

Fred Marzec & Associates, Inc.  
Architects and Planners  
99 Colonel Brown Road  
Norwich, Ct. 06351  
Tel: 860-376-2999  
Email: fred@fredmarzec.com

**ADDENDUM #1**  
**Conversion of Griswold Senior Center to**  
**Griswold Alternative Ed.**  
**22 Soule Street**  
**Town of Griswold, CT. 06351**  
**Dated April 19, 2023**

**The following changes to the documents specified above shall become a part of those documents as though bound therein. Acknowledge the receipt of the Addendum in the spaces so provided on the 'Form of Proposal'. Failure to properly acknowledge the receipt of this addendum may subject the bidder to disqualification.**

**Drawings & Specifications:**

**Item #1:**

Attendants of Pre – Bid Walk Through

Name	Company Name	Tel. Number	Email
Abe Escalante	Alberca Construction	860-869-8270	<a href="mailto:victor.alberca@albercaconstructioncollc.net">victor.alberca@albercaconstructioncollc.net</a>
Gary Broderick	Secondino and Son	203-481-3496	<a href="mailto:gbroderick@asecondinoandson.com">gbroderick@asecondinoandson.com</a>
Cole Mileski	Mattern Construction, Inc.	860-822-8457	<a href="mailto:colem@matternconstruction.com">colem@matternconstruction.com</a>
Jonathan Sygrove	Sarazin General Contractors, Inc.	860-456-4576	<a href="mailto:jsygrove@sarazin.com">jsygrove@sarazin.com</a>
Jonell Webster	Diversity Construction Group	203-721-0368	<a href="mailto:jwebster@diversitycg.com">jwebster@diversitycg.com</a>
Keith	G. Donovan	860-642-0700	<a href="mailto:Keith@donovan.com">Keith@donovan.com</a>

**Item #2:** Copy of Contractors who have requested and received Contract Documents, is attached.

**Item #3:** Revised Invitation to Bid (adding clarification to Bid Bond and Performance Bond). The Receipt of Bids has been changed to May 1st, 2023 until 2 PM.

**Item #4:** As a result of the Owners abatement of floor tile, the VCT and adhesive abatement, existing vinyl wall base has all been removed. The General Contractor shall include material and labor to provide, and install new vinyl wall base on all existing walls in all rooms were removed by abatement work, in the Bid Value submitted for review and acceptance.

**Item # 5:** List of questions by Sarazin Construction, Indicated as RFI #1:

1. When is the RFI deadline? Based on discussions with client, the Bid Opening will be extended to May 1st, 2023, and following the same time of day for receipt and opening.
2. The project manual briefly refers to a bid bond but there is no other information regarding it and the section in A701 Instructions to Bidders regarding bid security is blank. Please advise if a bid bond is required and if so the % and owner's

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information so we have the information required to send to our bonding company.

As noted in Item #3 a Revised Invitation to Bid has been attached to this Addendum, providing clarity to your question.

3. The paragraph below the base bid line on the bid form is a little confusing. Are performance and payment bonds required of the General Contractor? As noted in Item #3 a Revised Invitation to Bid has been attached to this Addendum, providing clarity to your question.
4. The only reference to insurance requirements we can find is a sample certificate of insurance in the project manual. Please advise if all the information and insurance limits on this sample are the limits required of the General Contractor on this project. The information indicated in the Certificate of Liability Insurance provides the required types and values on insurance for this project.
5. What is the retainage on this project? The Application for Payment AIA 702 be developed for a Ten Percent (10%) retainage.
6. We are still waiting to hear back from our MEP subcontractors regarding lead time of the proposed equipment. Please advise as to how to proceed if there are long lead times that will affect the completion date. Understanding the availability and timing for indicated equipment and materials, may have time line impacts on the intended August indicated completion. The contractor of record shall work with the Owner to update work schedules and completion time line to meet finished project, as material delays are resolved.
7. The bid form states that the owner would like to take ownership of the building by August 1<sup>st</sup>. Please advise if there is any flexibility to this date.
8. Are there liquidated damages? No Liquidated Damages to be applied. If so, how much and will they take affect after August 1<sup>st</sup> date or the date that the GC provides on the bid form? Due to the questions asked and adjustment in Bid Opening, material delays, the Client is willing to adjust the intended Occupation date to August 11, 2023, the contractor of record shall work with the Owner to update work schedules and completion time line to meet finished project, as material delays are resolved.
9. Please confirm if the abatement of the building is 100% complete. The physical Abatement of materials has been completed, and testing results provided.

**Item # 6:** List of questions by Sarazin Construction, Indicated as RFI #2:

1. Drawing A-1 mentions to reuse existing refrigerator. At the pre-bid meeting there was no refrigerator in the kitchen. Please advise if we are to provide a new refrigerator. If so, please provide make and model desired. Indicated appliance will be provided by the Owner. No cost for material and labor for those items are in this contract.
2. Drawing A-1 calls for a new electric stove. There are no specifications for residential appliances. Please advise if this is to be provided by the general contractor. If so, please provide make and model desired. Indicated appliance



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will be provided by the Owner. No cost for material and labor for those items are in this contract.

3. Demolition Work Note #7 on the demolition drawing (EC/D-1) calls for the removal of the 1x1 ceiling tiles and 5/8" gypsum board ceiling. Please advise as to what type of insulation is in the attic as it will likely come down with the removal of the drywall ceiling. Please advise if we are to replace the insulation and if so, type and R value of the insulation that is to be replaced. Please refer to A-5 middle lower of sheet at the New Wall- Floor and Roof connection details. Based on original Contract Drawings, 6" of fiberglass insulation and kraft-faced paper, were installed, at a later date 6-8" of blown in insulation was added.
4. On attached ED-1 there are items that do not look like they are part of the demo. These are the red clouds that DO NOT have dotted lines like other items to be demoed. Are they to be demoed as well? Response from FZA: The following items are to remain unless they are in walls to be demolished: receptacles, low voltage receptacles, exterior lighting, and controls. The following items to be removed unless noted otherwise: Interior lighting controls, interior light fixtures, fire alarm devices.
5. Also, on ED-1 outside the doors there are these rectangular shapes, are those lights to be demoed? FZA response: Existing lighting shown on the exterior of the building is to remain. See note #6 on this plan.
6. On attached E-1 they are showing the daylight harvest ceiling devices, we will need to have catalog numbers so we can quote what they are looking for. FZA Response: Coordinate daylight sensor catalog number with lighting rep prior to submission for approval.

**Item #7:** List of questions by Sarazin Construction, Indicated as RFI #3:

1. Drawings EC/D-1 has a note regarding Testing & Report where the contractor shall be responsible review the report attached to the project manual, but we could not find said project manual. Please advise. The Hazardous Abatement to the building was completed by a separate contractor, and the work is completed and clean, ready for the Contractor to begin the indicated schedule of work. No abatement work is scheduled by the Contractor of Record. Refer to the attachments.
2. The room labels on the floor plan (drawings A-1) does not match the room labels on the room finish schedule.

**Item #8:** Drawing- Attached Revised Room Finished Schedule for Coordination of room numbers between floor plan and finish schedule.

**Attachments:**

- Revised Invitation to Bid and Request for Proposals amending the Bid Date
- Updated list of General Contractors who have taken Bidding Documents.
- Revised room Finish Schedule to coordinate plan room numbers and similar numbers to room finish schedule.

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- Mystic Air Quality  
Testing Report March 24, 2023
- Mystic Air Quality  
After Abatement Report March 24, 2023

Drawing Addendum No.1 Revised Room Finish Schedule

**End of Addendum #1**



**Conversion of Griswold Senior Center to  
Griswold Alternative Ed.  
22 Soule Street  
Town of Griswold, CT, 06351**

**Addendum No. 1**

**INVITATION TO BID**

Sealed Bids for: Conversion of Griswold Senior Center to Griswold Alternative Education

Bids shall be received in duplicate (2) by an authorized representative of the Griswold Board of Education, District Offices, 211 Slater Avenue, Griswold CT., **until 2 P.M. April, 24th, 2023**. Bids shall be opened at a time so designated by the Owner, reviewed and announced at the Owner's convenience, to contractor's submitting acceptable Bid Forms.

Walk-throughs will be on site, at 22 Soule Street, Griswold, CT, 06351, on April 11<sup>th</sup>, 2023, from 9:00 am – 10:00 am.

The work described in the Project Manual is the entire project, and covers the site and limited building demolition, including the intended construction and its sequencing. The Contractor shall be responsible to review the outline of work and the impacts on the existing structure and its continued occupation and use.

Each Contractor's bid shall be accompanied by a Bid Security in the amount of ten percent (10%) of the Bid. At the Bidders Option, the Bid Security may be either a certified check or a Bid Bond, AIA Document A 310, issued by a bonding company licensed to do business in the State of Connecticut, both being payable to the Town of Hampton. Prior to execution of the Contract for Construction, the successful bidder shall transmit to the Owner a Performance Bond and Labor and Material Payment Bond, AIA Document A312, each in an amount equal to the proposed contract price (100%).

General Contractors: The package of drawings and specifications (Project Manual) have been assembled in an electronic document and are available at the Griswold Public Schools web site (<https://www.griswold.k12.ct.us>) to each respective contractor indicated by the Owner. If there any questions regarding the bid package, shall direct those in questions in writing to

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~~Refer to the Form of Proposal for submission of Bid Bond or Performance / Labor/  
Materials Bond.~~

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No Bids may be withdrawn for a period of **Thirty (30) days** from the receipt of bid (Bid Opening).

The Owner reserves the right to reject **ANY AND ALL BIDS** or to waive any informality or irregularity in any **BIDS RECEIVED**.

It is understood that these **CONTRACT DOCUMENTS** are for bidding purposes only, and are not to be used for Construction purposes without the Architect's / Engineer's written permission.

**END OF INVITATION TO BID**

## **Conversion of Griswold Senior Center to Griswold Alternative Ed.**

### **List of Contractors Requesting Drawings:**

Sarazin General Contractors, Inc  
Paul M. Sarazin, CEO  
6 Commerce Drive  
North Windham, CT 06256  
860-456-4576

Hartford Building Company, LLC  
Claudio Zavarella  
22 Kreiger Lane Suite 4  
Glastonbury, CT 06033  
860-922-0179

Secondino & son, Inc  
General Building Contractors  
Vince Brannigan  
51 Sherman Hill Road, Suite A 204  
Woodbury, CT 06798  
203-481-3496, ext 303  
203-915-3802 (cell)

PAC Group LLC  
Neal Gorneault  
126 South Main Street  
Torrington, CT 06790  
860-485-9363

Constructconnect  
Scott Jonas  
513-458-5892

Mattern Construction Inc  
Cole Mileski  
26M Bushnell Hollow Road  
Baltic, CT 06330  
860-822-8457, ext 16  
860-634-3250 (cell)

**Alberca Construction Company**  
**180 Walnut Street**  
**Hartford, CT 06120**  
**860-206-7176 – O**  
**860-869-8270 – C**







**Mystic Air Quality Consultants, Inc.**  
1204 North Road, Groton, Connecticut 06340  
www.mysticair.com      maqc2@aol.com      800 247746

March 24, 2022

Griswold BOE  
211 Slater Ave.  
Griswold, CT 06351  
Attn: Mr. Wes Greenleaf

**Re: Limited and Directed survey & Laboratory Analysis of Bulk Samples  
Former Griswold Senior Center  
22 Soule Street  
Griswold, Connecticut**

Dear Mr. Greenleaf:

As requested, Mystic Air Quality Consultants, Inc. submitted for analysis the samples from the address above for asbestos content. The samples were collected on-site by State of Connecticut licensed inspector Lois D. Armstrong on March 17, 2022. Identification was performed using polarized light microscopy with dispersion staining, the State and EPA approved method for such sample analysis at an AIHA, NVLAP certified laboratory.

A summary of the bulk analysis result is enclosed. Please refer to the enclosed sampling sheet for the specific description of the sample tested. Numerous suspect materials from accessible areas only were submitted for analysis. Of the samples taken **ONLY The flooring in the main areas and offices 1<sup>st</sup> floor of the Senior Center are asbestos containing.**

Also sampled were the flex connector and portion of the fire door and sealant in the basement which were not asbestos containing. The sheetrock, 1x1 ceiling tiles and cove base as well as the exterior window caulk on the 1<sup>st</sup> floor were negative for asbestos. Additionally, the wall glues for the dividers was not asbestos containing.

We thank you for selecting Mystic Air Quality to perform these industrial hygiene services.

Sincerely,

A handwritten signature in cursive script that reads "Lois D. Armstrong".

Lois D. Armstrong  
Compliance and Inspection Services

Enclosure 1: Lab Summary Report  
Enclosure 2: Chain of Custody  
Enclosure 3: Approximate location of flooring





Environmental Hazards Services, L.L.C.  
 7469 Whitepine Rd  
 Richmond, VA 23237  
 Telephone: 800.347.4010

## Asbestos Bulk Analysis Report

**Report Number:** 22-03-04475

**Client:** Mystic Air Quality Consultants  
 1204 North Road Rt.117  
 Groton, CT 06340

**Received Date:** 03/18/2022  
**Analyzed Date:** 03/22/2022  
**Reported Date:** 03/23/2022

**Project/Test Address:** Griswold Sr Ctr; 22 Soule Street; Jenett City, CT

**Client Number:**  
 07-2564

# Laboratory Results

**Fax Number:**  
 860-449-8860

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
22-03-04475-001A	1	Ceiling Tile	Gray/White Fibrous; Inhomogeneous	NAD	55% Cellulose 35% Fibrous Glass 10% Non-Fibrous
22-03-04475-001B	1	Mastic	Yellow Brittle Adhesive; Homogeneous	NAD	2% Cellulose 2% Fibrous Glass 96% Non-Fibrous
22-03-04475-002A	2	Ceiling Tile	Gray/White Fibrous; Inhomogeneous	NAD	55% Cellulose 35% Fibrous Glass 10% Non-Fibrous
22-03-04475-002B	2	Mastic	Orange Adhesive; Homogeneous	NAD	2% Cellulose 2% Fibrous Glass 96% Non-Fibrous
22-03-04475-003A	3	Ceiling Tile	Gray/White Fibrous; Inhomogeneous	NAD	55% Cellulose 35% Fibrous Glass 10% Non-Fibrous





# Mystic Air Quality Consultants, Inc.

1204 North Road, Groton, Connecticut 06340

www.mysticair.com

maqc2@aol.com

800 247-7746

March 28, 2023

Mr. Wes Greenleaf  
Town of Griswold  
28 Main Street  
Jewett City, CT 06351

Re: **Asbestos Abatement Site Monitoring (3/20 - 23/23)**  
Former Senior Center; 22 Soule Street; Griswold, CT  
Location: Front of Building –interior floor

Dear Mr. Greenleaf:

Mystic Air Quality Consultants performed industrial hygiene services pertaining to a monitoring project at the address cited above from March 20<sup>th</sup> to the 23<sup>rd</sup>, 2023.

These services were rendered in full accordance with the State of Connecticut Department of Health Services Standards for Asbestos Abatement, as found in the General Statutes of Connecticut Section 19a-332a-1 to 16.

As required in section 19a-332a-12 the applicable post abatement procedures to ascertain satisfaction of re-occupancy criteria were performed.

Specifically, a visual inspection of the containment work area revealed no visible asbestos dust or debris residue apparent in the contained area, as required by subsection 19a-332a-12(b).

Subsequent to the final visual inspection in the containment, a round of aggressive clearance air samples was performed in the containment work area referenced above and analyzed by transmission electron microscopy, in accordance with subsections 19a-332a-12 (f). The analytical results of the clearance samples were all below the concentration of 70 structures per square millimeter allowed to permit re-occupancy.

Sincerely,

Christopher J. Eident CIH, CSP, MPH  
CEO

Enclosure 1: Final Visual Inspection  
Enclosure 2: TEM Final Air Clearance  
Enclosure 3: Area Airs  
Enclosure 4: Daily Job Logs

The Laboratory Analysis was conducted using the NIOSH 7400 Method using the A Counting Rules. The LOD (limit of detection) is 10 fibers/100 fields (aka MDL). The Coefficient of Variation (CV) for the lab per 100 fields is as follows: 5-20 fibers = 0.12; 21-50 fibers = 0.15; 51-100 = 0.010. Our AIHA PAT Laboratory Number is 100129. Connecticut Laboratory License Number PH-0630 and RI Laboratory License Number RTB00082.





# Mystic Air Quality Consultants

1204 North Road (Rt. 117)  
Groton, CT 06340

Report of Inspection of Asbestos Removal,  
Renovation, and Demolition Project

Final  
 Interim

Date: 3/23/23  
Site Location: 22 South St - Griswold, CT  
Building Identification: Senior Center  
Containment Location: Front of Bldg - Interior

Final Inspection Passed  
 Inspection Indicates More Work to be Done

### CHECKLIST:

Residual dust on:

	YES	NO		YES	NO
a. Floor	___	<input checked="" type="checkbox"/>	e. Vertical	___	<input checked="" type="checkbox"/>
b. Horizontal surfaces	___	<input checked="" type="checkbox"/>	f. surfaces	___	<input checked="" type="checkbox"/>
c. Pipes	___	<input checked="" type="checkbox"/>	g. Ducts	___	<input checked="" type="checkbox"/>
d. Ventilation equipment	___	<input checked="" type="checkbox"/>	h. Register	___	<input checked="" type="checkbox"/>
			i. Lights	___	<input checked="" type="checkbox"/>

### FIELD NOTES:

Asbestos floor tile and glue have both been removed from all surfaces inside here.

### FINAL AIR SAMPLE RESULTS:

TEM to be Analyzed  
 PCM Analyzed on Site

Sample # \_\_\_\_\_  
Sample # \_\_\_\_\_  
Sample # \_\_\_\_\_

Sample # \_\_\_\_\_  
Sample # \_\_\_\_\_

INSPECTOR:

Robert Buckingham  
Printed

Robert Buckingham  
Signature