

**ADDENDUM NO. 1**  
23 August 2017

To all Bidders on the Project titled: **Ayer DPW Modular Administration Building**

**Owner:**

Ayer Department of Public Works  
25 Brooks St  
Ayer, MA  
Contact: dVanSchalkwyk@ayer.ma.us  
Project #: 17DPW12

**Designer:**

William Sloan Associates  
551 Main St.  
Winchester, MA  
Contact: jeff@williamsloan.com

*Reference Contract Documents (drawings and specifications) dated 8/8/17.*

The attention of bidders submitting proposals for the above subject project is called to the following addendum to the specifications and drawings. The items set forth herein, whether of omission, addition, substitution, or clarifications are all to be included in and form a part of the proposal submitted.

THE NUMBER OF THIS ADDENDUM ( **1** ) MUST BE ENTERED IN THE APPROPRIATE SPACE OF THE CONTRACT FORM ENTITLED "NON-PRICE AND PRICE PROPOSAL FORMS."

***ATTENTION TO BIDDERS***

Item No. 1.: Sign-In Sheet from On-Site Project Briefing is attached

***QUESTIONS & CLARIFICATIONS***

Item No. 2.: BASIS OF DESIGN:

Drawings and Specifications are provided at a Schematic Design level of Detail. It is the intent that these are used as a guide for the intent and look of the completed project. Final Design and Construction is to be the full responsibility of the bidder, including all site and MEP/FP testing/engineering.

It is the understanding of the client and designer that alternative materials and construction types may be favored by the manufacturers. Materials and construction types shown on the drawings and specifications are the Basis of Design and As-Equal substitutes are encouraged to be submitted, to be evaluated by the client/designer.

Item No. 3.: TYPE OF CONSTRUCTION

Construction type is 5B

Item No. 4.: VESTIBULE:

Vestibule is shown on Drawings as built on-site w/ slab on grade construction. Vestibule can be alternatively constructed modularly with similar floor/wall/roof construction as the rest of the building. All final designs must retain accessibility requirements.

Item No. 5.: FOUNDATION

Basis of Design for the foundation is frost walls with a rat slab. Foundation is to be designed to support the structure above, and be fully enclosed and protected. Alternative Foundation designs may be proposed for "as-equal" design consideration.

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- Item No. 6.: STOREFRONT (at Vestibule)  
Rough Opening Sizes: 3'x6' (x2), 9'x6' (x2)  
Doors and Windows are on the schedule in contract documents
- Item No. 7.: MILLWORK  
Cabinetry and appliances in Kitchen are to be included in bid.  
Reception Desk is to be included in Bid.  
All other Cabinetry/furnishings in offices, hallways, work areas, conference room, to be NIC
- Item No. 8.: UTILITIES  
**Please find attached an updated C1 (datted 8/22/17) drawing indicating utility locations.**  
The Owner (Town of Ayer / DPW) will be responsible for making the new utility connections and bringing utilities to within 10' of the new building. Locations / trenching is to be coordinated with the bidder's final design. The Owner will provide trenching/backfilling/patching as required for this portion of the work.  
Electrical on site is assumed to be sufficient to carry the load of the new structure. It is the responsibility of the bidder to provide all MEP engineering and load calculations. If new service / transformer is required, this additional cost will be the responsibility of the Owner.
- Item No. 9.: TEL/DATA  
Tel/Data requirements have been included in the Bid Documents. Additional IT requirements may be added to the contract at the expense of "The Owner"
- Item No. 10.: SCHEDULE:  
It is the intent for the DPW to occupy the building by next summer. Substantial Completion is indicated in the Contract Documents to be May 15<sup>th</sup>. Scheduling to be the responsibility of the bidder and reviewed and coordinated with the Owner and Designer for acceptance. It is the intent of the Owner to cooperate with the Bidder for the manufacturing and installation timelines required for modular construction. Liquidated Damages have been included in the Contract documents and may be enforced if deemed applicable by The Owner.
- Item No. 11.: PERMITTING:  
The Owner is to pay for all permitting fee's.
- Item No. 12.: DIMENSIONING:  
Interior and Exterior dimensioning are the basis of design and were coordinated to be compliant with shipping restrictions for modular construction. Final Design and dimensioning is the responsibility of the bidder and are to be consistent with the design intent and geometry of the Drawings.
- Item No. 13.: REMOVAL & STORAGE OF TOPSOIL  
Town will be responsible for clearing and grubbing the site. Site excavation to be the responsibility of the bidder. Excavated material may be stockpiled on-site at a location of the Owner's choosing. Loam will be made available by the owner for final site grading and seeding.
- Item No. 14.: SITEWORK  
All site work to be ADA compliant. Include 2 ADA parking spots, 1 curb cut with detectable warning panel. Elevations to be coordinated with final civil design of bidder. Curbing to be granite and run along the parking area and the peninsula's, and back to the sidewalk. Curbing is not required beyond the new sidewalk.
- Item No. 15.: INSURANCE REQUIREMENTS  
The bidder may provide a certificate of insurance and endorsements in lieu of copies of the insurance policy; however, the bidder shall produce copies of the insurance policy upon the Owner's request.

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Item No. 16.: OWNER/ARCHITECT DELAYS

Contractor shall be entitled to a time extension if the Owner/Architect response is beyond thirty days as specified in Article 7.6.3.

Item No. 17.: SCHEDULE SUBMISSION AND EVALUATION

Refer to Evaluation Criteria No. 5 for how schedule relates to award.

Item No. 18.: ADHERANCE TO FUTURE CODES AND REGULATIONS

Future codes and regulations shall not apply to the building specifications

All other portions of the Contract Documents remain **unchanged**.  
Please be reminded to acknowledge this Addendum on the bid forms.

--- End of Addendum No. 1 ---

# SIGN-IN SHEET



**DPW Modular Administration Building**  
**Town of Ayer, MA**  
 August 16, 2017  
 10:00am

NAME	COMPANY	EMAIL
1. Brian Michalek	Michalek mod	BME Executive Yacht Co.
2. Gregg Kelly	Triumph Modular	gkelly@triumphmodular.com
3. Bill Lavoie	Triumph Modular	WLAVOIE@triumphmodular.com
4. A.J. BERGEN	TRIUMPH MODULAR	ABergen@TRIUMPHMODULAR.COM
5. Ken Flabb	VANGUARD MODULAR	KFLABB@VANGUARDMODULAR.COM
6. NICOLLE GALASSO	NEL Corporation	nicolle@nelcorporation.com
7. Eric Turner	Aries Building Systems	Turner@ariesbuilding.com
8. Mark Gaboury	MODULUSE CORP	mgaboury@MODULUSEUSA.com
9. Bob CAPECE	MODSPACE	bob.CAPECE@MODSPACE.COM
10. Dan VanChalkwyk	Ayer DPW	dvanschalkwyk@ayer.ma.us
11. Jeff Wetzel	William Sloan Assoc.	Jeff@williamsloan.com
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

Project Title:

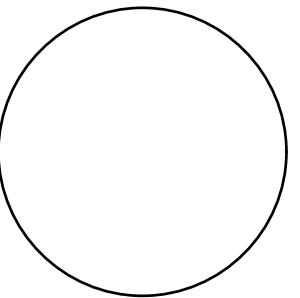
**DPW MODULAR  
ADMINISTRATION  
BUILDING**

Town of Ayer  
5 Brook Street  
Ayer, MA 01432

Set Issue Title:

**100% BID DOCUMENTS**

STAMP:



**WILLIAM SLOAN ASSOCIATES**  
ARCHITECTS  
551 MAIN ST. WINCHESTER, MA 01890

Issues / Revisions

No.	Date	Notes

Designed By: CS  
Project Manager: JBW  
Drawn By: JBW  
Date: 8/22/17  
Drawing Title

**EXISTING  
SITE SURVEY**

Scale: 1/8" = 1'-0"  
Drawing No.



**1 CIVIL SURVEY**  
Scale: 1/16" = 1'-0"