

TOWN OF EAST HADDAM

REQUEST FOR QUALIFICATIONS / REQUESTS FOR PROPOSALS

**EAST HADDAM COMPANY #2 FIREHOUSE
CONSTRUCTION MANAGEMENT SERVICES FOR NEW FIREHOUSE**

ADDENDUM NO. 1 TO CONTRACT DOCUMENTS

TO: ALL PROSPECTIVE BIDDERS

This Addendum forms a part of the Contract Documents and modifies the bidding Documents dated February 11, 2026 as noted below.

All Bidders are hereby notified and warned of the following information, clarifications and modifications that are provided in response to questions and comments received via email, which are to be included in and become a part of the RFQ/RFP documents:

1. **Question** – Pg. 3 **Section A.2** indicates scope to include demolition of existing facility and construction of new facility. Please confirm that demolition will occur prior to the new build & that Company #2 will be temporarily relocated.

Response - Yes, demo will occur prior and Firehouse will be relocated during construction.

2. **Question** - Pg. 6 **Section D.4. Part a** indicates the proposer shall include the following information. “Provide as a minimum the types and limits of insurance stated in the Contract.” However, Exhibit B & C do not have values listed for the \$ Limits. Please advise if the insurance limits are available at this time.

Response - Below are minimum requirements:

- Comprehensive General Liability: \$1,000,000 each occurrence/\$2,000,000 aggregate
- Products/Completed Operations: \$2,000,000 aggregate
- Comprehensive Automobile Liability (including owned, borrowed, hired and non-owned): \$1,000,000 any one accident
- Professional Liability Insurance: \$2,000,000 each occurrence
- Excess/Umbrella Liability: \$10,000,000 each occurrence
- WC Statutory Limits
 - Employers’ Liability Each Accident: \$1,000,000
 - Employers’ Liability Disease Each Employee: \$1,000,000
 - Employers’ Liability Disease Policy Limit: \$1,000,000

- Additionally, it should be noted the Town will not waive its right to subrogate in in the AIA contracts and will look to strike all sections related to this in the AIA contract.

3. Pg. 6 **Section D.4. Part c** indicates the required additional insured. Please confirm if a statement indicating that we will provide the listed individuals as named insured is sufficient.

Response – Both the Town of East Haddam and SPA will need to be listed as additional insured on all COI’s provided to the town.

4. **Question** – Page 7 **Section E** identifies items required to submit prior to the interview for the 4 shortlisted firms, including Fee, GC's/GR's, and Technical Proposal. However, **Pg 10 Section H** indicates that the 4 selected firms will receive further instructions. Please confirm if these instructions will include number of hard copies and flash drive requirements.

Response – The expectation will be that the shortlisted firms (max of 4) will be asked to provide an in-person presentation (Tentatively planned for the evening of Thursday, March 12th). Information will be provided on number of copies needed to the shortlisted firms.

5. **Question** - Page 8 **Section E.1.Part b** indicates GCs to be expressed as a dollar value. Please confirm if this based on a per month basis.

Response – This should be total cost of the project.

6. **Question** - Page 8 **Section E.1.Part c** references an “indicated schedule” Please advise Approx. Construction Start Date + Number of Months for Demolition & Construction.

Response – We anticipate the project to start Fall of 2026 with a 12 month Demo/Construction timeline.

7. **Question** - Will Builder Risk be provided by the CM or the Town of East Haddam?

Response – The CM should include the cost of builder's risk as a line item within their proposal. The town may choose to provide this insurance and remove from cost of the CM.

8. **Question** - Proposal requirements ask for 7 hard copies, along with the digital version via flash drive. Are we required to include the financials with each of the 7 hard copies? Or would the flash drive copy be sufficient?

Response - One hard copy along with the electronic copy of financials would be sufficient.

9. **Question** - Clarify the requirement in Section D.6 regarding the Prequalification Certificate and Status from the State of Connecticut pursuant to General Statutes 4a-100, et seq. Can you please confirm whether this request is satisfied by submitting our current DAS Prequalification Certificate and an Update (Bid) Statement, or if any additional documentation is required?

Response - Yes, DAS Prequalification Cert and updated bid statement would be fine.

END OF ADDENDUM NO. 1

Clarification or any other notice of a change in the Documents will be issued only by the Town and only in the form of a written Addendum, transmitted by fax, e-mail or posted on the Town website to all who are known by the Town. Any other purported Addenda are void and unenforceable.

Todd H. Gelston
First Selectman

Dated: March 2, 2026

END OF ADDENDUM NO. 1