



Addendum No. 1 RFP 2025-09 Modular Construction

- 1. Do you have estimated quantities of overburden removal? Do you have estimated quantities volumes of fill to be brought to site? Do you have a finished sub grade design? Is there a design for catch basins? Is there a water and sewer layout and dimensions? Do you have quantities of materials for the same? Is the town or proponent supplying materials?**

Site preparation will be performed by the Town or Town subcontractors based on requirements of the selected proponent for compaction, grading, etc...

- 2. Is the electrical service above or below ground?**

The electrical service will be above ground.

- 3. Asphalt plants typically shut down in November. This may generate issues for completion. Will consideration be given to remove requirement for asphalt or extend deadline for asphalt until spring '26?**

If the project encounters a timeline shortfall due to requirements outside of the contractor's control (such as seasonal asphalt plant closures), the Town will give consideration to adjustments at the time the challenge is presented.

- 4. If there is limited information on the regarding the above questions, will the town accept site preparation and finish works completed on a per cubic meter basis?**

We will consider this question redundant as per response #1.



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5. Is there a bid bond required? Is there a performance bond required?

No bid bond will be required. The Town is anticipating that a performance bond will be a condition of the Town's ability to obtain financing for the Project, therefore the successful proponent must be able to produce a performance bond, in accordance with the Appendix, of up to 50% of the bid value prior to the commencement of the Work, which the Town, in its ultimate discretion, may elect to waive or may authorize to decrease to reflect its financing requirements. In the event that a performance bond is required by the Town to obtain its financing, the direct cost of the performance bond shall be added to the overall value of the contract. This condition, as well as the Town's ability to waive or decrease the amount of the performance bond, will be updated in the contract with the successful proponent.

6. Do you have estimated quantities volumes of fill to be brought to site?

We will consider this question redundant as per response #1.

7. Do you have a finished sub grade design? Is there a design for catch basins? Is there a water and sewer layout and dimensions? Do you have quantities of materials for the same? Is the town or proponent supplying materials?

We will consider this question redundant as per response #1.

8. The Garage requirements is asking for heat pumps for heating and cooling. This is a large garage and mini splits are not a good choice for cooling for a garage of this size. If cooling is needed, a dedicated air handling unit with ductwork should be installed. I am sure that is over the budget for this project, so please clarify the cooling requirements for this garage.

Electric heat will be required in the garage, and the garage does not require a cooling system.



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9. There are no heat pumps mentioned for the living quarters. Are they required?

The heat pumps were inappropriately entered under the garage requirements in the RFP. That was an internal error. To clarify, heat pumps are a requirement in the living quarters only.

10. Are there final elevation drawings for the site? Also, do you have elevation drawings for the water and sewer?

We will consider this question redundant as per response #1.