

TOWN OF



PLAINVILLE

ONE CENTRAL SQUARE, PLAINVILLE, CONNECTICUT 06062

**Addendum No. 1
to the Bid Documents
Plainville High School Boiler Replacement
Plainville, Connecticut
Bid 2024-12S
Issued November 21, 2023**

- 1. Question: Will the sign in sheet from the November 6, 2023 Site Visit be posted?**
Answer: Yes. Please [click here](#) to access the attachment.
- 2. Question: Will the Town waive the permit fees?**
Answer: Yes.
- 3. Question: Is there any Retainage?**
Answer: Yes. Refer to Section 16, Payments to the Contractor of the General Conditions.
- 4. Question: How many copies of the Bid proposal are required?**
Answer: Three (3) copies of the Bid are required.
- 5. Question: Bid Form does not contain line items for Add Alt. # 1 or Add Alt. #2 as noted on drawing MD1.1. Please clarify.**
Answer: A revised Bid Form has been published. Please [click here](#) to access the attachment.
- 6. Question: Is the contractor required to provide maintenance on the unit once installed, in addition to the 1-year warranty? If so, what is the maintenance period (e.g.: 12 months, 18 months, etc.)?**
Answer: Bidders should refer to the Technical Specifications, Section 200050 – General Conditions for Mechanical and Electrical Systems, Subsection 3.16 – Guarantee. There is no maintenance required after installation. There is an 18-month guarantee.
- 7. Question: Are Bidders required to submit a proposed Project Schedule with their Bid?**
Answer: Not at this time. All work performed under the proposed Bid is expected to be completed within the timeframe specified in the Bid documents. The Town will work with the lowest responsive, responsible Bidder to develop a project schedule.

- 8. Question: Please provide the make and model of the fire alarm system panel. Please provide the fire alarm service company and contact number.**
Answer: The system is “Notifier” by Honeywell, ACS Series. The service provider company is W&M Fire Protection Services (Plantsville, CT). Their number is (860) 621-3040.
- 9. Question: Can Bidders make an arrangement for a return visit to the site to verify field conditions in the Boiler Room?**
Answer: Yes. Please contact the Mike Smith, Facilities Director with the Board of Education, to schedule a return visit: smithmike@plainvilleschools.org.
- 10. Question: The project scope of work includes bringing the combustion air fan to proper working order. Is the fan operational or are issues known? Please clarify.**
Answer: The fan is operational. Please refer to the Technical Specifications Drawings on MD1.1 – Boiler Room Part Plan – Mechanical Demolition, specifically Tag 15 and the associated action listed in the Mechanical Demolition Work Symbols table.
- 11. Question: Are there any asbestos-containing materials (ACM) noted for the boilers, concrete (for roof penetration), or insulation? Was a study conducted?**
Answer: To access Eagle Environmental’s report from September 2022, [click here](#).
- 12. Question: Please confirm the natural gas delivery pressure to the boilers for sizing and selection of new gas pressure regulator devices.**
Answer: 2psi
- 13. Question: Regarding Add Alt. #1: For bidding purposes, how much fuel oil should we estimate will be remaining in the underground storage tank (UST) at time of removal?**
Answer: Currently, there are approximately 12,500 gallons on site. It is the Town’s intention to utilize as much of this oil over the winter season. The Town anticipates no more than 3,500 gallons will remain at the end of the season.
- 14. Question: Regarding Add Alt. #1: Is the existing underground tank steel or fiberglass?**
Answer: According to the Drawings, it is a 20,000 gallon, double wall, fiberglass underground storage tank.
- 15. Question: Regarding Add Alt. #1: Is removing the underground piping between the building and tank in the scope of work or are they to be capped and left underground?**
Answer: Pipes may be cleaned (drained), capped and abandoned in place. Please refer to the Technical Specifications Drawings on MD1.1 – Boiler Room Part Plan – Mechanical Demolition, specifically Tag 10 and the associated action listed in the Mechanical Demolition Work Symbols table.

- 16. Question: Regarding Add Alt. #1: How are any contaminated soils to handled?**
Answer: Please refer to the Technical Specifications Drawings on MD1.1 – Boiler Room Part Plan – Mechanical Demolition, specifically Tag 18 and the associated action listed in the Mechanical Demolition Work Symbols table. Refer to Specifications section 23 13 13.
- 17. Question: Regarding Add Alt. #2: Masonry chimney has electrical conduits running up the sides to antennas and/or security camera? Demolition Note #18 on drawing MD1.1 does not address these devices. Please clarify if devices are to be disconnected and removed as part of chimney demolition. Do the devices need to be reinstalled elsewhere?**
Answer: No. All devices on the chimney can be removed and do not need to be replaced.
- 18. Question: Regarding Add Alt. #2: There appears to be lightning protection on the chimney, how should this be handled?**
Answer: The lightning protection on the chimney can be removed and does not need to be replaced.
- 19. Question: Regarding Add Alt. #2: Are we to patch the masonry openings in the boiler room that will be left in the chimney after demo?**
Answer: Please refer to the Technical Specifications Drawings on MD1.1 – Boiler Room Part Plan – Mechanical Demolition, specifically Tag 6 and the associated action listed in the Mechanical Demolition Work Symbols table.
- 20. Question: Please advise on the roof manufacturer's warranty status, and what local contractor is authorized to work on it.**
Answer: A Sika Sarnafil roof was installed by Silktown Roofing (Manchester, CT). A 20-year warranty began on 3/25/2009.
- 21. Question: Please identify the type of roof construction that must be penetrated and flashed for new boiler vent stacks. What is the roof composition and how is it accessed? Any photos would be appreciated.**
Answer: According to the original 1954 prints, the roof appears to be four-inch-thick reinforced concrete, which would now have 12" of insulation and a single membrane covering. [Click here](#) for photos.

End of Addendum No. 1

This Addendum was prepared by the Town of Plainville and Bemis Associates LLC.