner. Signed Agreements are to be made with the Owner, if applicable.
6. If the project is Phased and if agreeable to the Architect and Owner, a partial Substantial Completion for the phases will be established signifying the start of Guarantees/Warrantees.
7. Provide additional and special Guarantees/Warrantees as may be required per the Specifications.
8. This Subcontractor is responsible to provide maintenance for all materials and equipment installed under this scope of work until the project substantial completion date.
9. This Subcontractor is responsible to present the Owner with all special maintenance contracts/agreements required and specified within the Contract Documents prior to substantial completion.
10. This Subcontractor acknowledges they will provide a full investigation of any warranty claim made by the Owner and shall provide any means / methods required in the field to review such claims at no additional cost.

11. This Subcontractor is required to participate in any collaborative effort required with other trades in regards to warranty claims made by the Owner at no additional cost.
  12. This Subcontractor shall be responsible for the cost to repair or replace any damage created from faulty work or warranty issues with their work that affected the finished and completed project.
43. This Subcontractor shall specifically **EXCLUDE** the following:
- As may be indicated above.
44. The above listed items are NOT intended to be an all-inclusive listing of the scope of work required to be performed by this Subcontractor but merely to highlight major items of work. It is this Subcontractor's sole responsibility to review all drawings, specifications and other contract documents in order include a complete scope.
45. **SUBMITTALS** – Refer to General Items and Supplemental Instructions paragraph G for requirements. The following are trade specific requirements regarding submittals:
46. **SCHEDULE** – The schedule included with the bidding documents is provided to give the bidder a general time frame as to when their scope of work will take place. Changes to this schedule during construction will not be grounds for any change orders or claims. This Subcontractor is responsible for providing the Construction Manager a detailed schedule including submittals, deliveries, and man-loading. **This Subcontractor is to understand that this project is a "fast-track" project and they will be held in strict compliance with the time frames included in the bidding schedule.**
47. **ALLOWANCES** – This Subcontractor shall include the following allowances in their lump sum bids. *(All allowances are to only be used when specifically indicated by the Construction Manager and it is this Subcontractors responsibility to document usage via T&M tickets submitted to the Downes Field Superintendent. Allowance expenditure submissions are required to follow the same procedures as Change Order Requests/Proposals. However, overhead and profit for allowances shall be included in the base bid and cannot be added to expenditure submissions.)* Fill in and complete allowances in the appropriate spaces on the bid form.

BP # 1.1 – Final Cleaning Allowance:				
Allowance 1	Miscellaneous Final Cleaning			
	Description		Unit Price	Amount
A	Foreman/Supervision (Included w/ blended rate below)	Included in blended rate below	Included in blended rate below	Included in blended rate below
B	Operator Hours (Blended Rate)	120	\$/hr. Fill in on Bid Form	Fill in on Bid Form
Total Allowance 1 Included in Base Bid (Bidder to calculate):				Fill in on Bid Form



48. **UNIT PRICES** – In the spaces provided on the Bid Form, indicate the following Unit Pricing requested. (Unit prices will be used to add or deduct from contract price based on project requirements). Also, reference Specifications for additional information:

No.	Description	Unit Price	Unit
	NONE		

49. **ALTERNATE BIDS** – See Specifications Sections and as further elaborated and amended below. In the spaces on the bid form, indicate the following alternate pricing as may be applicable to your scope of work. Also, reference Specifications for additional information:

No.	Description	Price
1	ADD ALTERNATE #1 Stage 102-4 Reconstruction	Provided by bidder. Fill in on bid form.
2	ADD ALTERNATE #2 Building 2 Annex & Associated Sitework	Provided by bidder. Fill in on bid form.
3	ADD ALTERNATE #3 Student Parking Adjacent to Building #7	Provided by bidder. Fill in on bid form.

**END BID PACKAGE #1.1 – FINAL CLEANING**