



Response to RFIs

#7, #8, #9, #10, #11 & #12

To: Erica Levis / CRDA

From: Paul Rodrigues, PE
Matthew Baldino, PE, PTOE
Taylor Kapell, PE

Subject: Concourse Park – East Hartford, CT – CRDA Project # 25-005

Date: November 7, 2025

CC: Robert Houlihan, Mark O'Connell

Dear CRDA Team,

The following is in response to **RFI #7** received on October 30, 2025. A response to each comment is provided below:

1. Will the primary electrical conduits to the transformers need to be concrete encased? Or only where we won't have 30" of cover per drawing 2.02?

The primary electrical conduits do not need to be concrete encased per current Eversource Standards unless otherwise depicted on 2.02 – Phase 1A Overall Site Utility Plan. Refer to section of conduit east of the proposed August Building. Also refer to updated trench detail.

The following is in response to **RFI #8** received on October 31, 2025. A response to each comment is provided below:

1. A follow up to this request (RFI #6). These conduits will also need to pick up EV charging stations. Can the routing of this be put on the drawing as well? We could also make assumptions here but rather see something?

This work is branch circuitry work, not electrical distribution feeders. There will not be a drawing provided showing route or size of these conduits and shall be designed by the electrical contractor.

The following is in response to **RFI #9** received on October 31, 2025. A response to each comment is provided below:

1. Also, should all the EV charging stations be part of the site lighting system bid item 13? Or possibly site furnishings Add / Alt. 24 and 25?

EV Charging Stations are to be installed by others. CRDA Contractor will be responsible for installing the concrete bases, similar to the light poles and bollard lights. EV Charging Station Base Detail has been updated accordingly.

The following is in response to **RFI #10** received on November 3, 2025. A response to each comment is provided below:

1. On drawing 2.11.1 in the southwest corner there is a site wall for a sign called out on the drawings. There is another one on 2.11.2 calling for site monument sign, and one on 2.12.2 for site monument sign? There are also two walls called out to be modular block retaining walls, one on drawing 2.12.1 (Not called out on drawing) and one on 2.12.2. What are the sign walls to be made out of?? Under which item on the bid form should these walls be figured?? And will this contractor have any responsibility with the actual sign as nothing is shown? Please clarify.

Refer to the Concourse Park Monument Signs Permit Drawings, prepared by The Martin Architectural Group, P.C. and dated 08/08/25 for details pertaining to the monument signs.

A callout has been added for the modular block retaining wall shown on 2.12.1. Note that the wall was called out on sheet 2.22.1.

Invitation to Bid (ITB) has been revised to include the following:

- **New scope item 2.1.d.g: Furnish and install modular block retaining walls, including drainage pipe, and monument sign walls in coordination with sign manufacturer.**
 - **New Bid Item 17b – Retaining Walls & Monument Walls (Section 2.1.D.g).**
2. Contract price itemization #17 on bid form (Sidewalks & Aprons) for base bid will be all sidewalks and aprons for phase 1A and 1B which will have to be installed prior to binder course of asphalt. Why are these prices required as contract alternates #22 and #23 as well? Please clarify?

Bid Items #22 and #23 are required because the building pad construction entrances are to be finished with sidewalks, aprons and ramps as shown on the Add/Alternate Phase 1B and Phase 2 Site Plans (4.01.1, 4.01.2, 4.02.1 & 4.02.2).

The following is in response to **RFI #11** received on November 5, 2025. A response to each comment is provided below:

1. Extruded bituminous concrete lip curbing detail on Drawing 3.01 shows curb to be placed on binder course of asphalt. First, I feel the bituminous curbing should be carried in the paving items – bid item 16 or bid items 20 & 21. Please clarify that assumption to be correct. Bid item #15 should be for just 6" concrete curb, which we are figuring to be precast?? and item #17 is for sidewalks and for integrally poured curb with walk. With curb types then clarified and the bid item they belong too. Should bituminous curbing be installed in base bid on binder or in alternate prior to top course item #20 for phase 1B and #21 for phase 2?? Please have someone reach out if this is confusing. It should be clarified.

Bituminous curbing is to be installed on the binder course as shown on the detail within the contract drawings and will be part of the base bid.

(ITB) has been revised to clarify the following:

- **Bid Item 15 – Curbing (Section 2.1.D.c) – This bid item covers the bituminous concrete curbing.**
- **The concrete curbing shall be included within the following bid items:**
 - **Bid Item 17 – Concrete Sidewalks, Curbing, Ramps & Aprons (Section 2.1.D.e)**
 - **Bid Item 22 – Concrete Sidewalks, Curbing, Ramps & Aprons – Phase 1b (Section 2.1.1.A.d)**
 - **Bid Item 23 – Concrete Sidewalks, Curbing, Ramps & Aprons – Phase 2 (Section 2.1.1.A.d)**

2. For all catch basin and manhole structures installed in base bid, can they be left at proposed elevations??? Or will they need to be left low to match binder course and catch water (Especially catch basins), and then raised during alternate top course bid items #20 and #21. My suggestion will be to leave all catch basins low to match binder grade to catch water and raise during alternate phases. Please clarify.

The catch basins and manhole structures are to be installed at their final elevations.

The following is in response to **RFI #12** received on November 6, 2025. A response to each comment is provided below:

1. There are 2 bollards shown on drawing 2.11.2 Site Plan (Construction Key Note 7) and 10 shown on drawing 2.12.2 Site Plan. Under what bid item should the cost of these be applied? I feel they should be installed as part of the base contract. Possibly under Bid Item 9 – Electric and Communications as they are protecting electrical items? Please clarify.

The protection bollard installation should be included under bid Item 9.