

TOWN OF GLASTONBURY
GL-2017-07
BOILER REPLACEMENT GLASTONBURY TOWN HALL
ADDENDUM NO. 1
May 24, 2017

Bid Due Date: 05-25-17 @ 11:00 A.M.

The attention of bidders submitting proposals for the above-referenced project is called to the following Addendum to the specifications. The items set forth herein, whether of omission, addition, substitution or other change, are all to be included in and form a part of the proposed Contract Documents for the work. Bidders shall acknowledge this Addendum on the Bid Proposal Page (BP-1).

DRAWING MODIFICATIONS/CLARIFICATIONS:

1. Drawing M1.1 – Boiler Room Part Plan – Mechanical New Work Add: Gas supply pipe size of 4” to each boiler. Connect to existing 4” gas as indicated.
2. Drawing M1.1 – Mechanical Demolition Work Symbols Revise: Tag 2 shall read: Existing boiler breaching, chimney and induced draft fan with associated power wiring shall be removed. Make power safe. Patch remaining chimney opening to match existing. This contractor shall clean chimney before installing new liner. Refer to details on Drawing M1.3.
3. Drawing M1.1 – Boiler Room Part Plan – Mechanical New Work Revise: Existing 6” gas supply pipe size to read 4” existing gas supply.
4. Drawing M1.2 – Boiler Room New Hot Water Piping Diagram Add: This contractor shall provide tapings for pressure sensors to be installed by the Temperature Control Contractor. Please coordinate with Temperature Control Contractor. Revise: Boiler label shall read as SONIC.
5. Drawing M1.1 – Gas Fired, Hot Water Boiler Schedule Revise: B-1 and B-2 Model shall read as Sonic SC – 3000.
6. Drawing M1.1 – Replace existing hot water coil for indoor air handling unit. Disconnect and reconnect coil. Provide new valves and controls. Provide new freezestat and controls. Replace filters, clean and disinfect remaining coils, lubricate fan. Contractor shall measure and record air and water flow prior to demolition. Rebalance unit to existing condition after the coil was replaced. Coils shall match the unit and shall be sized for 6,000CFM, 260MBH, 25 gpm.

QUESTION & ANSWERS:

Question 1: *Chimney cleaning: Confirm that this is required as we are installing a new chimney liner?*

Answer: Yes, chimney cleaning is required. As the liner is being installed, sediment in the chimney will be disturbed.

Question 2: *Please confirm the size of the existing window as we are required to relocate it.*

Answer: The existing window is 4'-0" wide x 6'-0" high. The contractor is to confirm this on site.

Question 3: *Please verify the wall construction at the location where we are swapping the window for the louver?*

- Answer:** The exterior wall construction is brick and block. The contractor is to confirm this on site.
- Question 4:** *Please confirm hazardous materials are not present at areas where we will be completing the window, or at the boilers?*
- Answer:** While the area around the windows does not appear to contain hazardous materials, it can only be verified by testing. Likewise, the boilers and piping should also be tested.
- Question 5:** *Pipe diagram shows a bypass segment with valves at end of loop. Where will the work take place in the building, are we anticipating off hour work, architectural repairs, or simply acoustical ceiling tile removal and reinstall. Please describe the existing conditions where this work will take place?*
- Answer:** This work will most likely take place in mechanical spaces, or above ceilings and is to be coordinated with the ATC contractor for exact placement. Timing is to be coordinated with the owner to determine a schedule.
- Question 6:** *Please clarify who is the existing fire alarm vendor?*
- Answer:** The fire alarm vendor is Gamewell FCI by Honeywell. This is to be confirmed with the owner.
- Question 7:** *Please provide a height from the roof to the top of the chimney? Also, please confirm new chimney stack height?*
- Answer:** This is to be confirmed at the site. Based on the height of the building, We estimated a stack height is 50' +/- . The distance from the roof to the top of the chimney is 7'-5" +/- .
- Question 8:** *Please provide the dimensions of the existing chimney top (i.e. 5' x 3').*
- Answer:** This is to be confirmed at the site. We find a 6" cap.
- Question 9:** *What is the gas pressure being supplied?*
- Answer:** The utility is supplying the building at 6" wc.
- Question 10:** *What is the complete part number for the ABB, ACH-550, or voltage and horsepower?*
- Answer:** As listed on drawing M1.1 the VFD requirements are as follow:
P-3 & P-3A = 7.5 HP, 208-3-60 each.
P-4 & P-4A = 2 HP, 208-3-60 each.
P-5 = 2 HP, 208-3-60.
- Question 11:** *Drawing M1.1 Boiler Room Demolition Note #1 – Are we to remove the entire existing 6” high concrete pad that is approximately 16’ x 16’?*
- Answer:** Yes, that is correct.
- Question 12:** *Is there a specified material for the 12” round combustion air?*
- Answer:** Yes, refer to Typical Gas Fired Boiler Venting and Condensate Detail on drawing M1.2.
- Question 13:** *Drawing M1.1 Boiler Room Demolition Note #12 – Calls for existing louver to be relocated and blocked off with metal insulating panel, new work plan shows to relocate the window in that space. Please clarify?*
- Answer:** The existing louver and window locations are being swapped as shown on M1.1. When the existing louver is installed and the Combustion Air Intake Plenum

connection as shown on M1.2 is made, there will be a portion that is required to be blocked off.

Question 14: *Drawing M1.2 Boiler Room New Hot Water Piping Diagram – You show a 1” bypass line at the end of each heating loop for a total of (3). Could you possibly give the location of each and the length of the bypass?*

Answer: See the response to question #5.

Question 15: *Could you provide the type of piping to be used in conjunction with the new floor drains?*

Answer: Use underground Hub & Spigot cast iron soil pipe and fittings: To conform to ASTM A 74. Joints shall be made with compression gaskets.

Question 16: *Would it be possible for a subcontractor to revisit the boiler room?*

Answer: Yes, this would need to be coordinated with the owner.

Question 17: *Is the existing boiler pad to be removed?*

Answer: See the response to question #11.

Question 18: *Can boiler placement in boiler room be slightly modified?*

Answer: Yes, with the approval of the engineer and the owner.

Question 19: *Sheet M1.1, boiler room part plan – New work, seems to show an expansion loop in the heating hot water main. Is that what the piping diagram shows?*

Answer: This is a piping scheme for a reverse return that will also serve as an expansion loop.

Question 20: *The new VFD’s are shown behind the new pumps. They need clearance, so can they go on a rack in front, or on the side of these pumps?*

Answer: Yes, as long as you are able to maintain the required clearance.

Question 21: *Section 3.5.4 of the PK installation manual seems to recommend motorized dampers in the combustion air supplies. Are these being used?*

Answer: No, they are not being used.

Question 22: *Can condensate be pumped?*

Answer: No, the condensate neutralization kits are in close proximity to the floor drains. There is no need to pump the condensate. Install per manufacturers instructions and see the detail on M1.2 and M1.3.

Question 23: *Do the boilers require two low water cut offs each?*

Answer: No, the boilers will be supplied with one low water cut off each.

Question 24: *Will a load center be acceptable for replacing the panel as there is no spec on what is required and I don’t think a panel board will fit in the existing space?*

Answer: Provide a new 225amps, 208V/120V 3-phase, 4 wire panel.

Note: This addendum consists of 3 pages including the above text.