



Torrington Public Schools

DEAN PERGOLA
DIRECTOR OF FACILITIES

MICHAEL J. WILSON
SUPERINTENDENT

TORRINGTON BOARD OF EDUCATION 50 Major Besse Drive, Torrington, CT 06790

ADDENDUM NO. 1

TO REQUEST FOR BIDS: DISTRICT-WIDE SNOW REMOVAL AND ICE CONTROL SERVICES

Date of Issuance: October 12, 2026

Issued By: Dean Pergola, Director of Facilities

TO ALL PROSPECTIVE BIDDERS:

This Addendum No. 1 forms part of the Request for Bids (RFB) issued on September 29, 2026, and modifies the original bidding documents and specifications as noted below. All bidders must acknowledge receipt of this addendum in Part V (Item 10) of their submitted bid form (Exhibit A). Failure to acknowledge receipt may render the bid non-responsive.

Informational facility layout overviews and acreage estimates presented during the pre-bid conference are attached hereto. To assist bidders in visualizing the scope of work, general mapped-out clearing zones across District facilities are provided. **All measurement and layout data is estimated and informational only; final amounts and square footages are the sole responsibility of the bidder.** Bidders are expected to perform their own site visits and verify exact square footages to formulate their base retainer and material costs accurately.

ITEM 1: MODIFICATION OF SPECIFICATIONS — PROTECTION OF EMERGENCY UTILITIES AND INFRASTRUCTURE (SCHEDULE A, SECTION III, ITEM 5.4)

Pursuant to the reservations of rights set forth in the RFB, **Schedule A, Section III, Item 5.4 ("Protection of Emergency Utilities and Infrastructure")** is hereby deleted in its entirety and replaced with the following:

50 MAJOR BESSE DRIVE
TORRINGTON, CONNECTICUT 06790
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"5.4 Protection of Emergency Utilities and Infrastructure:

Snow must not be pushed against, piled around, or allowed to cover fire hydrants, municipal Siamese connections, exterior gas meters, pad-mounted electrical transformers, emergency generator enclosures, or solid waste dumpsters. The Contractor shall not bury, block, or overload these equipment perimeters or utility access approaches with plowed banks or piled snow that would impede or create unreasonable difficulty for District custodial personnel to access, maintain, and clear these zones. All equipment operators must exercise due care to ensure clear setbacks and natural access lanes remain open to all utility points and hydrants throughout and following every clearing operation."

ITEM 2: CLARIFICATION OF STORM "EVENT" TERMINOLOGY & DURATION GAPS

2.1 Clarification Response to Bidder Inquiry / Modification of Definitions:

- **Definition of a Distinct Storm "Event":** For the purposes of this contract, a single "storm event" is defined as a period of continuous or intermittent winter precipitation.
- **8-Hour Precipitation Gap Rule:** A subsequent period of precipitation shall only be classified as a **new, separate, and distinct event** if there is a continuous, uninterrupted gap of at least **eight (8) hours** with zero measurable accumulating precipitation (snow, sleet, or freezing rain) at the District facilities.

2.2 Weather Service Data Governance:

The official start and end times of all precipitation, and the determination of the strict 8-hour gap, shall not be determined by contractor mobilization times but rather governed strictly by certified data provided by the contractor-funded independent weather reporting service (e.g., CTWeather.com or NOAA-certified data) and verified through the District's direct portal access.

ITEM 3: POST-STORM "MELT AND REFREEZE" RUNOFF LIABILITY AND MITIGATION

3.1 Mitigation Through Strategic Stacking (Preventative Snow Placement):

To prevent hazardous cross-pavement runoff, the Contractor must exercise best efforts to push, stack, and store snow at the lowest elevations of facility grounds and immediately adjacent to existing storm drains or catch basins. Snow shall not be stacked uphill of primary pedestrian walkways, ADA ramps, or main drive lanes where daytime melting will predictably cause water to flow across active surfaces.

3.2 Contractor Liability for Freeze-Thaw Hazards:

- **Strict Liability for Runoff Icing:** The Contractor assumes full responsibility and liability for monitoring, identifying, and treating any hazardous conditions (e.g., black ice) caused

by the melting and refreezing of snow banks, windrows, or piles created by the Contractor's clearing operations.

- **Remedial Treatment at Zero Cost:** It is the Contractor's sole responsibility to proactively return to District facilities to apply salt or ice melt to these runoff areas as temperatures drop. Because icing directly results from Contractor snow storage placement, all remedial monitoring and treatment applications shall be performed at **zero additional cost to the District**.

ITEM 4: CLARIFICATION RESPONSE TO BIDDER INQUIRY — PARKING STALL CAPACITY RECOVERY & WORK EXCEEDING 60.0 INCHES (SCHEDULE A, SECTION III, ITEM 5.5 & PRICING TIERS)

4.1 Bidder Inquiry (Gary Gibeault, Premier Landscaping):

"The section where it talks about clearing snow from parking spots once 10% of spaces have been lost. Is that clearing of the spots included in the seasonal price or additional? Also, what if the snow exceeds 60" and that needs to be completed again?"

4.2 Clarification & District Response:

- **Mechanical Pushbacks & Stall Recovery Under 60.0 Inches (Included in Seasonal Base Price):**
Pursuant to **Schedule A, Section III, Item 5.5**, when sequential winter events consume on-site perimeter capacity, cause parking stall loss exceeding ten percent (10%), or narrow fire access lanes, the Contractor is required to perform mechanical pushbacks within **twenty-four (24) hours of notification**. Routine on-site mechanical pushbacks, snow stacking, and shelf elimination utilizing high-velocity blowers or standard plowing equipment to restore parking stalls for cumulative seasonal snowfall up to the 60.0-inch threshold are deemed part of routine snow storage management and are **strictly included in the Base Seasonal Pricing at no additional cost to the District**.
- **Off-Site Hauling & Heavy Machinery Exception (Tier 3 Authorization):**
In the event on-site snow storage capacity is completely exhausted and restoring parking stalls requires off-site hauling, commercial snow-melting equipment, or dedicated heavy machinery (e.g., minimum 2.5 CY Wheel Loader, Skid Steer Loader, Triaxle Dump Truck), such specialized operations are **not** included in the Base Seasonal Pricing. This work shall be compensated at the established **Tier 3 Emergency/Heavy Equipment Hourly Rates** (Part IV of Bid Form) and strictly requires **prior written authorization from the Director of Facilities**.
- **Operations Exceeding 60.0 Inches of Cumulative Snowfall:**
 - **Subsequent Storm Clearing Events:** Once cumulative seasonal snowfall surpasses the 60.0-inch Tier 1 threshold (as verified by certified third-party weather reporting), all subsequent storm clearing and plowing operations transition to **Tier 2 Supplemental Event Rates** (Part III of Bid Form) billed on a

fixed per-event basis by accumulation bracket (0.5"–3.0", 3.1"–6.0", 6.1"–9.0", or per-inch over 9.0").

- **Subsequent Stall Recovery / Heavy Pushbacks After 60.0 Inches:** If subsequent storms exceeding 60.0 inches cause parking stall loss exceeding 10% and require heavy equipment pushbacks, shelf elimination, or off-site snow relocation, that work continues to be billed under the established **Tier 3 Hourly Rates** upon written pre-authorization from the Director of Facilities.

BIDDER ACKNOWLEDGMENT OF ADDENDUM NO. 1

Bidder Name: _____

Authorized Signer: _____

Signature & Title: _____

Date: _____

DISTRICT FACILITY FOOTPRINT & ACREAGE SPECIFICATIONS

(FOR INFORMATIONAL PURPOSES ONLY)

1: 50 MBD Complex (Torrington High School / Middle School / Central Administration)

- **Location:** 50 Major Besse Drive, Torrington, CT 06790
- **Estimated Paved Footprint:** Approximately **7.0 acres** of roads and parking.

2: Torrington Intermediate School (TIS)

- **Location:** 295 East Pearl Road, Torrington, CT 06790
- **Estimated Paved Footprint:** Approximately **8.21 acres** of roads and parking.

3: Torrington Elementary School

- **Location:** 800 Charles Street, Torrington, CT 06790
- **Estimated Paved Footprint:** Approximately **2.41 acres** of roads and parking.

4: FAST Academy School

- **Location:** 500 Migeon Avenue, Torrington, CT 06790
- **Estimated Paved Footprint:** Approximately **1.70 acres** of roads and parking.

5: Southwest Elementary School

- **Location:** 340 Litchfield Street, Torrington, CT 06790
- **Estimated Paved Footprint:** Approximately **1.00 acre** of roads and parking.

6: Vogel-Wetmore Elementary School

- **Location:** 68 Church Street, Torrington, CT 06790
- **Estimated Paved Footprint:** Approximately **0.91 acres** of roads and parking.

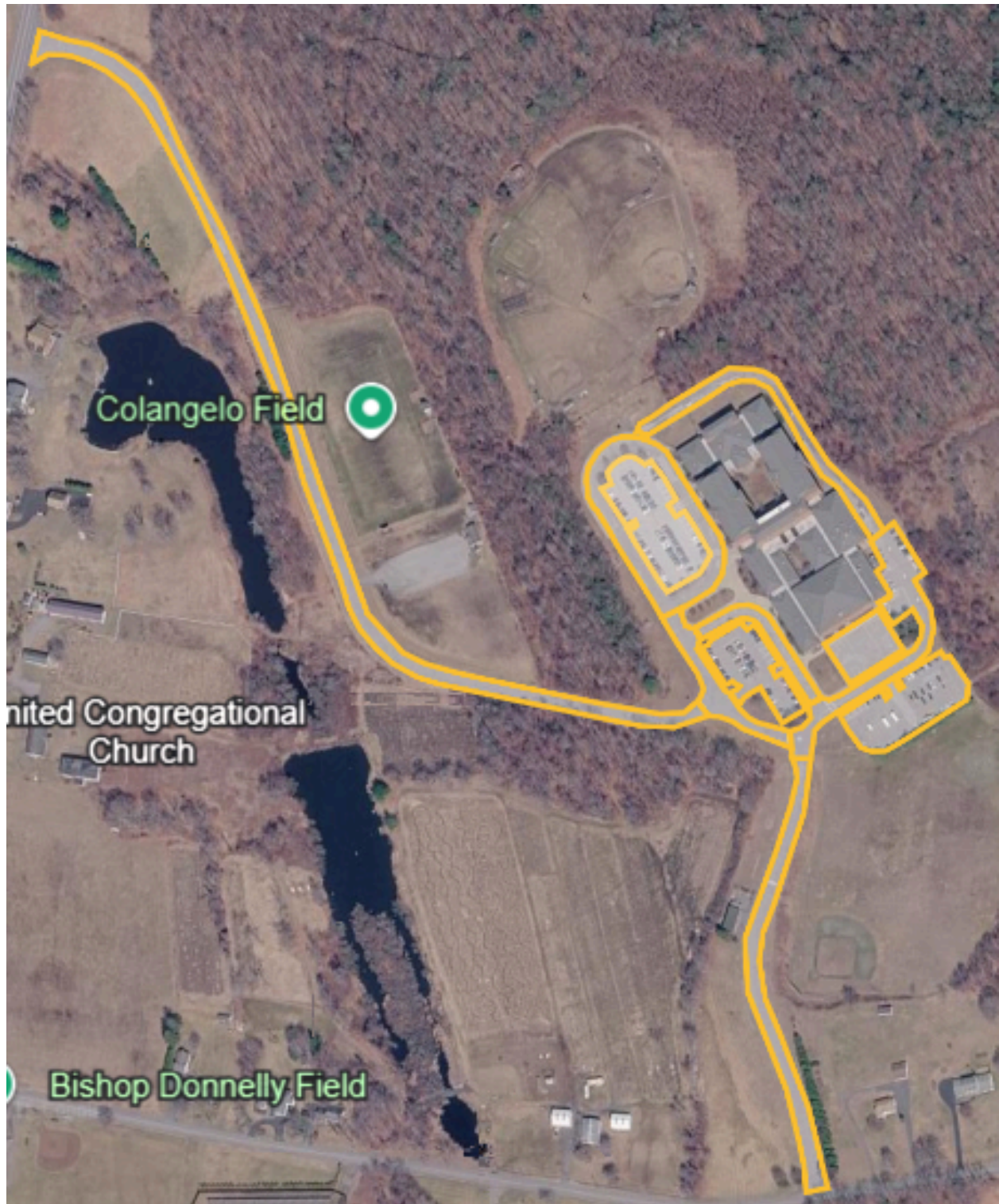
50 MBD complex: 7 acres



355 MIGEON AVENUE
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www.torrington.org • (860) 489-2327 • fax (860) 489-0726

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Intermediate: 8.21 acres



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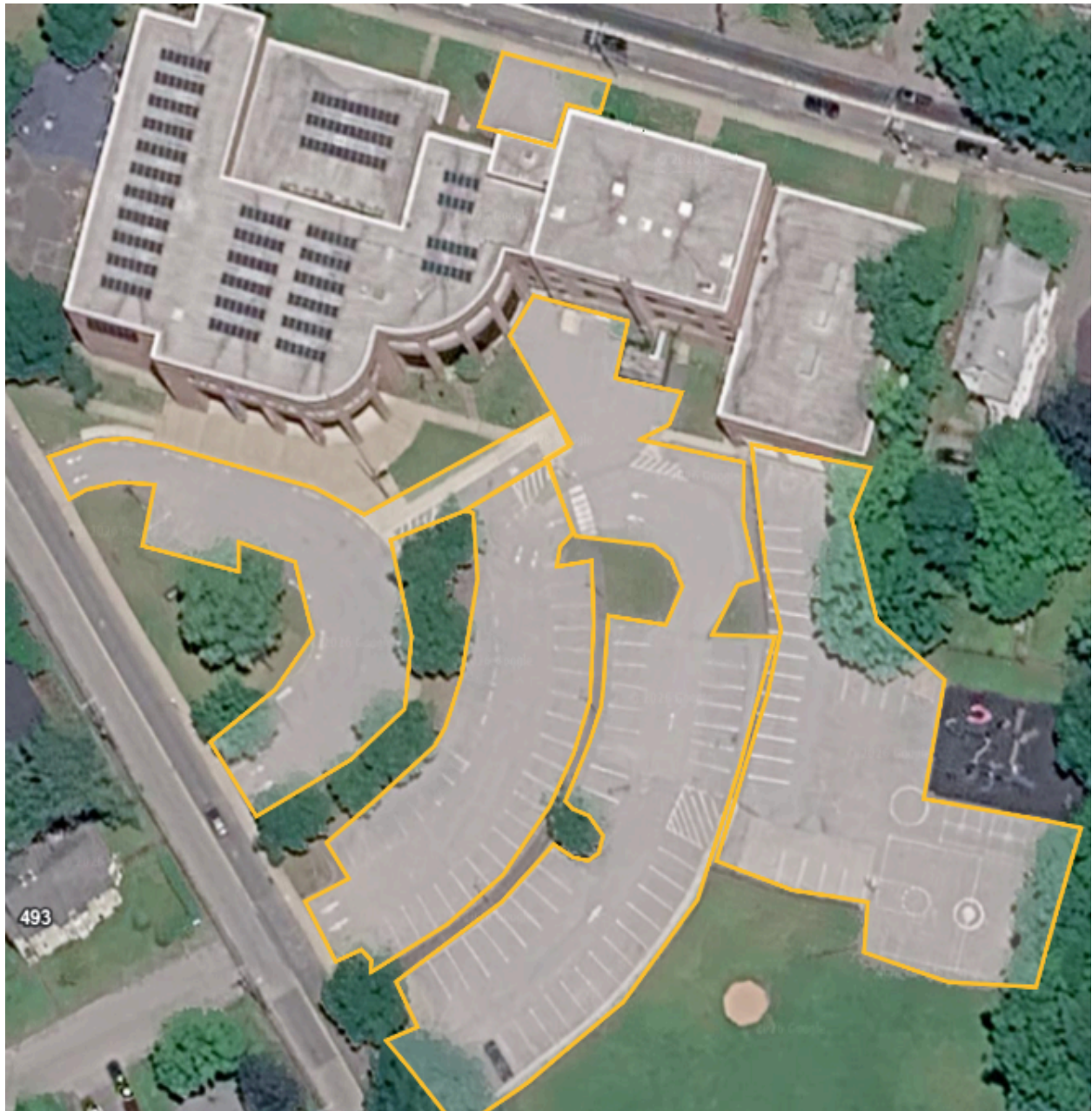
Southwest School: 1 acre



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Fast Academy: 1.7 acres



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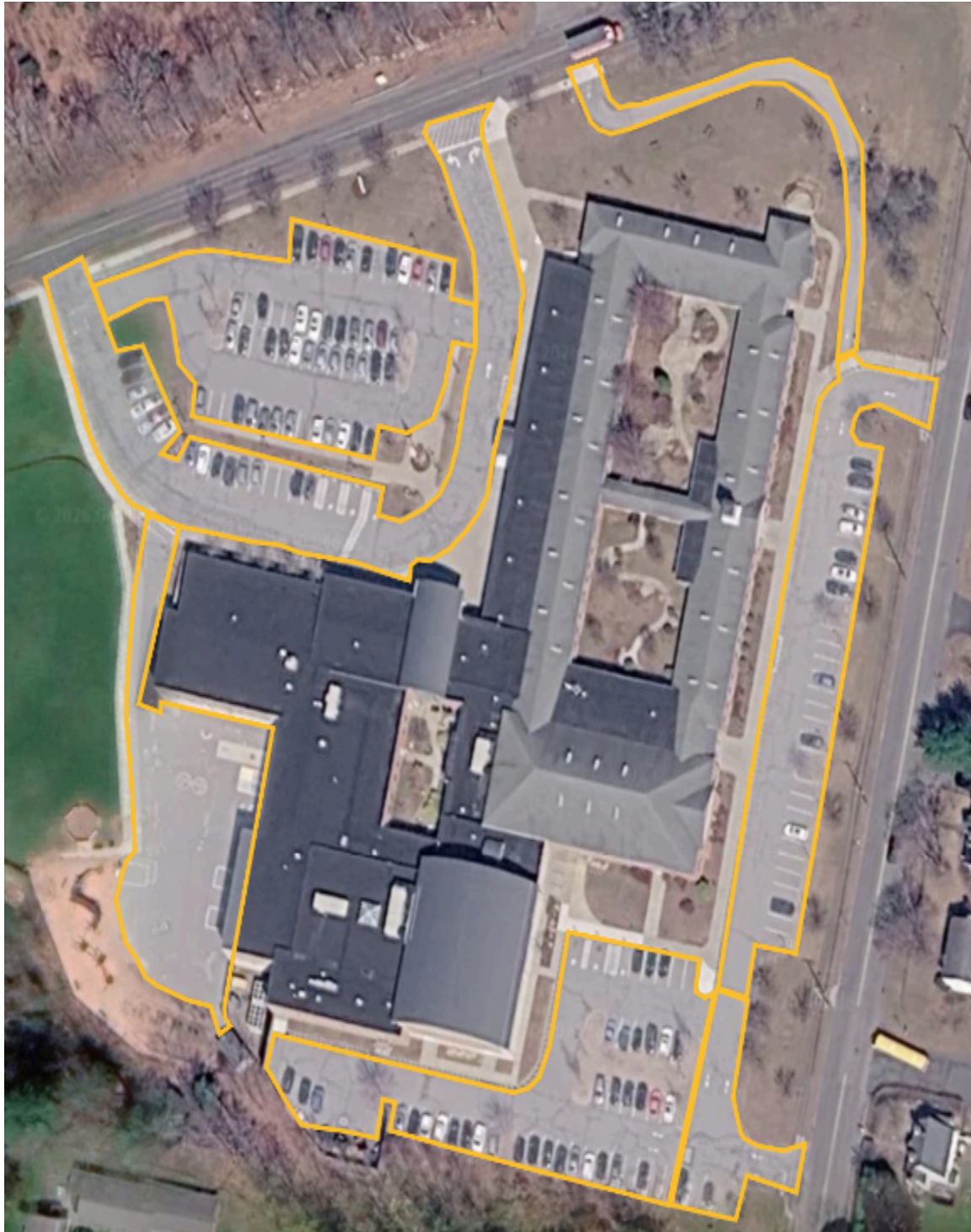
Vogel .91 acres



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Torrington: 2.41 acres



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