

TOWN OF GLASTONBURY

BID #GL-2011-22

**Buttonball Lane School
Boiler Replacement
Glastonbury, CT**

ADDENDUM #1

Dated: March 17, 2011

Bid due date: March 25, 2011

11:00 a.m.

Please be advised that the following addendum has been provided to all bidders:

This Addendum forms a part of the Contract Documents and modifies the original specifications and drawings dated January 28, 2011. Bidders are advised they should acknowledge receipt of this Addendum in the space provided on the Bid Form.

This Addendum consists of fourteen (14) pages:

QUESTION AND ANSWERS

1. Question: Temporary heat calls for steam. Is HW needed?

Answer: 1- CHANGE: H/1.16/15010 to read "Temporary Boiler Rental and Setup: Provide temporary oil fired 600,000 BTU input hot water boiler, fuel tank and all other equipment necessary for proper function, located in a weather proof trailer to be placed in location approved by owner. Any and all site damage incurred under this project shall be repaired prior to completion of construction. Boiler shall be Mobile Steam Boiler Rental Corp., Brooklyn, NY, 1-718-486-6359 or approved equal. Intent of temporary hot water boiler is to back feed existing heating hot water supply and return mains located in boiler room from start of boiler room demolition (Required date: April 18, 2011) until May 27th. Rental of boiler during abovementioned dates and all materials/work required to connect temporary boiler to heating hot water supply and return mains and to existing fuel oil pump set in fashion to provide complete and operational system shall be included. Boiler shall provide minimum indoor temperature of 70°F throughout school (with the exception of the multipurpose room which will not be tied to boiler system) during heating operation. This arrangement will allow for demolition of boiler room per plan while maintaining temperature in the building via temporary hot water boiler.

2. Question: Who will handle congestion in rooms?

- Answer: Contractor will coordinate with Custodial staff for removing congestion in rooms.
3. Question: Will the shelves remain?
Answer: No millwork work is included in contract.
4. Question: Does the boiler room ceiling have asbestos?
Answer: Boiler room ceiling contains no ACBM
5. Question: What is the alternate for the tunnel pipe removal?
Answer: Please include deduct alternate pricing on revised bid page (attached)
6. Question: Can the temp heat be an allowance?
Answer: See Answer to Question 1 and revised bid page, BP-2.
7. Question: Regarding detail 2 on drawing A3.00, what is the purpose of the "steel channel supported by rigid steel frame attached to structure above"? Are they to be short pieces cut between cross tees? Could the architect provide a detail on how the channel is to be supported?
Answer: CHANGE: Detail 2/A3.00 by "Delete steel channel shown at the edge of radiant panel in detail 2/A3.00 in its entirety. Refer to detail 4/A3.00 for typical seismic bracing. Support radiant panels per manufacturer's recommendations with a minimum of 2 wires at 4'-0" o.c. AND provide seismic bracing with min 12 ga. splay wire at 12'-0" o.c."
8. Question: Drawing M8.02, detail #5 notes the existing roofing is under an existing warranty. Please provide a contact for the roofing contractor who holds the warranty.
Answer: The original installer has gone out of business. Contact Firestone roofing for information.
9. Question: At the pre-bid meeting, the owner's representative stated that the Town will hire an asbestos abatement contractor directly who will be completing abatement and some demolition work. Please provide a detailed scope of this contractor's work.
Answer: The extent of the abatement contractor's work includes entire boilers (not including bases), flanges and piping containing ACBM residue. Boiler room has been marked out by abater for limits of demolition. All abated equipment will be removed to appropriate dumpsters. In addition to removal of boilers steam header tagged note 3 will also be demolished and removed by abatement contractor as will valves and piping within three feet of header.
10. Question: Please provide a schematic on the intended location and how you anticipate the temporary boiler to be connected to the existing system. There is limited information on how the existing system functions to do this properly.
Answer: Temporary boiler to be connected to existing HW pumps TACO model 1508, 80 gpm @ 65 ft.HD. 3 HP motor 208-3-60.
ADD: Temporary boiler shall come with circulators to make temporary setup primary secondary type for boiler protection. Provide piping from boiler loop to pumps mentioned above, tie in to boiler loop shall be via closely spaced Tee's. Temporary boiler shall also be connected to existing fuel oil pump set located in boiler room.
11. Question: Per the sequence of operations specification section 15985, and drawing M8.02, the mechanical contractor is required to install new valves provided by the ATC contractor for

the existing equipment. Please verify the quantity of any hot water coils are required to be installed with new valves, note none are shown on drawings.

Answer: Refer to plans M1.11 thru M1.13B note 7 for quantity and location of existing equipment which shall be re-piped in accordance with M8.02. Also refer to Existing Terminal Hot Water Heating Equipment/M9.01 for quantities, descriptions, capacities and flows. It should be noted that the only valve which will be supplied by the ATC contractor for these devices is the control valve (one per device listed below) and this shall be installed by the mechanical contractor. All other parts and accessories shown on M8.02 are to be provided and installed by the mechanical contractor. Total quantities of existing hot water devices to be modified per details on MD8.01 and M8.02 are as follows: 5 EXRTU, 7 EXCUH, 13 EXRAD and 1 EXUH. Intent for existing hot water devices listed is to remain in place as they are all currently hot water devices added during the addition construction, work associated with the devices is to provide demolition of current piping connections in accordance with MD8.01, provide piping, valves and accessories in accordance with details on M8.02, provide balancing in accordance with M9.01 schedule and in general provide complete and operational devices which shall be controlled by direct digital control system installed under this project.

ADD: EXRAD115 to Existing Terminal Hot Water Heating Equipment/M9.01, it shall be added to row which currently has EXRAD111 and EXRAD113.

ADD: EXRAD112 to Existing Terminal Hot Water Heating Equipment/M9.01, it shall be added to row which currently has EXRAD106 and EXRAD110.

12. Question: Per the specification section 15985, it calls to install only valves provided by the ATC contractor, however drawing M8.02 calls to provide new pipe, fittings, and additional valves to the existing units. Please advise which is required and note that the mechanical drawings do not reflect new piping to any of the existing units.

Answer: Section 15985 refers only to the control valves which are denoted on M8.02 as valves with T or M on them. All control valves shown on M8.02 shall be supplied by the ATC and installed by the mechanical contractor, so as to provide control valves which interface with direct digital controls installed under this project. All other parts and accessories shown on M8.02 are to be provided and installed by the mechanical contractor. Mechanical contractor shall also provide demolition at existing devices marked by keynote 7 on plans M1.11 thru M1.13B in accordance with MD8.01.

13. Question: Various locations in the specification mention glycol in the existing system. Is this required in the new system? if so please advise as to the ratio of glycol per gallons of water. Also, please advise on quantity of glycol to be removed and disposed of properly from the existing system.

Answer: Glycol is not currently included in the existing system. Glycol is not required for the new system.

14. Question: Per drawing A3.00, the ceiling schedule has an asterisk with a note #2 in it for storage 131; however, only note #1 is listed at the bottom of the schedule. Please advise what note #2 entails.

Answer: DELETE the asterisk reference to note #2 for storage room 131

15. Question: Please advise if there are additional entrances to the existing tunnel area besides the mechanical room.

Answer: Floor access in rooms 153, 154, 136, and 148.

16. Question: Please note that the removal and reinstallation of existing ceiling tiles to facilitate the piping installation in all of the classrooms is not reflected completely on the architectural drawings.

Answer: Removal and reinstallation of existing ceiling tiles to facilitate the piping installation throughout the building shall be included in the project.

17. Question: Drawing A1.00, in rooms 122 and 120 denote a dark line with no note number representing the course of action to be taken here, please advise.

Answer: Disregard the dark line in rooms 120 and 122.

18. Question: Please reference GCS-2 section 06.04, it states that the facility is back in operation by August 22, 2011. Whereas SC-3, and SC-4 calls for a 120 calendar day completion period, and to be complete by October 15, 2011 or November 1, 2011. Please advise which date is the correct one, the August, October or November date.

Answer: Teachers return to school on August 22, 2011. All work after this date will need to be off shift and coordinated with the Board of Education personnel. System must be substantially complete by October 15, 2011 and turned over to customer by no later than November 1, 2011. The 120 calendar day requirement is CHANGED to 180 days.

19. Question: Please advise how the existing domestic hot water system work, and if it is tied into the existing boiler room (note this system is not shown on the drawings). How is the system anticipated to be utilized during the demolition and construction of this project when school is in session.

Answer: Water heater is existing and to remain, refer to P4.01 for work associated with piping and tempering valve.

20. Question: Drawings A1.00 note #3 calls to remove a locker and replace it with one which is in the next room. How many lockers does this happen to and are we to remove the lockers from the next room? What do you replace that space with, a locker, drywall etc? Please clarify how to finish off these areas and provide details for these lockers and their areas.

Answer: Drawing A1.00 note #3 is shown in rooms 121 and 123. See attached photo for reference.

21. Question: Drawing A1.00 note #6 calls to swap lockers, how many lockers does this happen to, the drawings only reflect areas, no details have been provided?

Answer: DELETE note #6 on drawing A1.00. CHANGE: Note #6 to note #3 in room 118. ADD note #3 to room 116.

22. Question: Specification section 15990 calls for water coils to be balanced, please provide a count and location as to where these coils are in the building.

Answer: Water balancing referenced should include all terminal not water heating equipment listed on M9.01, both existing and to be installed under this project. This includes convectors, boilers, radiant ceiling panels, fin tube radiation, cabinet unit heaters, unit heaters, unit ventilators and existing terminal hot water heating equipment.

23. Question: At the pre-bid meeting, Owner stated that they had a mason contractor on board for this project. Please provide a detailed scope of work required for this contractor.

Answer: The mason will remove the existing chimney to a level of 18" above roof elevation.

24. Question: Specification section 15260, section 3.5 calls for only PVC, and Aluminum jacket. Please confirm ASJ jacketing is not required at any locations.

Answer: Provide jacketing in accordance with Section 15260 3.5. This section calls for PVC and aluminum jacket.

25. Question: Per the specification noted in the previous question (24) PVC jacketing is called out for locations up to 10 feet above finished floor level. For the locations above 10 feet, what type of jacketing, if any is required?

Answer: Jacketing is not required above 10 feet.

26. Question: Reference drawing M4.01, the part plan on the drawing calls for a 6" Schebler stainless steel combustion air intake, and exhaust; however, note #9 on the drawing calls for a new 6" schedule 40 CPVC combustion air intake. Please clarify which material is required for the combustion air intake for the boilers as well as the exhaust.

Answer: Exhaust shall be in AL429-C.

CHANGE: Specification 15575 to read: Inner flue shall be .015" AL429-C thick inner flue. In building outer jacket shall be aluminized steel-24 gauge and above roof line outer jacket shall be 316SS 24 gauge.

CHANGE: Air intake shall be in accordance with note #9 and M8.02. Stainless steel is not required for combustion air intakes.

27. Question: Please confirm that when the Owner's Abatement Contractor demolishes the existing boilers; this constitutes removal, to dumpster, of the existing boilers down to the existing concrete bases.

Answer: See Question 9

28. Question: Drawing MD1.12 illustrates a thermostat which is not labeled for removal but shown. Please confirm this thermostat should be removed in its entirety.

Answer: All existing thermostats shall be removed throughout building. No thermostats are to be existing to remain.

ADD: On Drawing MD1.12 wall to wall fin tube shall be removed in accordance with demolition note 10.

29. Question: Drawings MD1.12 denotes a note #10 which is shown as not hatched but noted to be removed. Please confirm that this is to be removed in its entirety.

Answer: All items tagged note 10 shall be removed in their entirety in accordance with note 10.

30. Question: Drawing MD1.12 denotes a note #1 which is hatched but identified as being abandoned. Please confirm this is to be abandoned in place and not removed in its entirety.

Answer: All items tagged note 1 shall be abandon in place in accordance with note 1.

31. Question: Please clarify who is responsible for temporary lighting in the tunnel for the demolition and new piping work.

Answer: Contractor is responsible for temporary lighting in tunnels.

32. Question: Please provide additional information clearly defining the existing equipment and piping which needs to remain in service for heating and hot water systems, while school is in session for the temporary boiler/heat between the middle of April and the third week of June.

Answer: Heating hot water mains, pumps and existing to remain terminal heating hot water units need to remain in service until May 27th. In addition to above listed the Barber Coleman controls also shall remain on line until May 27th.

33. Question: When removing the existing convectors or radiant units from the existing surfaces, please confirm the contractor is required to fill in the difference with the specific brick, glazed blocking, millwork, or drywall as necessary for all areas. Since all rooms could not be accessed at the walk through, due to activity in the school building itself, please provide a finish schedule for all areas to be modified by removal and new installation of heating equipment.

Answer: Provide sheet metal collar at all convectors, "picture frame" paint to match new convector finish.

34. Question: Could you please explain the scope of work to be included for the note #3 as spelled out in the demolition key notes?

Answer: See questions 20 and 21

35. Question: Could you please explain the scope of work to be included for the note #6 as spelled out in the demolition key notes?

Answer: See questions 20 and 21.

36. Demolition Note #3 on Drawing MD1.11 calls for us to remove existing wall sleeve and louver, note on Drawing MD1.11 calls for us to reuse louver, which is correct?

Answer: Louver shall be existing to remain.

CHANGE: On MD1.11 note 3 shall have word "louver" deleted as they are existing to remain.

37. Question: You have us providing fuel for temporary heat. Can you either change this to the owner will provide the fuel or establish an allowance amount for the fuel consumption? If neither one of these options are acceptable, we will need records for fuel consumption for at least the past 3 years for the required period.

Answer: Owner will provide fuel, contractor shall not assume cost; refer to question 1 for further information.

38. Question: Where existing thermostat or other device is being removed and a new thermostat is not going back, does the wall need to be painted from corner to corner, or match the paint to the adjacent area and paint the area patched?

Answer: In areas where new thermostat will not be placed wall shall be painted corner to corner.

39. Question: After reviewing the site with my subcontractor, and the questions that have surfaced between us, it would be nice to have a few extra days in preparing the bid. Would it be possible to extend the bid date until Friday, March 25th?

Answer: Per this addenda, bid date will be CHANGED to March 25, 2011.

40. Question: Dwg M8.01 detail 3 and 5 show piping diagram for multiple and single circuit radiant panels. Most all rooms have multiple panels within them to make up the total indicated

length scheduled. Usually these panels are coupled together and fed as one circuit. The Dwgs show 3/4" hws&r going to each room's radian panels. How are these to be piped?

Answer: Refer to upper right corner of radiant panel tag. Tags with 1 circuit shall be in accordance with 3/M8.01. Tags with 2 circuits shall be in accordance with 5/M8.01.

41A. Question: Dwg. A1.00 show tile work at the Col line L between Col lines 3 and 4. What is this tile on both walls for? There is an existing convector/cuh on the call at Col line 3. That unit isn't called out to be demolished or replaced on the mechanical drawings.

Answer: Patch and repair wall at existing wall mounted heating unit, scheduled to be removed. Install 8x8 unpolished cross colors with cross sheen finish by crossville ceramics in color A215 Empress White using renovation TCA TR713, interior walls tile over tile. Provide bullnose edge at top of wall and reuse existing vinyl base at bottom of wall.

ADD: To MD1.13A: Existing Convector in vestibule C101A and Corridor C10 on Col. Line 3 shall be demolished in accordance with note 2.

41B. Question: Please clarify the scope of work with the lockers. Reference note #6 on A1.00.

Answer: Refer to question 20 and 21.

42. Question: The spec section 15575-3-1.1 B calls for 20 ga thick AL29-4C stainless steel inner flue. There is no chimney manufacturer which utilizes AL29-4C stainless steel at that thickness. Metal-Fab uses .015" thick AL29-4C stainless steel between 6"-12" and .024" thick between 14"-24". The spec also calls for 24 ga thick 409 stainless steel outer jacket. All chimney companies use either aluminized steel, 430SS, 304SS or 316SS outer jackets. The casing thickness of 24 ga 430SS would be standard in the chimney industries.

Answer: Refer to question 26.

43: Question: Note on Dwg. A1.00 calls out "INSTALL NEW THROUGH BODY PORCELAIN TILE 48" HIGH, BOTH WALLS". Could you please give further detail of the scope of work for the attached drawing note?

Answer: Refer to question 41A.

44. Question: Per the description of the project at the prebid meeting, the existing pneumatic control system will be removed and a new DDC system will be installed to control the facility. Pneumatic piping demolition is not revealed on the plans. Please provide a drawing illustrating all of the existing pneumatic piping, and the specific components (i.e. valves, equipment, etc.) in the building that they connect to. Or advise if all existing pneumatic tubing needs to be abandoned in place. Please note that the quantity of equipment and valves connected to the existing pneumatic system still needs to be portrayed to see where the piping needs to be capped in place and how many components need to be figured.

Answer: Pneumatic valves associated with abandoned devices shall be abandon. Pneumatic tubing shall be abandon in place in walls and concealed spaces. In corridors where ceiling are removed and in boiler room all pneumatic tubing shall be removed. Where steam terminal heating devices are demolished as described in mechanical demolition notes pneumatic valves will be demolished, refer to demolition notes for quantity and locations of these valves.

45. Question: Section :15010-15 Paragraph "H" Could you please clarify the requirements for the temporary boiler; Will the boiler be required to be Steam or Hot water? Will it run on #2 Fuel or Gas? Who will pay for the fuel?

Answer: Refer to Question 1. The boiler shall be a hot water oil fired boiler. The town will pay for the fuel.

46. Question: At the walk through there was discussion in regards to the height of the existing chimney stack, will the town be lowering the stack?

Answer: Refer to Question 23.

47. Question: Drawing M4.01 Note #9 Furnish and install new 6" schedule 40 CPVC boiler combustion air intake. The drawing notes a 6" stainless steel negative pressure combustion intake. Drawing M8.02 detail #5 shows 6" schedule 40 CPVC air intake. What product is to be used?

Answer: Refer to Question 26.

48. Question: Drawing M4.01 Note #5 Calls for a Watts model 009, Drawing M8.02 Hot water hydronic system equipment hydronic system schedule RPZ-1 calls for a Watts 909. Which one is to be used?

Answer: Watts 909 is to be used for project.

49. Question: Section 15556 Paragraph 2.1 Are all the boilers listed capable of being piped as shown on the plans?

Answer: Refer to B/2.1, certain boilers require alterations in piping arrangement in accordance with manufactures installations instructions.

50. Question: Section 15510 Paragraph 2.2 Is type L tubing allowed for piping 2" and smaller?

Answer: Copper tubing shall be type K in accordance with B/2.2/15510.

51. Question: Drawing P4.01 Pluming specialty schedule, is the mixing valve a Lawler or a Leonard?

Answer: CHANGE: On P4.01: The mixing valve shall be Leonard.

52. Question: Drawing M9.01 Exhaust fans schedule; Is a VFD required?

Answer: Yes, exhaust fan will be controlled of space pressure in accordance with sequence of operations.

53. Question: Is there any asbestos present in the tunnels or on the tunnel piping?

Answer: no asbestos is present in the tunnels.

ATTACHED: Revised pages IB-1, BP-2, BP-3 and photos (2) for question 20.

END OF ADDENDUM NO. 1

BID DUE DATE CHANGED TO MARCH 25, 2011@11 a.m.

Bidders must acknowledge receipt of addenda on BP-1

Company Name: _____

Name of Person Responding: _____

Authorized Signature: _____

Authorized Signature:

Title:

Date:

Kathy Hughey's Phone (860) 652-7588

1. General: Where the term "Town" or "Town of Glastonbury" is used this shall be assumed to apply, also, to the Glastonbury Board of Education.
2. Sealed bids (**one original and one copy**) on the attached Bid Forms will be received at the Office of the Purchasing Agent, Town Hall, 2155 Main Street, Glastonbury, Connecticut, 06033 (second level). At the designated time of opening, they will be publicly opened, read, recorded and placed on file.
3. Whenever it is deemed to be in the best interest of the Town, the Town Manager, Purchasing Agent or designated representative shall waive informalities in any and all bids. The right is reserved to reject any bid, or any part of any bid, when such action is deemed to be in the best interest of the Town of Glastonbury.
4. Bidders shall submit a Bid on a lump sum basis for the Base Bid. The basis of award will be based upon the sum of the Base Bid plus any deducts selected by the Town.
5. Bids will be carefully evaluated as to conformance with stated specifications.
6. The envelope enclosing your bid should be clearly marked by bid number, time of bid opening, and date.
7. Specifications must be submitted complete in every detail and, when requested, samples shall be provided. If a bid involves any exception from stated specifications, they must be clearly noted as exceptions, underlined, and attached to the bid.
8. The Bid Documents contain the provisions required for the requested item. Information obtained from an officer, agent, or employee of the Town or any other person shall not affect the risks or obligations assumed by the Bidder or relieve him/her from fulfilling any of the conditions of the bid.
9. Each Bidder is held responsible for the examination and/or to have acquainted themselves with any conditions at the job site which would affect their work before submitting a bid. Failure to meet these criteria shall not relieve the Bidder of the responsibility of completing the bid without extra cost to the Town of Glastonbury.
10. Any bid may be withdrawn prior to the above-scheduled time for the opening of bids or authorized postponement thereof. Any bid received after the time and the date specified shall not be considered. No Bidder may withdraw a bid within sixty (60) days after the actual date of the opening thereof. Should there be reasons why a bid cannot be awarded within the specified period, the time may be extended by mutual agreement between the Town and the Bidder.
11. Each bid must be accompanied by a bid bond payable to the Town for ten percent (10%) of the total amount of the bid. The bid bond of the successful Bidder will be retained until the payment bond and performance bond have been executed and approved, after which it will be returned. A certified check may be used in lieu of a bid bond. The Town of Glastonbury will not be liable for the accrual of any interest on any certified check submitted. Cashier's checks will not be accepted.
12. A 100% Performance and Payment bond is required of the successful bidder. This bond shall cover all aspects of the specification and shall be delivered to the Purchasing Agent prior to the issuance of

TOTAL BID AMOUNT:

1.0 Furnish and install new boilers and associated equipment at Buttonball Lane School as specified in the Plans and Specifications for Bid GL-2011-22.

\$ _____

NUMERIC BID AMOUNT

WRITTEN BID AMOUNT: \$ _____

2.0 Deduct for abandoning pipe, etc in pipe tunnel as described in keynote 6 on demolition plans

\$ _____

NUMERIC BID AMOUNT

WRITTEN BID AMOUNT: \$ _____

CODE OF ETHICS

I/We have reviewed a copy of the Town of Glastonbury's Code of Ethics and agree to submit a Consultant Acknowledgement Form if I/We are selected. Yes _____ No _____*

*Bidder is advised that effective August 1, 2003, the Town of Glastonbury cannot consider any bid or proposal where the Bidder has not agreed to the above statement.

Other Items Required with Submission of Bid Proposal

The following bid checklist describes items required for inclusion with the above-referenced bid proposal package. It is provided for the convenience of the bidders and, therefore, should not be assumed to be a complete list.

_____ Bid Bond (10% of total bid amount).

_____ List of five (5) similar projects completed within last three (3) years.

_____ Acknowledgement of Addendums in Bid Proposal (as applicable).

_____ Acknowledgement of Code of Ethics in Bid Proposal.

_____ Sealed bids, one original and one copy.

_____ Disclosure of past and pending mediation, arbitration and litigation cases that the Bidder or its principals have been involved in for the most recent five years (if applicable).

_____ Copy of Bidder's Contractor's License (State of Connecticut).

TOWN OF GLASTONBURY
Buttonball Lane School Boiler Replacement
BID PROPOSAL

BID #GL-2011-22
Addenda 1

It is the responsibility of the Respondent to clearly mark the outside of the bid envelope with the Bid Number, Date and Time of Bid Opening, and it also THE RESPONSIBILITY OF THE BIDDER TO CHECK THE TOWN'S WEBSITE BEFORE SUBMITTING BID FOR ADDENDUMS POSTED PRIOR TO BID OPENING.

Name of Bidder: _____

Respectfully submitted:

Type or Print Name of Individual

Doing Business as (Trade Name)

Signature of Individual

Street Address

Title

City, State, Zip Code

Date

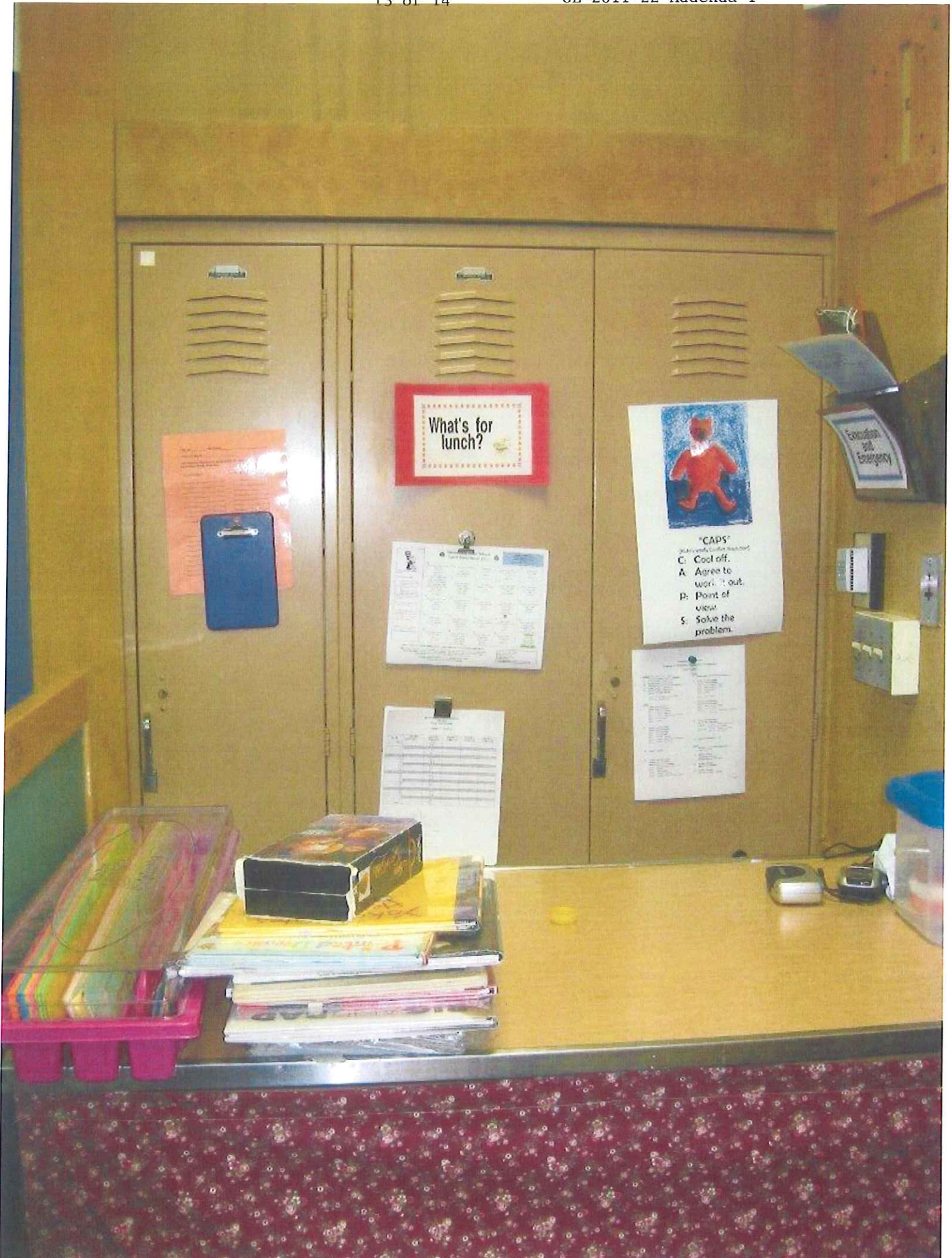
Telephone Number/Fax Number

E-Mail Address

SS# or TIN#


(Seal – If bid is by a Corporation)

Attest



Orange poster with illegible text and a blue clipboard attached to it.

What's for lunch?


"CAPS"
Cool off.
A: Agree to work it out.
P: Point of view.
S: Solve the problem.

Education and Emergency

Pink tray containing colorful folders.

Stack of books and papers on the desk.

Computer mouse and printer on the desk.

GL

