



**Select Board
Town Administrator**

2198 Main Street
Brewster, Massachusetts 02631-1898
(508) 896-3701
FAX (508) 896-8089

ADDENDA AND MODIFICATIONS

1. Date: July 13, 2023
2. Re: Addendum No. 3
3. Project: Rehabilitation of 212 Yankee Drive
4. IFB Issued: June 14, 2023

5. To:

1- Mary Miller

PWX Press

1900 Coffeeport Rd.

Jacksonville FL 32208

bids@pwxpress.com

2- Mike Dichard

Batista Environmental

4 Raymond St.

Salem NH 03079

mdichard@batistaenvi.com

3- Bid Research

945 Hornblend St. Suite G

San Diego CA 92109

ims_bids@construction.com

4- Kurt Pitzer

bgs@bidnet.com

5- Ali Didion

Project Dog

18 Graf Rd. #8

Newburyport MA 01950

212 Yankee Dr

addenda@projectdog.com

6- Richard Radulski
R. Mullen and Associates
190 Old Derby St. Hingham MA 02043
rich@rmullenassociates.com

7- Sarah Torres
Construct Connect
30 Technology Pkway South Suite 100
Norcross GA 30092
Sarah.Torres@constructconnect.com

8- Abdelmounaim Elkerkouri
3-A Construction Services, LLC
356 Beach St. Apt 3
Revere MA 02151
abdelm122@hotmail.com

9- Seth Adams
Spencer Cleary
The Pearl Company
766 Falmouth Rd. Suite B12
Mashpee MA 02649
seth@pearlcompany.net
scleary@pearlcompany.net

10- Deltek
2291 Wood Oak Dr.
Herndon VA 20171-6008
sourcemanagement@deltek.com

11- Onvia
509 Olive Way
Seattle WA 98101
source@gmail.com
deltekplusonvia@gmail.com

6. From: Donna J. Kalinick, Assistant Town Manager/Procurement Officer
Town of Brewster, 2198 Main St. Brewster MA 02631

7. This Addendum forms part of and modifies Bidding and contract Documents for the project named above. Acknowledge receipt of this Addendum on the attached Bid form.

8. Where any original item called for in the Project manual or indicated on the Drawings is supplemented by this addenda, the supplemental requirements shall supersede the previous item.
9. Where any original item is amended, voided, or superseded hereby, the other provisions of such items not specifically amended, voided, or superseded shall remain in effect.
10. This Addendum consists of this document and the following attachments:
 - 1- Questions from Bidders
 - 2- Specifications Update

Questions:

1. Addendum #2 addressed all my own questions but did not mention any of the additional scope of work that was discussed to be added per the walkthrough on 6/28 (New bath windows, new windows screens, central vacuum demo, etc.) Should bids exclude this work or will an additional addendum be issued? **See Updated Specifications.**
2. The original specifications dated 5/21/23 reference a Bid Sheet in the General Information Section and in the VII Flooring Section. The Addendum #2 revisions also note a quote sheet in section II Rough & Finish Electrical. The invitation to bid document does not include a bid sheet with separate line items. Page 10-15 (Form of General Bid) has one line item for the lump sum amount. Please confirm if any additional bid sheets are required. **This is a Lump Sum Bid. No additional bid sheets are required for bid submission.**
3. Page 10-15 (Form of General Bid) states *“The Bidder hereby agrees to commence work on or before the date to be specified in written “Notice to Proceed” of the Owner, and to fully complete the project within 90 consecutive calendar days thereafter.”* We would request that this be changed to ‘upon issuance of all applicable building permits...’ instead of Notice to Proceed date.
Updated Notice to Proceed is attached.

JOHN A. SAARJ, L.L.C.

**HOUSING REHABILITATION CONSULTANT
BUILDER/CONSTRUCTION MANAGER**

Phone: 508-274-1813/Email: john@jasaarillc.com



**Document prepared May 21, 2023, and amended on July 13, 2023
Amendment #3 dated July 13, 2023**

To

**The PROJECT WORK WRITE – UP for 212 YANKEE DRIVE,
BREWSTER, MA**

The paragraph and sub-paragraphs illustrated herein have been revised or added per Amendment #3. All other paragraphs and sub-paragraphs illustrated in the Work Write-up dated May 21, 2023, and amended July 3 and 13rd, 2023, have not been changed except as outlined in Addenda #2 and #3 together constitute the Scope of Work for the project located at 212 YANKEE DRIVE, BREWSTER, MA

II. Rough & Finish Electrical: (Amended)

A. Rough Electrical: The Contractor shall check all existing rough Electrical, see sub-paragraph A1, to ensure that the existing Wiring, Boxes etc. are not damaged and installed to Code. All additional rough Electrical required for the project shall be installed.

A1. (New, Added) The Contractor shall carry in Line IIA1 of the Quote Sheet, \$2,000.00 to perform the Rough Electrical Inspection of the Wiring from the Meter to the 100 Amp. Service Panel in the Basement to ensure that the existing 100 Amp. Service Panel is in serviceable Condition, meets the applicable Code and is equipped, with the correct size and number of Breakers to adequately supply power to all Outlets, Switches, etc., in the Home per Code, once the Work is complete. Additionally, a portion of the Allowance shall be utilized to inspect all existing

Rough Wiring in the Home to ensure that the rough wiring is serviceable and meets the State and Federal Code.

Note1: If deficiencies are found, The Contractor shall prepare a CHANGE ORDER to cover the cost of repairing or replacing the deficiencies encountered. The CHANGE ORDER shall clearly state what each discrepancy is, a break-down of the hourly Labor and a list of Materials for each item to be either repaired or replaced and a total cost of all Electrical Changes to be accomplished.

Note2: Per the Town of Brewster Documents, the CHANGE ORDER shall be approved prior to the start of work on the unforeseen/added work.

III. Insulation: (Amended)

(Amended) All exterior Walls, including the demising Wall between the Garage and the Kitchen and Dining Room shall be insulated with Closed Cell Insulation, the 2nd Floor/Attic Ceilings shall be insulated with R-49 Fiberglass Batt, Insulation. The Rim Joist and Floor Penetrations shall be insulated with Closed Cell Insulation; the perimeters of the Exterior Doors and Windows are to be air sealed. All Insulation shall be to Code and once installed, Inspected by The Building Inspector. The Floor Joist between the Basement and the First Floor and the Floor/Ceiling between the First and second Floor are not to be Insulated.

Note: (Added) The Interior Perimeter walls surrounding the Bathrooms on the 1st and 2nd Floors shall be Sound-proofed with R-13 Batt Insulation.

Amendment #2 dated July 7, 2023 continued

Note: All work shall comply with the requirements of the 9th EDITION of 780 CMR 51.00, the Massachusetts Residential Building Code and the 2015 International Residential Code.

Accepted by: _____ Date: _____

NOTICE TO ALL PARTIES: All CHANGES TO THE SCOPE OF WORK OR TIME FRAME REQUIRE A WRITTEN APPROVED CHANGE ORDER.

End of Amendment:

NOTICE TO PROCEED

To:

Date:

Title:

You are hereby notified to commence Work in accordance with the Agreement dated _____, and you are to complete the Work within 90 consecutive calendar days of the issuance of applicable Building Permits. The date of Completion of all Work is no later than December 31, 2023.

Owner: **TOWN OF BREWSTER**
2198 Main Street
Brewster, MA 02631

By its: **TOWN MANAGER**

Peter Lombardi

Acceptance of Notice to Proceed:

Receipt of the above Notice to Proceed is hereby acknowledged by _____
_____, this _____ day of _____, _____

By: _____
(Authorized Signature)

Title: _____

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