



**TOWN OF STRATFORD  
PURCHASING DEPARTMENT  
STRATFORD, CONNECTICUT**

**BID No. 2014- 045**

**Issued:** May 27, 2014

**Subject:** Installation of Modular Classrooms

The Board of Education, Stratford, Connecticut, through the Office of the Town of Stratford Purchasing Agent, will receive SEALED BIDS for furnishing the modular structure described in the accompanying specifications, in accordance with the instructions, conditions and reservations that follow:

The Town is requesting bids for the design, prefabrication, site assembly/installation, and all services required to complete and deliver two (2) modular building units ready for use and occupancy at Lordship Elementary School.

On- site installation shall include all necessary modifications to existing structures, new foundations, re-landscaping, and utility connections. The program requirements for the modular buildings are described below.

All construction shall meet the Energy Code of the State of Connecticut; classrooms to include heating, ventilation, cooling, casework, and finishes.

The modular buildings will be used for elementary school classrooms during the 2014 - 2015 school year.

Time is of the essence in completion of the work called for in this Bid. Accordingly, the winning proposer will be subject to penalty charges for late completion, all as set forth below.

**A. CLOSING DATE:**

Bids will be received until 3:30 pm June 4, 2014, at which time they will be publicly opened and read. All bidders are invited to attend this public opening, which will be held immediately following the closing time specified above, in the Office of the Purchasing Agent, Room 202, Town Hall, 2725 Main Street, Stratford, CT 06615.

Any bid may be withdrawn prior to the above-scheduled time for receiving bids or authorized postponement thereof. Any bids received after the date and time specified shall NOT be considered. No bidder may withdraw a proposal within 45 days after the actual opening thereof.

Site inspection – Please contact the head custodian, Charles Fardy for an appointment at Lordship Elementary at 203-385-4170 for site review.

**B. INSTRUCTIONS:**

Bidders are required to examine the attached specifications and to conform strictly to the conditions and instructions contained therein. The failure or omission of any bidder to examine the documents shall in no way relieve the bidder from any obligations with respect to this bid.

Bids will be carefully evaluated as to conformance with stated specifications.

Bids proposals are to be submitted **(FIVE COPIES)** in a sealed envelope and clearly marked with the bid number and description on the outside of the envelope, including all outer packaging (DHL, FedEx, UPS, etc).

Bids must be delivered to:

Purchasing Department

Stratford Town Hall — Rm 202

2725 Main Street

Stratford, CT 06615

### **C. GENERAL STATUE REQUIREMENTS:**

All bidders are directed to the provisions of the Title 31, Section 53 of the Connecticut General Statutes, revised to 1985, concerning the payment of minimum wages for work on public facilities, wherein said provisions shall be a part of the contract document where the contracted work shall exceed \$50,000.00.

### **D. GENERAL BID INFORMATION:**

**Basis of bid:** All prices must be complete...to include all costs of furnishing material, delivery of job site and completion of the project as per the specifications and/or drawing. Your terms of lease/sale must be stated on your bid.

**Time for completion:** If a completion date is not included in the accompanying specifications, Bidders must state how soon the work could be started on the project, and the number of working days required for finishing the project.

**Method of award:** Awards will be made to the lowest responsible bidder, meeting the conditions and specification as set forth herein.

**Award procedure:** Shortly after the public bid opening, the successful bidder will receive a

written notice of award from the Purchasing Manager. The notice of award is issued primarily to advise the successful bidder of the intended award of the contract, and of the bidder's obligations to the Town in the way bid document to furnish.

**Guarantee:** All work and materials shall be guaranteed for one year, unless otherwise noted.

#### **E. CONDITIONS:**

Each bidder is held responsible for the examination and/or to have acquainted themselves with any condition at the job site, which would affect their work before submitting a bid. Failure to meet these criteria shall not relieve the bidder of the responsibility of completing the bid without extra cost to the Stratford Board of Education.

#### **Bid Surety:**

Each proposal must be accompanied by a bid bond payable to The Stratford Board of Education for five percent (10%) of the total amount of the bid. The bid bond of the successful bidder will be retained until the payment bond and performance bond have been executed and approved, after which it will be returned. A certified check may be used in lieu of a bid bond. The Stratford Board of Education will not be liable for the accrual of any interest on any certified check submitted. Cashier checks will not be accepted.

A Performance Bond in the amount of one hundred percent (100%) of the Bid amount is required of the successful bidder. This bond shall cover all aspects of the specification and shall be delivered to the Stratford Board of Education prior to the issuance of a purchase order. The Performance Bond will be returned upon the successful completion and acceptance by the Stratford Board of Education of the work of the project.

Any bond submitted must be furnished by a corporate surety; satisfactory to the Stratford Board of Education, from a company licensed to sign surety bonds in the State of Connecticut.

In any instance when a manufacturer's name or product is referenced, the reference is considered informational only and is intended and used to establish a standard for quality, appearance, craftsmanship, etc., and is not intended to limit or hinder the substitution of an alternate manufacturer's product of comparable quality. Bidder's wishing to offer an alternate manufacturer's product must submit manufacturer's information sheets with their bid.

**Payment:** Final payment will be made upon the acceptance of the completed work by an authorized representative of the Town of Stratford. NO partial payments will be made. Invoices covering the work specified herein should be forwarded to the Purchasing Department upon completion of the project.

**Liquidated Damages:** If the work is not substantially complete by August 19, 2014, it shall be understood and agreed that Bidder shall pay the Town, not as a penalty but as liquidated damages, the

**Amount for Liquidated Damages: \$2,500 per day.**

“Substantial completion” is defined as the stage in the progress of the work when the work is sufficiently complete in accordance with the “Turnkey” contract documents that the owner can occupy or utilize the space for its intended use.

Installation/Delivery is a consideration in awarding this bid: Yes

**Taxes:** The Town of Stratford is exempt from all State and Federal taxes. Do not include these amounts in your quotation.

**Addendums:** All addendums will be posted on the town website, [www.townofstratford.com](http://www.townofstratford.com). It is the responsibility of the bidder to check the website for any addendums before submitting their bid.

**F.O.B. Destination:** All prices quoted must be net delivered to destination.

**Conflict of Interest:** No public official or employee shall, while serving as such, have any financial interest or engage in any business, employment, transaction or professional activity or incur any obligation of any nature which in in substantial conflict with the proper discharge of his/her duties or employment in the public interest.

**Insurance:** Prior to the start of work the bidder shall submit to the Owner certificates of insurance in the amounts indicated by the Insurance Requirements Chart attached hereto. The certificates shall indicate that both the Town of Stratford and the Stratford Board of Education are an additional insured under the applicable policies.

**Subcontracting:** Unless specifically indicated in the contract documents, no part of the contract may be subcontracted or sub-let without written permission of the Owner.

**Miscellaneous:** Any inquiries regarding this request for quotation should be referred to the Operations Manager, (Robert Sweger – 203-385-4216) who will furnish the information you require or refer you to the person who can.

Reservations: The Stratford Board of Education may consider informal any bid not prepared and submitted in accordance with the provisions herein stated.

Specifications must be submitted complete in every detail, and when requested, samples shall be provided. If a bid involves any exception from stated specifications, they must be clearly noted as exceptions, underlined and attached to the bid.

The Bid Documents contain the provisions required for the requested item. Information obtained from an officer, agent or employee of the Board of Education or any other person shall not affect the risks or obligations assumed by the Bidder or relieve him/her from fulfilling any of the conditions of the Bid.

**Cancellation:** The Bidder should be advised that should budgetary constraints dictate, part and/or all the items listed in this bid might be rejected. The decision shall be considered final and not subject to recourse by the bidder.

**Regulations Governing Product Design, Safety and Composition:** All products must conform to strict OSHA, Fire, Electrical, Building Codes or any other applicable codes or standards as required by local ordinance, state and federal laws. Ingredients contained in products shall conform to Federal and State of Connecticut Regulations governing safety of products for use in our schools.

Products containing asbestos material will not be allowed in the completion of any contract awarded by the Stratford Public Schools.

Certifications of compliance to these standards may be required to be submitted by the bidder awarded the contract.

MSDS identification sheets where required, must be mailed to the Owner at its Business Office.

**Regulations Governing Installation Codes and Standards:** All installation work shall conform to the applicable codes and standards of the agencies listed below. When a conflict between standards arises the more stringent standard is to be followed:

1. NEC - National Electric Code
2. Local Electrical Codes and Ordinances
3. NFPA - National Fire Protection Association
4. NEMA - National Electrical Manufacturers Association
5. EIA/TIA - Electronic Industries Association / Telecommunications Industries Association
6. ANSI - American National Standards Institute, X3T9.5FDDI Standard
7. IEEE - Institute of Electrical and Electronic Engineers
8. FCC - Federal Communications Commission
9. UL- Underwriters Laboratories
10. OSHA - Occupational Health and Safety Administration

**Changes, Deviation from the Specification:** Any deviation from the contract requirements or specifications must be completely detailed in writing by the Bidder and approved in writing by the Owner prior to the performance of said work. Any change in the work or contract requirements likewise must be detailed in writing by the Bidder and approved in writing' by the Owner prior to the performance of said work.

**Environmental Certifications:** If the contract entails any exposure to a regulated material including but not limited to asbestos or lead, the bidder certifies that it and each of its sub-bidders and their workers will be certified and trained under all OSHA and other relevant regulations for such work.

**Funding Requirements:** Some or the entire contract may be funded by state, federal or other grant programs. The bidder is advised that such funding" programs may include contractual provisions binding on Bidders and which may, for example, require audits or certifications under oath that the Bidder has not been debarred, suspended or excluded from any publicly funded project or programs.

**Time of Performance – Delays:** Bidders are advised to examine the contract documents regarding the time of performance. If this is a construction project the contract documents may indicate an estimated start date and time of completion, and may include liquidated damages for late completion. If this is a services contract the contract documents may indicate the period of services sought, and may include provisions for renewal.

If this is a contract for the sale of goods, the bid may include the bidder's proposal for how soon products may be delivered and for how long the bid price will remain available.

The commencement or performance of this contract may be delayed due to events that are not the Bidder's responsibility. In such event the Bidder shall be entitled to an extension of time but no monetary compensation. Such an extension shall be at the sole discretion of the Owner, in conjunction with the Bidder and the Director of Facilities.

**Nondiscrimination and Affirmative Action:** The bidder is required to comply with all provisions of the Civil Rights Act of 1964, State of Connecticut Executive Order #3, the Equal Employment Opportunity Act of 1972, Executive Orders 11246, 11375, 11478, and if applicable, the Connecticut Fair Employment Practice Law and any/all other applicable nondiscrimination and affirmative action provisions as presently stated, or as amended.

Pursuant to Conn. Gen. Stat. Sect. 4a-60, the Bidder agrees and warrants that in the performance of the contract, the Bidder will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation or physical disability, including but not limited to, blindness, unless it is shown by the Bidder that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or the State of Connecticut.

The Bidder further agrees to take affirmative action to insure that applicants with Job related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation, or physical disability, including, but not limited blindness, unless it is shown by such Bidder that such disability prevents performance of the work involved; (2) the Bidder agrees, in all solicitations or advertisements for employees placed by or on behalf of the Bidder, to state that It is an Affirmative action-equal opportunity employer in accordance with regulations adopted by the Connecticut Commission on Human Rights and Opportunities; (3) the Bidder agrees to provide each labor union or representative of workers with which such Bidder has a collective bargaining agreement or other contract or understanding and each vendor with which such Bidder has a contract or understanding, a notice to be provided by the commission advising the labor union or workers' representative of the Bidder's commitments under this section, and to post copies of the notice in conspicuous places available to employees and applicants for employment; (4) the Bidder agrees to comply with each provision of section 4a-60 and section 46a-68e and 6a-68f and with each regulation or relevant order issued by said commission pursuant to sections 46a-56, 46a-68e, and 46a-68f; (5) the Bidder agrees to provide the Commission on Human Rights and Opportunities with such information requested by the commission, and permit access to pertinent books, records and accounts concerning the employment practices and procedures of the Bidder as related to the provisions of this section and section 46a-56.

If this is a construction contract, the Bidder agrees and warrants that he will make good faith efforts to employ minority business enterprises as sub Bidders and suppliers of materials.

This contract may be governed by the State of Connecticut Department of Education procedures regarding affirmative action. ·A copy of the state's Affirmative Action Packet is a part of these specifications. The Bidder is required to determine from the packet what affirmative action reports and other compliance will be required, and submit that information to the Owner at the time that the contract is awarded.

**Indemnification:** To the greatest extent permitted by law, the bidder agrees to defend, indemnify and save harmless the Town of Stratford, the Stratford Board of Education, their agents and employees from sod against all claims, demands, damages, workers compensation payments, or other loss or expense, Including costs and attorney's fees, arising out of or resulting from the performance of this contract, including any bodily injury, including death at any time resulting therefore, sustained by any person or persons (including employees of the Bidder or any subBidder) or on account of damage to the property of any person, including the loss caused in any degree by the negligence of the Town of Stratford, the Stratford Board of Education, their agents and employees or otherwise.

The existence of insurance shall in no way limit the scope of this Indemnification.

The Bidder shall carry liability insurance covering the operation of trucks and automobiles and shall take out and maintain public liability and property damage liability insurance in not less than the following amounts:

**Insurance Requirements:**

A. General Liability

Occurrence limit \$1,000,000; aggregate limit \$2,000,000. The insurance carried by the proposer shall be on form CG 00 01, or equivalent. The Town of Stratford shall be named as an additional insured on the contractor's General Liability Insurance Policy with form CG 20 10 or CG 20 33, *and* CG 20 37.

B. Automobile Liability

Combined single limit of \$1,000,000. Comprehensive automobile policy to cover all owned, hired or non-owned automobiles or vehicles.

C. Workers Compensation

The proposer must have workers' compensation and employers liability insurance as required by Connecticut and federal law, plus employers liability limits of \$1,000,000 per accident, 1,000,000 disease each employee and \$1,000,000 disease policy limit.

D. Umbrella Liability

The proposer shall have a minimum coverage of \$1,000,000 excess umbrella coverage, naming the Town as additional insured.

The proposer shall procure and pay for the insurance coverage described above and must maintain the indicated insurance for a period of two (2) years after completion of the contract. All policies shall provide for thirty (30) days written notice prior to cancellation, substantial change or nonrenewal. The successful bidder must file an Insurance Certificate within two weeks of the date of notification of award. Failure or neglect to do so may be considered by the Town as proof that the proposer is unable to fulfill the contract. A current insurance certificate and a copy of the endorsement or policy wording adding the Town as Additional Insured must be in the Town's possession at all times. In addition, the selected firm shall require its subcontractors, if any, to meet the same insurance requirements and to furnish the Town with similar evidence of insurance.

In addition, the proposer shall, at all times, save, indemnify and hold harmless the Town of Stratford, its officers, agents, employees and servants from liability of any nature or kind, including costs and expenses for or on account of, any patented or copyrighted equipment, materials, articles, or processes used in the performance of this contract, or on account of any and all claims, damages, losses, litigation expense and counsel fees arising out of loss or injuries (including death) sustained by or alleged to have been sustained by the public or any persons affected by the proposer 's work, or by the proposer or any subcontractor, or anyone directly or indirectly employed by them while engaged in the performance of their duties in connect

Evidence of the above insurance in the form of certificates shall be issued to the Owner prior to starting work. Certificates of insurance shall state that the Owner will be notified, in writing, ten (10) days prior to cancellation of any insurance coverage. Certificates shall be filed with the Owner and shall name Stratford Public Schools as an additional insured.

Upon job completion, the Bidder and a designated representative by the Owner will make a final inspection. No payment will be authorized for work done until such inspection has been made, and all work is found to have been performed in accordance with the specifications and to the satisfaction of the owner.

Any and all legal expenses incurred by Stratford Public Schools for the Bidder's failure to comply with these specifications will be borne by the Bidder.

The Bidder is to maintain for the duration of the contract and for the protection of all employees engaged there under workers compensation as required by the labor laws of the state, and all municipal and federal liability. Evidence of Workers Compensation insurance is to be provided prior to starting work.

All bids must be made on this form. To be responsive this bid must be properly executed, accompanied by the appropriate bid security, and accompanied by any additional bid sheets required by the contract documents and/or Bid Specifications.

The undersigned acknowledges that it has carefully examined all of the contract documents bound in with this bid, including any addenda, has participated in any site visit and is familiar with any factors which may affect this contract, and offers to perform, in strict conformity with each and every provision of the contract at the prices set forth in this bid and within the period of time specified for completion in the contract documents. **This offer shall be irrevocable for a period of 60 working days from the date on which the Bidder notified the Owner, in writing, that it wished to terminate the contract. If the Bidder does not provide appropriate cancellation notification and vacates the contract prior to the expiration of the contract, the Bidder will be liable for any and all costs to the Owner for completion of the contract through the contract's expiration date.**

By submission of this bid, the undersigned and each person signed on behalf of the undersigned certifies, under penalty of perjury, that: (a) The prices in this bid have been arrived at independently, without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor; (b) unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the undersigned and will not knowingly be disclosed by the undersigned prior to opening, directly or indirectly, to any other bidder or to any competitor (c) no attempt has been or will be made by the undersigned to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.

#### **F. RESERVATIONS:**

The Town of Stratford reserves the right to reject any or all bids not considered in the best interests of the Board of Education. Stratford also reserves the right to scale the project up or down as necessary with prevailing unit prices.

Performance deemed substandard by the Town of Stratford and/or Board of Education will result in cancellation of the contract with the awarded bidder.

## **Building Specifications for Modular Construction**

### **DIVISION 1 - GENERAL**

#### **1.01 Summary of Work**

It is the intent of the Stratford Board of Education to award a turnkey contract for modular classrooms addition at Lordship Elementary School, 254 Crown Street, Stratford, CT 06614. The purpose of the specification is to outline the scope of work for the modular addition.

The modular buildings to be provided will consist of approximately 900 square feet. The Bidder will supply, transport, erect and complete the building as described in the following specification.

The modular buildings will be connected to the existing building with modifications to existing corridor. All materials, equipment, devices, color, etc. to be standard unless otherwise noted in these specifications.

#### **1.02 Regulatory Requirements**

All construction and installation as specified in the following pages shall meet or exceed the State of Connecticut Building Codes, including but not limited to, ADA Standards and NFPA 101, Life Safety. Should changes be implemented by local regulatory agencies or local building codes the Bidder reserves the right to adjust its proposal and construction schedule accordingly.

#### **1.03 Permits and Inspections**

The buildings will be constructed of type 5B construction in accordance with the current editions of the Uniform Building Code, Uniform Fire Prevention Code and the American with Disabilities Act (ADA). Third party and state approval will be furnished through the manufacturing source. All necessary permits are to be

obtained by the Bidder. The fee for all permits required by the Town of Stratford will be the responsibility of the Bidder.

The modular buildings will meet the current editions of the following building codes:

BOCA Basic/National Building Code

BOCA Basic/National Mechanical Code BOCA  
Basic/National Plumbing Code National  
Electrical Code

NFPA Life Safety Code

Connecticut Building Code Supplement

Connecticut Fire Safety Code Supplement.

All necessary permits are to be obtained by the Bidder and all costs associated with building permit filings, building permits and building inspections will be the responsibility of the Bidder.

All costs for special inspections, site testings, material testings, independent testings and approvals as may be required for this project is by paid by Town.

The bidder will be responsible for all costs, including associated surveys, engineering & drawings, associated with filing and obtaining Zoning Department, Health Department and any other agencies approvals required for this project. These approvals are required prior to filing for building permits.

#### **1.04 Office Standards**

The construction schedule for this project will not commence without the following documents; fully executed contract agreement, Town approved drawings, submittals and project specifications, all necessary federal, state and local approvals, Building Department, Fire Marshal, Planning, Zoning and Health Department approvals.

The Bid should not include any sales, use, personal property, or any other taxes levied upon the equipment, materials, labor, its value or its use or operation.

#### **1.05 Temporary Utilities and Services**

The Town will provide temporary utility service connections during the entire construction period at no charge to the Bidder.

#### **1.06 Temporary Controls**

The Bidder will supply and install temporary plastic orange construction fencing and barricades as required to protect its work only. All other required fencing, barricades, protections, if required, will be the responsibility of the Town.

## **1.07 Construction Management**

The Bidder is to furnish a project manager for this project who will act as a single point of contact to channel all information for this project.

The Bidder's project manager will be responsible for all phases of work, from contract award to completion.

## **1.08 Engineering Services**

Bidder will provide signed and sealed third party drawings for the modular structure as it relates to the Bidder's contract, inclusive of structural, electrical, plumbing and mechanical. They will also provide utility (if required) foundation, connecting link, stair, ramp and canopy design/shop designs signed and sealed by a state licensed engineer. All other drawings required for this project will be the sole responsibility of the Town.

The Town will be responsible to supply the Bidder the latest site drawings of the property indicating the location of the new modular building. Site drawings will include property line setbacks, easements, restriction, etc.

If required, the bidder will be responsible to perform and pay for the following services:

- a) Site surveys,
- b) Locating and marking underground utilities & services,
- c) Soil testings & soil borings,
- d) Site inspections & testings

## **DIVISION 2 - SITEWORK**

### **2.01 Subsurface Investigation**

Soil bearing capacity of 4,000 p.s.f. is assumed for the foundation designs on this project. The Bidder is invited to conduct, at their expense, verifiable soil bearing tests to establish the actual soil conditions.

A minimum grade variance of 6" over the entire area of the proposed building has been assumed for the foundation and egress designs of this building.

### **2.02 Site Storage**

The Bidder is to provide excavation and footing work associated with this project. Temporary staging and parking areas will be designated on site by the Stratford Board of Education. No other parking or staging area may be used without prior written approval by the Stratford Board of Education.

### **2.03 Site Demolition and Relocation**

None required or identified in Specifications, Addendums and Drawings provided by the Town in the Request for Bid package.

### **2.04 Engineering**

The Bidder will be responsible for general architectural and engineering services (including but not limited to foundation, hallway connectors and wall penetrations) building stakeout and as built plans.

### **2.05 Earthwork**

As required for excavation for footing/foundations, grading, drainage and

pavement preparation.

Cut down tree and remove stump.

It is assumed that only normal soil material (no rock removal, blasting, ripping or replacement of unsuitable soil) will be encountered.

It is assumed excavated material is suitable for use as backfill and may be stockpiled on site until required. Stockpiling will be done only in locations approved by the Town, and must be protected from erosion. All excavated materials remain the property of the Town unless released in writing.

## **2.06 Surface & Subsurface Drainage**

**Subsurface:** If required, the bidder will be responsible for all costs associated with the design and installation of this system.

**Ground:** Surface drainage run-off shall be provided on site, configuring grading to provide sheet flow to appropriate locations.

**Roof:** If required, the bidder will be responsible for connecting roof drains to a subsurface drainage system.

**2.07 Paving and Surfacing:** 8' x 8' asphalt pad outside all new exit areas and any being relocated.

## **2.08 Service Utilities**

The Bidder will be responsible to confirm that all new and existing utility sources (electrical) are adequate to support the additional loads and demands with the installation of the new modular addition.

**2.09 Water Service:** Not Included.

**2.10 Sprinkler Service:** Not Included.

**2.11 Gas Service:** Included – refer to Division 15 - Mechanical

**2.12 Sanitary Service:** Not Included.

**2.13 Electric Service**

The Bidder will install an electric service to the modular building, including, but not limited to, design, engineering, connection to the modular building's electrical panels, CTs, disconnects and building grounding. Proposal does not included cost of transformer(s), transformer pad(s) and any utility charges.

**2.14 Communication Services**

**Services:** The Bidder will be responsible to confirm that all existing communication systems' hardware and software (fire alarm, telephone, public address, computer and security) are adequate to support the additional loads and demands put on them by the installation of the new modular addition. The bidder will be responsible for all costs associated with the upgrade(s) to the existing system(s) hardware & software, if required.

**Fire Alarm service:** The Bidder will be responsible to extend the fire alarm service from the modular building to the monitoring source, including but not limited to, design, engineering, devices, wiring, connections, testing and fees.

**Telephone service:** The Bidder will be responsible to extend the phone system from the modular building to the existing system. The customer will be responsible for all cost to supply and install hardware, software, design, devices, connections, testings and fees. Upgrades to existing hardware/software is the responsibility of the customer.

**Clock system:** Yes

**PA system:** The Bidder will be responsible to extend the public address system from the modular building to the existing system, including but not limited to, design, devices, wiring, programming, connections, testing and fees. Upgrades to the existing hardware/software is the responsibility of the customer.

**Computer system:** The Bidder will be responsible to extend the computer system from the modular building to the existing system. The customer will be responsible for all cost to supply and install hardware, software, design, devices, patch panels, connections, testings and fees. Upgrades to existing hardware/software is the responsibility of the customer.

## 2.15 Grading, Seeding & Landscaping

**Grading:** Areas disturbed during construction.

**Seeding:** By Bidder, if required.

**Plantings:** By Bidder, if required.

**Landscaping:** By Bidder, if required.

**Site Restoration:** Areas disturbed during construction.

## DIVISION 3 - CONCRETE

### 3.01 Concrete Formwork

**Footings:** Poured in place concrete, 30" diameter footing to frost depth except at locations where four modular comers meet which require 36" diameter footings. Sizes based upon soil bearing of 4.000 p.s.f.

**Piers:** Poured and formed in place concrete, 16" x 16" square pier from footing to modular frame (minimum 18) except at locations where four modular comers meet which require 24" x 24" square pier from footing to modular frame (minimum 18").

Gravel: Ten inches (10") of gravel is to be placed around the substrate.

### **3.02 Concrete Reinforcement**

**Reinforcing:** Reinforcing bars will be installed in piers and footings to compensate for loads imposed.

### **3.03 Concrete Accessories**

**Anchoring:** Steel plates will be located at intervals along the perimeter piers for welding the frame to the foundation system.

## **DIVISION 4 - MASONRY**

As needed, supplied by Bidder as part of this contract.

## **DIVISION 5 - METALS**

### **5.01 Structural Metal Framing**

**Steel frame:** Perimeter design 12" jr. I beam and cross members @ 48" O.C.

### **5.02 Alternatives and Special Items**

**Finish:** Asphalt based black primer for all module chassis.

**Undercarriage:** Removable axles and hitches.

## **DIVISION 6 - WOODS AND PLASTICS**

### **6.01 Wood framing**

**Floor joists:** 2" x 6" S.P.F. #2 @ 16" O. C., transverse

**Roof trusses:** BOCA approved and tested tapered truss @ 24" O.C.

**Exterior wall studs:** 2" x 4" stud grade @ 16" O. C.

**Interior wall studs:** 2" x 4" stud grade @ 16" O. C.

**Columns:** Concealed interior support columns at intermediate locations as required for roof structure support.

### **6.02 Plywood**

**Floor underlayment:** 1/2" square edge

**Sub-floor:** 5/8" T&G edge

**Roof:** 5/8" CDX plywood

### **6.03 Sheathing**

**Bottom board:** Polywoven Fabric

### **6.04 Base Moldings**

Base Trim 4" rubber cove base, color: from manufacturer's standards

## 6.05 Exterior Stairs, Ramps & Platforms

**Exterior stairs:** Pressure treated ADA compliant sized accordingly.

**Exterior HC ramp:** Pressure treated wood sized accordingly, pitch: 1" per foot.

**Handrails:** Finished wood with metal brackets.

**Treatments:** Ramps, stair treads and platforms to receive two (2) coat of non-slip paint.

Stair and ramp handrails to be sanded smooth and will receive two (2) coats of water seal treatment.

## DIVISION 7 - THERMAL AND MOISTURE PROTECTION AND ANIMAL DETERRENT

### 7.01 Insulation

**Floor:** 6", R-21 unfaced fiberglass batt

**Exterior wall:** 3 ½", R-13 unfaced fiberglass batt

**Interior wall:** 3 ½", R-13 unfaced fiberglass batt

**Roof:** 9", R-30 kraft faced fiberglass batt

Or as required by prevailing codes.

### 7.02 Siding

**Exterior siding:** Siding to match customers' existing building

**Finishes:** Siding will receive one (1) coat of primer and two (2) coats of exterior latex paint. Color to match existing building

### 7.03 Membrane roofing

**Roofing:** Fully adhered EPDM membrane 45 mil roofing system.  
Color: black.

Flashing material to be supplied by the roof manufacturer.

Roof drain identifiers to be installed.

**Roof Guarantee:** 25 year manufacturer warranty schedule.

#### **7.04 Prefabricated Roof Specialties**

**Roof drainage:** Aluminum gutters and downspouts installed at building perimeter as required for proper drainage. Downspouts are to discharge onto grade level. Color from manufacturer's standards.

#### **7.05 Animal Deterrent:**

**Fencing:** Galvanized fencing will be installed around entire perimeter of modular unit at a depth of (4) four feet to deter wild animal entry.

### **DIVISION 8 - DOORS AND WINDOWS**

#### **8.01 Metal doors and Frames**

**Exterior doors:** 3068 commercial grade insulated 18 gauge hollow metal door with 16 gauge knock-down metal frame and safety wire glass vision panel. Rated as required.

**Finish:** Steel doors and frames will receive one (1) coat of primers and two (2) coats of finish enamel paint. Color from manufacturer's standard.

## 8.02 Wood Doors and Frames

Interior doors: Corridor: 3068 commercial grade SC wood door with 16 gauge knock-down metal frame and safety glass vision panel. Rated as required.

Finish: Wood doors will receive factory finishes and frames will receive two (2) coat of primers and two (2) coats of finish enamel paint. Color from manufacturer's standard.

## 8.03 Vinyl Windows

Exterior: Solid vinyl two-lite horizontal slider with insulated glass, lock and insect screen, size: 48"x48". Color: white.

## 8.04 Finish Hardware

Exterior doors: Exit: Commercial grade panic hardware with lever trim, keyed to existing hardware, LCM hydraulic closure, 1 ½ pairs of ball bearing hinges, aluminum threshold, weather stripping and bottom sweep.

Hardware: All hardware to match existing hardware.

Interior doors: Corridor: Commercial grade lever type lock set, keyed to existing hardware, door stop, ( classroom function), LCM hydraulic closer, 1 ½ pairs of ball bearing hinges and floor mounted door stop.

Hardware: All hardware to match existing hardware.

Door keying: Exterior doors: Construction core.

Corridor: Construction core.

Keyed to existing master

## **DIVISION 9 - FINISHES**

### **9.01 Suspended Ceiling System**

**Suspended ceiling:** Suspended ceiling system with 2' x 4' acoustical ceiling tile in white metal grid, mounted at 8' 0" ceiling height.

### **9.02 Gypsum Wallboard**

Interior wall finish: Wall finish to be 5/8" vinyl gypsum, glued and nailed with matching color pins. Color from manufacture's standard.

### **9.03 Carpet**

**Floor covering:** Milliken 19-3/4-in x 19-3/4-in Level Loop Pile Carpet Tile with a Class II fire rating or equivalent. Glued with pressure sensitive glue. All adhesive manufacturer's specification. Color from manufacturer's standard.

Ten (10) percent carpet tile stock to be leftover.

### **9.04 Base Moldings**

**Base trim:** 4" rubber cove base. Color from manufacturer's standards.

## **DIVISION 10 - SPECIALTIES**

### **10.01 Visual Display Boards**

**White board:** 4' x 10' with tray and aluminum frame: one (1) per classroom.

**Tack board:** 4' x 8' burlap covered with aluminum frame; two (2) per classroom.

Installed at locations and heights directed by the Board of Education.

### **10.02 Signage**

As required by local, state and federal codes

**DIVISION 11 – EQUIPMENT:** Not included

**DIVISION 12 – FURNISHINGS:**

**Coat Rack:** Wall mounted with laminate finish shelf and 30 hooks; one per classroom.

**Closet Shelf:** Wire shelf with integral rod; one per classroom

**DIVISION 13 - SPECIAL CONSTRUCTION** Not Included

**DIVISION 14 - CONVEYING SYSTEMS** Not Included

## **DIVISION 15 - MECHANICAL**

**15.01 Sprinkler System**      Not Included

### **15.02 Heating, Ventilating and Air Conditioning**

Type:                      Roof mounted natural gas HVAC unit with heat strip, sized and quantity based on the local climatic conditions. HVAC units will be 120/208, 3 phase unit.

Ductwork:                Supply: 1" fiberglass.  
Return: 1" fiberglass.

Diffusers:                Supply: 24" x 24" lay-in type.  
Return: Eggcrate.

Thermostat:              Programmable

Dampers:                 Volume Dampers: One (1) volume damper per supply diffuser.

## **DIVISION 16 - ELECTRICAL**

### **16.01 Conductors**

Power                      General Wiring: Romex - #12 minimum.

### **16.02 Switches and Receptacles**

Wall switches: 120v, 20 amp. Located as per code.

Receptacles:             Interior: Duplex type: 20 amp with polarized parallel slots spaced per code and GFI receptacles in areas where required by code.

### **16.03 Distribution Equipment**

Distribution panel: 120/208, 3 phase, 4 wire, main distribution panel.

Sub-panel: 120/208, 3 phase, 4 wire.

### **16.04 Lighting**

Interior: 2' x 4' fluorescent troffers with electronic ballast, T-8 lamps and standard acrylic lenses.

Exterior: 60 watt LED fixture with photocell at each entrance and exit.

### **16.05 Emergency Lighting and Power**

Emergency: Twin bulb emergency lights with battery backup located according to code.

Exit lights: Exit lights with battery backup located according to code.

Remote head: 6 watt exterior wall mounted with battery backup installed at each exit.

### **16.06 Alarm and Detection Systems**

Fire alarm system: Dependent system tied into existing classroom.

### **16.07 Program Systems**

Public address: Wall/ceiling mounted speaker. One per classroom.

## 16.08 Telecommunication Systems

Computer system: Data jack and cabling

Computer Lab: Thirty (30) drops, plus one in the ceiling, including electrical with adequate power supply and all drops to be home run.

Classroom: Six (6) drops, plus one in ceiling, including electrical with adequate power supply and all drops to be home run.

Telephone systems: Phone jack and cabling. Two (2) per portable.

## STRATFORD BOARD OF EDUCATION

MODULAR CLASSROOM REQUIREMENTS:

### Lordship Elementary School

(# of portables and verify size) 30'X30' (DRY) Portable Classrooms with connectors to the school

**Turn Key:** with (Certificate of Occupancy from Town of Stratford) by August 19, 2014 as follows:

- Delivered, set up and installed
- Utilities attached and operational
- Handicap Accessible and ADA Compliant
- Fire Safety System operational
- Strobe light
- Security System operational
- Wired for Technology
- Public Address System / Intercom System  
connected to the schools systems
- HVAC operational
- All windows screened
- All windows will be equipped with blinds
- Lockable closet per classroom

- Enclosed connecting corridor to school
- Ramps, Stairs, Skirts, installed
- New clocks where needed
- Animal proof, galvanized fencing buried a minimum of four feet down, heavy gauge.

The bid should include a Total Price with Utilities.

The bid should include a penalty of \$2,500 per calendar day for all days passed August 19, 2014 that the portables are not "Turn Key Complete".

The bid will include a floor plan, cross section of building, connecting corridor, and complete specifications.

**BIDDERS DESIGN AND SPECIFICATIONS COMPLIANCE CERTIFICATION:**

Any attempt to substitute or vary from the drawings and specifications of the bid will be grounds for rejection of the bid.

Bidders certify that the attached bid, in its entirety, complies with the drawings and specifications of the bid package.

Company:

---

Company Representative

---

Date

## BID RESPONSE FORM

Name of Contract: Modular Classroom Bid

I UNDERSTAND that if my company is awarded the contract based on the anticipated date of award, completion of the project and/or delivery of materials as indicated in the bid would be no later than \_\_\_\_\_.

### AND

In witness whereof, the undersigned has caused this bid to be signed and delivered as of the date bids are to be received and opened by the Owner.

Name of Bidder:

\_\_\_\_\_

*(exact name of individual, firm, or corporation)*

Signature of Officer:

\_\_\_\_\_

Typed Name and Title of Officer:

\_\_\_\_\_

\_\_\_\_\_

Address:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone:

\_\_\_\_\_ Fax: \_\_\_\_\_

# BID PRICING SHEET

FOR

REFURBISHED

ONE (DRY) MODULAR CLASSROOMS

AT

LORDSHIP ELEMENTARY SCHOOL

*Purchase Price:* \$ \_\_\_\_\_

- The purchase price includes: the entire structure and all up front site costs

**Final Utilities Cost** \$ \_\_\_\_\_

- The final utility cost are the only costs that are not in the purchase price

# BID PRICING SHEET

FOR

REFURBISHED

TWO (DRY) MODULAR CLASSROOMS

AT

LORDSHIP ELEMENTARY SCHOOL

*Purchase Price:* \$ \_\_\_\_\_

- The purchase price includes: the entire structure and all up front site costs

**Final Utilities Cost** \$ \_\_\_\_\_

- The final utility cost are the only costs that are not in the purchase price

## REFERENCES

1. Company: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone (contact person): \_\_\_\_\_

2. Company: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone (contact person): \_\_\_\_\_

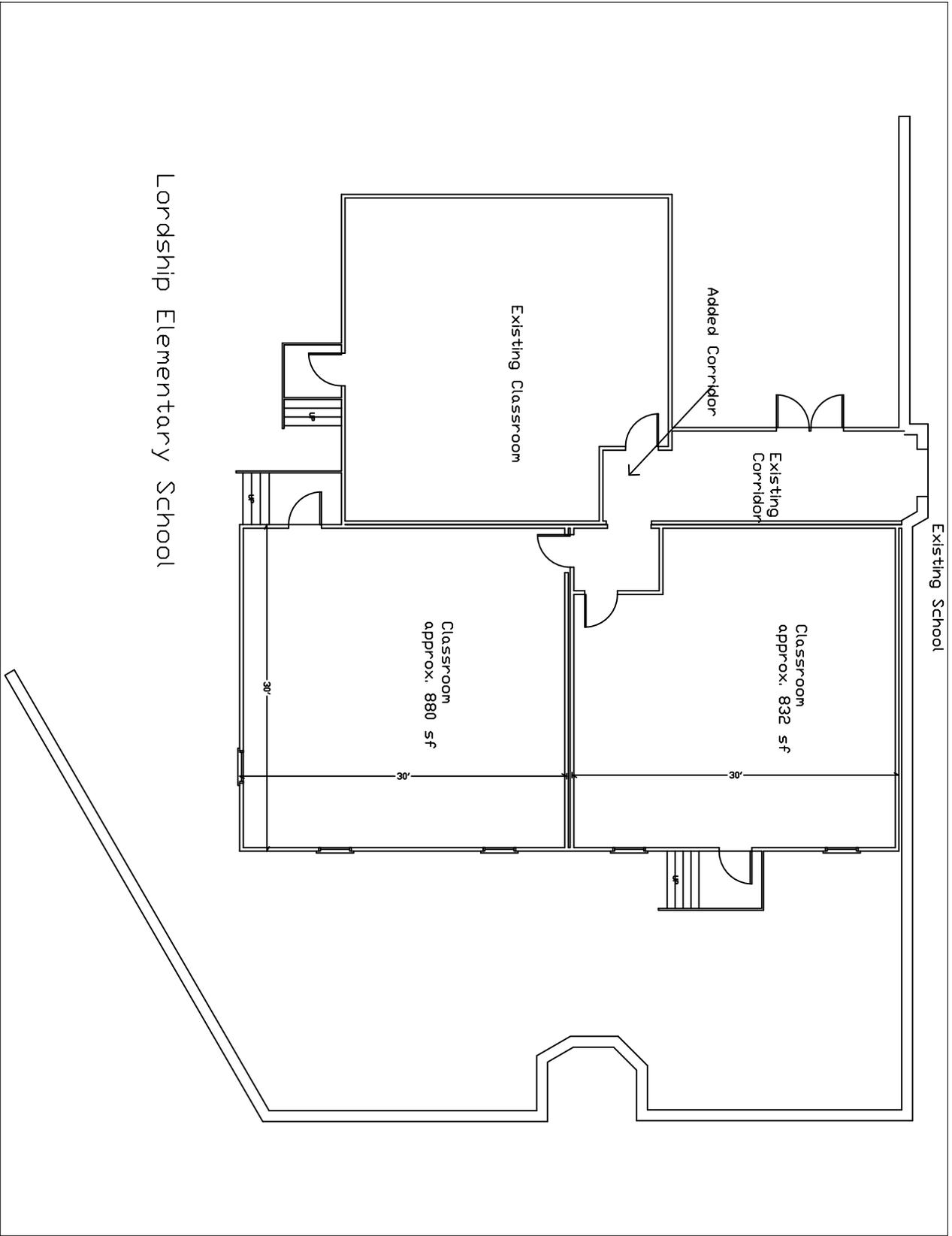
3. Company: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone (contact person): \_\_\_\_\_

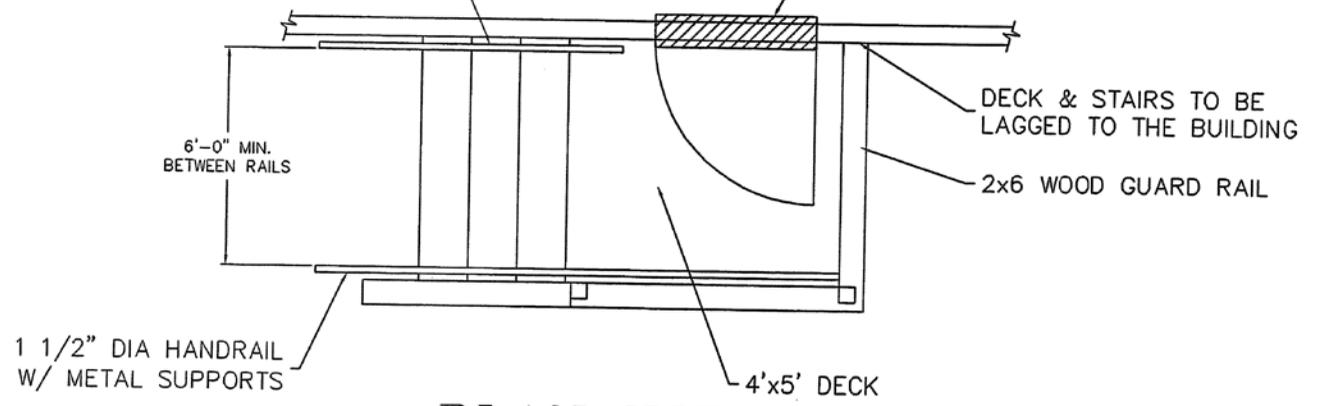




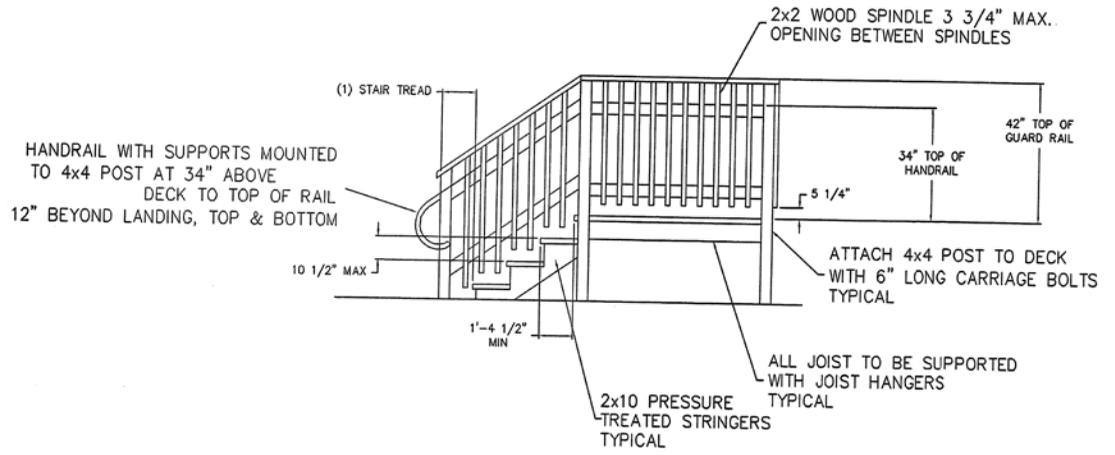
Lordship Elementary School

HANDRAIL TO EXTEND 12" (MIN) BEYOND THE TOP RISER AND AT LEAST 12" PLUS (1) TREAD BEYOND THE BOTTOM RISER

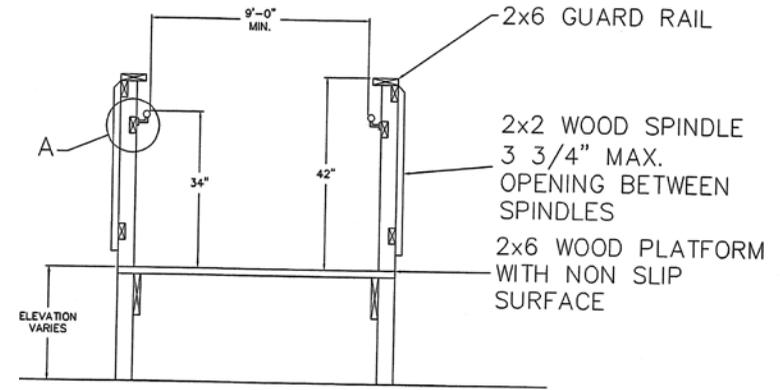
CAPACITY OF MEANS OF EGRESS	
36" WIDE DOOR	180 PEOPLE PRE EXIT
.2" PER PERSON	ACTUAL = 21 OCC. PER DOOR



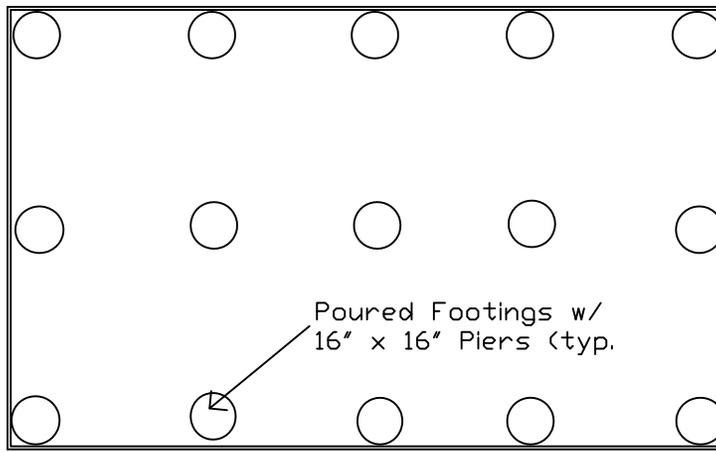
PLAN VIEW



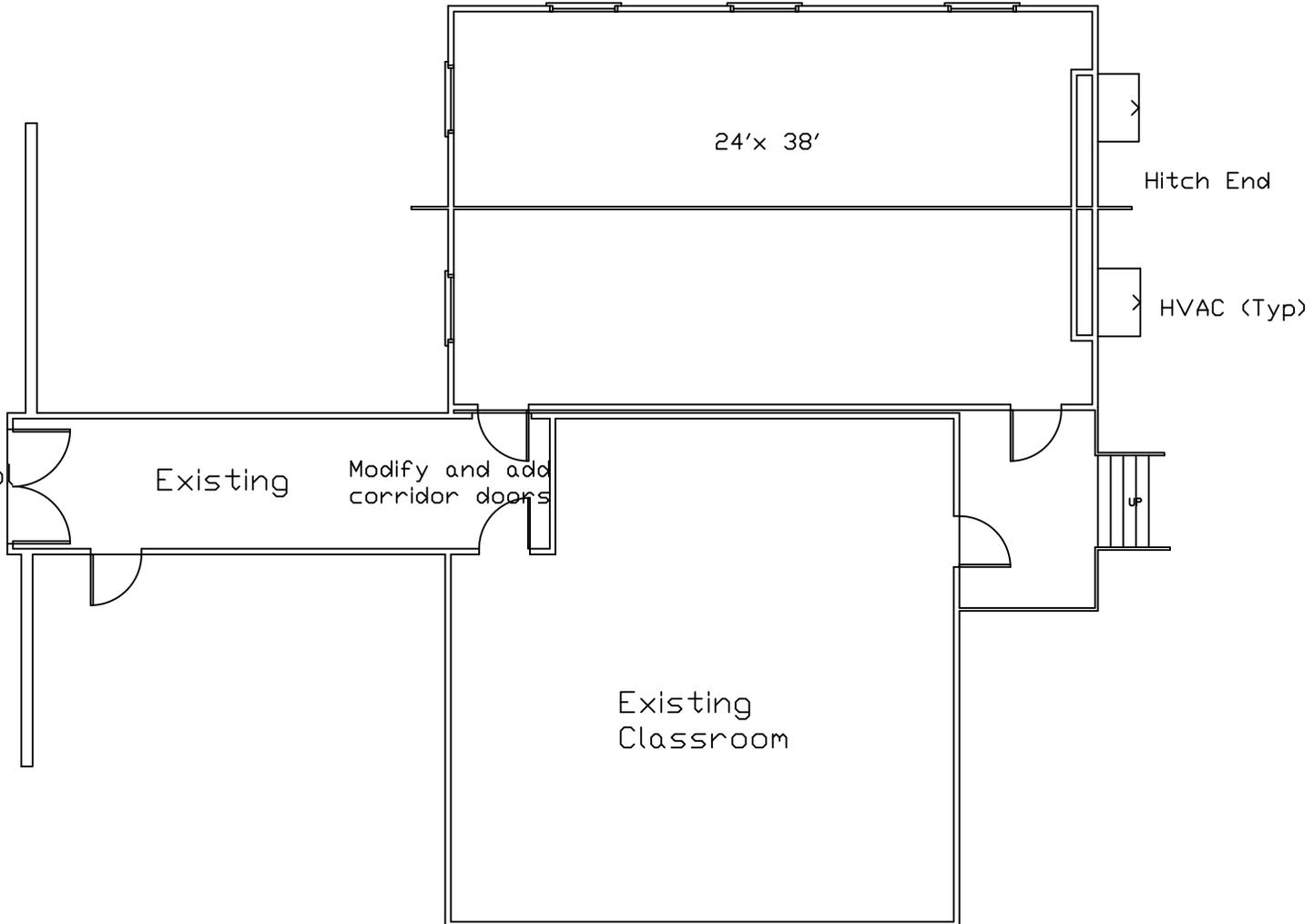
NOTE:  
ALL WOOD TO BE USED FOR STAIRS AND RAMPS TO BE PRESSURE TREATED.



Building Outline →



Foundation Plan



24'x 38'

Hitch End

HVAC (Typ)

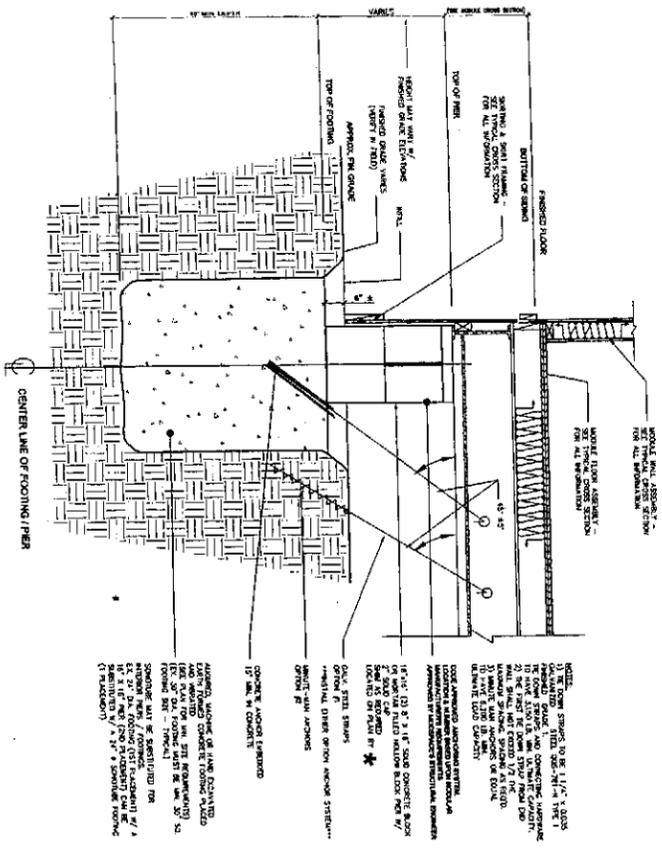
Existing

Modify and add  
corridor doors

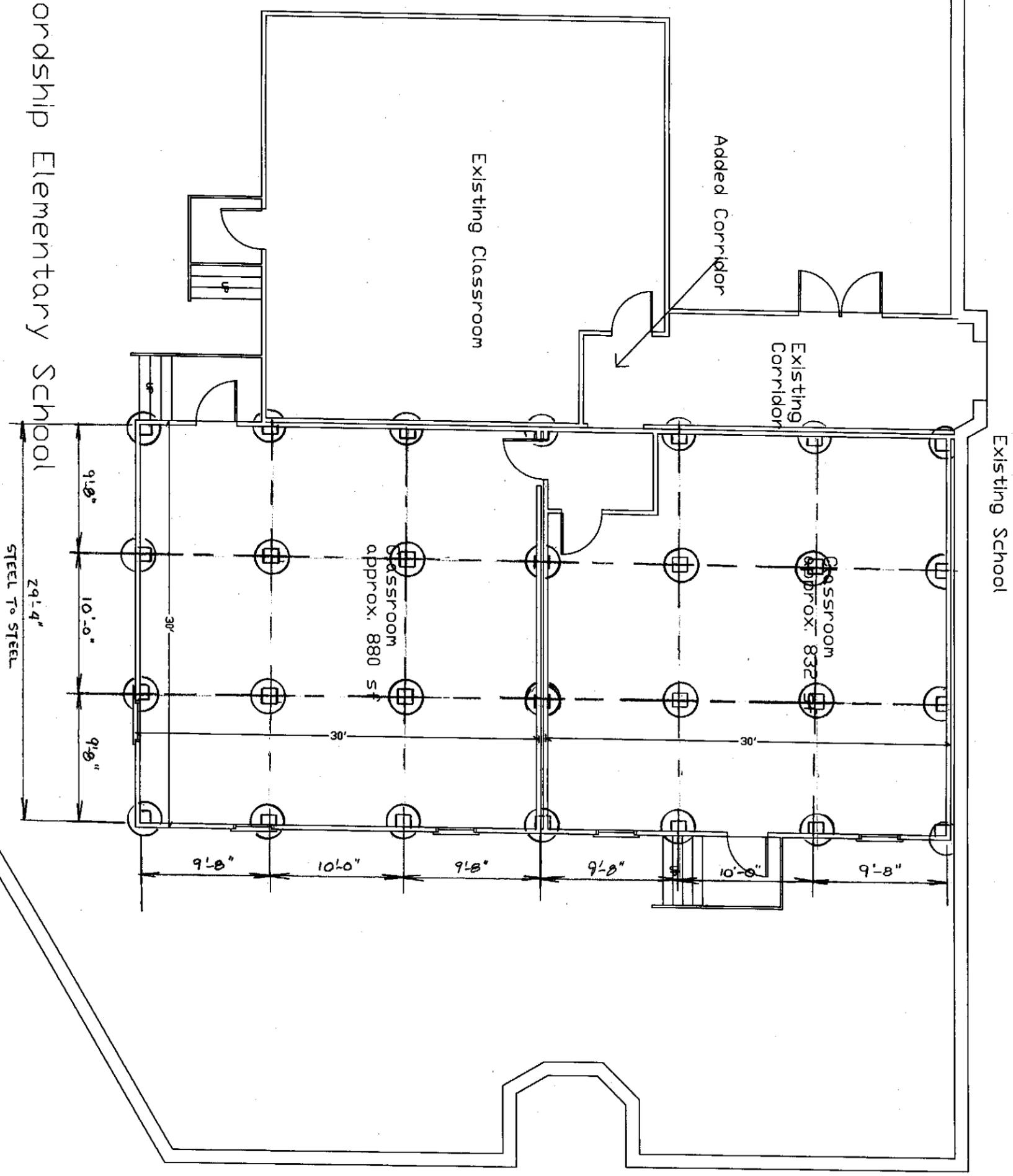
Existing  
Classroom

up

Existing School



# Lordship Elementary School



Existing School