

## Addendum No. 4

DATE: April 23, 2021

Project: RFP 2021-02 (21-08)  
Purchase of Modular Boxes for Residential Construction

In accordance with documents prepared by: *The Worcester Housing Authority.*

TO: PROPOSERS

The attention of bidders submitting bids for the above subject project is called to the following addendum making clarifications, answering previously submitted written questions, an Amended Responsibility Matrix, and Zoom meeting information. The items set forth herein, whether of omission, addition, substitution, or clarifications are all to be included in and form a part of the bid submitted.

This Addendum No. 4 consists of **ITEMS 1 - 4**, which is hereby incorporated into the Bidding Documents:

### **ITEM NO. 1: Clarification on the Sprinkler System Install**

**Prior Q&A indicated that the sprinkler main lines would be installed in the hallways by the GC on site. Our engineer has stated that the entire sprinkler system must be installed by the Modular Manufacturer in order to allow for proper testing of the system at the Modular Factory.**

### **ITEM NO. 2: Answers to Previously Submitted Written Questions**

*Q1. The natural gas piping is in the modular SOW. This is something the GC should have in their scope.*

**A1.** The GC will coordinate attachment of the gas meter to the exterior face of a module and will extend piping to the basement. GC to furnish and install gas piping and equipment. GC to carry fireproofing on the pipe penetration. The Modular Manufacturer must ensure that there are no design features that would prohibit the installation by the GC.

*Q2. It seems that the electrical panels are provided by the modular manufacturer, but installed on site by others. Could you please explain why. We would typically supply and install those in the dwelling units. Only the main panels and meter base would be provided and installed on site by the GC.*

**A2.** Unit load centers are furnished and installed by the modular company including all branch circuit wiring within the units. All modular box electrical supply feeders (mains, home runs) will be provided by the modular company with enough length to extend to the basement Main Electric Room connection points. We assume "mains" refers to the Electrical Service and Main Distribution Equipment (MMC1, RPB, HPB). The all basement equipment will be installed by GC after boxes have been

'placed'. The GC will provide the Main Distribution Equipment in the basement electric room to which the modular electrical feeders (mains, home runs) will be attached. All the Main Distribution Equipment will be installed by the GC after the boxes are placed.

Q3. *What section owns the waterproofing shown on drawing A505 detail #6 and #7 what is the material to be used?*

**A3.** Please see the M.G.L. Chapter 149 Contract Documents.

Q4. *Please confirm the general contractor owns providing staging to file bid sub-contractors per section 011000 page #13.*

**A4.** Please see the M.G.L. Chapter 149 Contract Documents.

Q5. *Is there flexibility in choice of window manufacturers? Is Anderson an acceptable alternate or other comparable products. In addition, will alternate/comparable products be acceptable to meet the performance specification called out in the RFP?*

**A5.** Duplicate. See above.

Q6. *Drawing FP-1.1 Notes 1 & 3 state system is to be done in accordance with NFPA-13, but the drawings do not show a completely sprinklered building – Please clarify.*

**A6.** The sprinkler system shall be designed and installed in accordance with NFPA 13R-2013, not NFPA 13. The note 1 and 3 shall be corrected to read "NFPA 13R".

Q7. *Drawing FP-1.1 – Note 7 – what diameter, type of piping will module contractor be providing, what end prep will be left for us to tie in the modules.*

**A7.** The piping will be 1 ½", capped, unprepared.

Q8. *Will the module contractor be providing the sprinkler heads they have calculated? Will they be installing them?*

**A8.** Sprinklers will be installed in the modules by the modular company.

Q9. *Will the module contractor be providing all the sprinkler piping risers?*

**A9.** There is only one riser and it will be provided by modular company.

Q10. *Is seismic bracing required?*

**A10.** For fire protection, no.

Q11. *Will the module contractor certify the testing of all their piping?*

**A11.** Yes, but after the installation is completed, the entire system will have to be tested again.

Q12. *Where exactly does the FP contractor start work? Flange inside building AFF?*

**A12.** Yes.

Q13. *On drawing FP-0.0 – detail 2 shows an expansion loop. Where exactly are these required?*

**A13.** Expansion loop will be provided by modular company in the corridor of residential floor.

Q14. *Are their sprinkler shop drawings available to review from the modular contractor (before the bid)?*

**A14.** No.

Q15. *Will the modular FP contractor firestop all their penetrations?*

**A15.** Yes, except between modules.

Q16. *What is the substantial completion date of the project?*

**A16.** Estimated - May 30, 2022

Q17. *Where exactly does the FP contractor start work? Flange inside building AFF?*

**A17.** Please see M.G.L. Chapter 149 Contract Documents.

Q18. *Please confirm the general contractor owns providing staging to file bid sub-contractors per section 011000 page #13.*

**A18.** Please see M.G.L. Chapter 149 Contract Documents.

Q19. *What section owns the waterproofing shown on drawing A505 detail #6 and #7 what is the material to be used?*

**A19.** Please see M.G.L. Chapter 149 Contract Documents.

Q20. *I would like to know if HVAC is going to be a filed sub bid? Biddocs front page it doesn't call for HVAC as a filed sub bid but under the 230001 specs it says filed sub bid.*

**A20.** Please see M.G.L. Chapter 149 Contract Documents - But yes.

Q21. *Please provide a quantity of bike racks to supply and install.*

**A21.** One bike rack that holds 6 bicycles.

Q22. Please confirm the following *EXTERIOR GRADE PLYWOOD SHEATHING (BY GC)*.

**A22.** Please see M.G.L. Chapter 149 Contract Documents.

Q23. Please define the process of how an installation contractor (General Contractor or Construction Management Company) will be enabled to plan and coordinate activities with the modular manufacturer following the April 20th bid, and prior to an award to construct and install on site?

**A23.** M.G.L. Chapter 30B award will be made on May 20, 2021, a NTP for the engineering phase will give 110 days for this process. During the engineering and permit phase the WHA/BFI will be issuing Addenda to the M.G.L. Chapter 149 IFB Procurement with relevant information from the Modular Manufacturer that will impact the Chapter 149 process. Once the Chapter 149 Generator Contract is awarded, the two shall meet.

Q24. Is it allowable for a modular construction manager to bid as prime contract holder for supply/manufacture of the modular building and therefore subcontract the procurement of the modular "boxes", or does the prime bidder need to be the actual manufacturer?

**A24.** As this is a M.G.L. Chapter 30B Procurement, a modular construction manager may submit a "proposal" for the Modular Manufacture of the Boxes. Under this scenario both the Modular Manufacturer and the Modular Construction Manager would be evaluated for experience etc.

Q25. Can the prime contract holder for supply/manufacture of the modular building also be the prime contract holder for site services/installation RFP that is scheduled to be released after the award of this RFP?

**A25.** The contract holder for the modular manufacture of the modular box can submit a "Bid" on the M.G.L. Chapter 149 General Contract only if that firm is DCAMM certified in General Construction by the Commonwealth of Massachusetts.

Q26. We did not see a budget articulated in the RFP - could the owner please provide a budget for the project in its entirety including this bid and the follow up bid to install on site? Please provide some information as to how the budget was arrived if possible?

**A26.** The WHA/BFI is only supplying the Construction Cost Estimate for the M.G.L. Chapter 149 IFB process as required by statute.

Q27. With regard to your chosen method of procurement, to purchase Modular Boxes in advance of hiring a CM, will this contract be a staged procurement where manufacturer is only release for engineering costs and only after sucessful award of site/install RFP would the manufacturer begin to procure materials and build modular compnent? If

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*unsuccessful in awarding site RFP how would this effect modular supply contract?*

**A27.** Yes, per the Request for Proposals, two separate Notice to Proceeds will be issued to the Modular Manufacturer. The first will be issued for 110 days to complete the engineering/permit phase. A second Notice to Proceed will be issued for the manufacture of the modular boxes within a 214 day period. The modular manufacturer shall not encumber any manufacture costs until the relevant Notice to Proceed is issued.

Q28. *Would the WHA be willing to solicit the supply of modular boxes and the site installation under a singular contract through chapter 149. 44E modular construction section?*

**A28.** No.

**ITEM NO. 3: Amended Responsibility Matrix (see below)**

**ITEM NO. 4: ZOOM Meeting Information**

**Tuesday, April 27, 2021 2:00pm – 4:00pm**

Join Zoom Meeting

<https://zoom.us/j/99451209797?pwd=cFM0MytCMU5CQzJkYlh2dktvVkRGdz09>

Meeting ID: 994 5120 9797

Passcode: 908340

One tap mobile

+13126266799,,99451209797#,,,,\*908340# US (Chicago)

+19292056099,,99451209797#,,,,\*908340# US (New York)

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+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 994 5120 9797

Passcode: 908340

Find your local number: <https://zoom.us/u/acd4mNoguR>

**All other terms and conditions of these contract documents remain unchanged.**

**FAILURE TO ACKNOWLEDGE THIS ADDENDUM ON YOUR BID FORMS  
MAY BE CAUSE FOR BID REJECTION.**

**END OF ADDENDUM No. 4**

## "A Place to Live" Construction Responsibilities Matrix

	Contractor		Modular Co.		Ownership	
	Provide	Install	Provide	Install	Provide	Install
Permitting, security, legal, bonding, construction insurances						
Building inspector coordination						
All work identified on Civil Drawings						
All work identified in Geotechnical specifications						
Foundations						
Basement/crawl						
Underground utilities						
Foundation sill						
Manufacture modular units						
Tie-ins within each box (all disciplines)						
Exterior Sheathing and AVB						
Window, blocking and sealing						
Building Roofing						
Unit Flooring						
Corridor Flooring						
Kitchen cabinets and counters						
Range Hoods, cooktops, wall ovens						
Range, refrigerator						
Toilets						
Fire extinguishers						
Ceiling framing, access panels, light fixtures						
Gypsum ceilings						
Prime and paint walls						
Ceiling prime and paint, Final Paint and Touch ups						
Door Hardware, except basement						
Door hardware at basement						
Pad Mounted Condensers (See site plan)						
Transport modular Units to Worcester holding location						
Set modular units						
Tie-ins between boxes of all trades						
Level placed boxes (shim as necessary)						
Tie-ins from Level 1 to basement (all trades)						
Install Exterior Rigid Insulation, siding and trim						
Install Building Mounted Louvers and Light fixtures						
Rakes, soffits, fascia						
Front Porch columns, framing and attachment						
Front Porch Roofing						
Front and rear porch & railings						
Hot water heaters						
Electrical panel board						
Mailboxes						
Misc						
foam all exterior joints						
Interior stairway nosings						
Interior railings and stairs						
Common area soffits						
General Conditions						
security fencing						
module storage before set						
utility usage during construction						
blower test						
dumpster, toilet, fees						
clean units for occupancy						
Furniture						