

Andover Community Center RFP Addendum Nov 4th 2022

- There is a note in the RFP that states “The Town of Andover also reserves the right, if applicable, to award the purchase of individual items under this RFP to any combination of separate proposals or proposers.” Is it the town’s intent to award different aspects of this project to different contractors or forcing the primary contractor to use subcontractors other than the ones they carried within their proposal? Please advise.
[Our intent is to award one contractor the whole project.](#)
- At the prebid meeting it was stated that the kitchen, lower level fit-out, and installation of a pergola may happen post-construction and not be part of this project. Can a separate line item or alternate be added to the bid form for any items the town is unsure about so the value of these items can be added or subtracted in order for all proposals to be easily comparable?
[Please have the patio 20x20 poured concrete broom finish, installed kitchen, and a lower-level bath on bid addendum lines separately. The pergola was a decorative item we would love but does not need to be addressed at this time.](#)
- The RFP calls for mechanical, storage, and meeting space downstairs but no mention of restroom facilities. Given no access to the restrooms upstairs, please advise if restroom facilities are to be added to the lower level.
[piping for a lower bathroom should be included and a full bathroom on your addendum sheet](#)
- The provided elevations only have 1 point of egress for the lower level. Given the intent for additional meeting space downstairs, a second doorway and windows may be desired and/or required. Please advise.
[A second door should be added and a sidewalk connection so the door schedule](#)
- If there is a chance the lower level will be something more than just storage, we assume that something other than a solid Hollow Metal door would be desired. Please advise as to what kind of doors & frames would be acceptable (Hollow Metal with integral lites and/or sidelites, Alum & Glass entrance, etc.)
[Hollow metal for the lower main door with side lites and a second door 36-6’0 to meet egress requirements](#)
- Please advise what the exterior doorways on the main level are to be (Hollow Metal, Alum, etc.)
[Aluminum with an auto opener for the primary entrance.
Interior may be solid Masonite or solid wood](#)
- If this project is under \$1m will prevailing wages apply? [Not if under \\$1M, However and a supplemental number should be included for your bid in case there is overage that pushes it over \\$1m.](#)

- The RFP calls for Fire Protection documents. Will this building be sprinklered or is this in reference to smoke and fire alarm systems?

It is not anticipated that the building will have sprinklers we are under the size where sprinkler requirement

We have Fire Protection Team as our current provider but the system simply must be cellular and non-proprietary

- The proposed site drawing shows a sizeable amount of concrete sidewalks and patios (at the rear of the town hall) as well as parking lot reconfiguring near the town hall. We were informed at the prebid meeting that some of this work is not part of the project. Please advise what sitework is to be included and which is to be excluded from our proposals.

Side and center sidewalks that access the building and connect to the current parking areas. Please add the patio to a bid addendum line as an option 20x20 broom finish.

- At the prebid meeting it was mentioned that sound transfer is a concern for the town. Please advise if standard HM frames and flush wood doors would be acceptable for interior partitions or if something with a higher STC rating would be required.
wood solid doors or solid Masonite is acceptable
- The site drawing does not show the water tie in with the existing well in front of the fire house. Please advise where this tie in is to be made.
The Existing well is located near the firehouse, however there is a feed line to the Town Hall that can be intercepted on the Eastern side of the town Hall.
- There is a note in the RFP that the interior partitions are to have rockwool insulation or other form of sound attenuation. Is there a specific STC rating that the town is looking to meet for interior partitions? If another product can meet this STC rating, would it be allowed?
STC rating of 45 or greater
- Can interior partitions terminate above ceiling or to they need to go to the roof deck?
Above ceiling termination
- There appears to be a window drawn between the corridor and the kitchen. We assume this is to be used as a service window. Would the town want some form of transaction window or a counter shutter?
shutter is fine

- Roof loads are provided in the RFP. Can floor loads also be provided?

Will provide an occupancy # see fire marshals break down attached.

We will cap the occupancy or apply for a permit variance if needed to not have to increase restroom facilities beyond the current 2 handicap stalls on the main level.

- Is the kitchen to be 'Residential' in nature with wood or laminate cabinets, solid surface or granite countertops, and residential appliances or 'Commercial' with commercial grade hood & ansul system, all stainless-steel countertops, commercial cooking equipment, etc.? Please provide a narrative to guide us in the right direction per the town's intent.

Commercial in nature, assume a grease trap, rough in for a Dish washer, stove, triple sanitary sink, standard vent hood, fridge and freezer. Resilient nonporous sanitary surfaces required

- At the Prebid meeting it was mentioned that the type of mechanical system would drive the size of the future PV solar system. In the RFP it calls for a heat pump system. Is this the desired HVAC system or can we propose something else?

You can propose something else.

- Item J on page 16 of the RFP specifically calls for R-20 wall assembly and to be a hybrid of spray foam and batt insulation. Current 2021 IECC code for commercial projects in the 5A zone calls for R13 AND R7.5 of continuous insulation; OR; R20 AND R3.8 continuous insulation. It is our understanding that you want this building to be code compliant, especially from an energy standpoint. Please confirm your requested insulation values and/or if it is acceptable to have rigid continuous insulation on the exterior face over your requested ZIP board sheathing.

R20 and 3.8 continuous is acceptable we are trying to avoid the bulky look on the window depth and are also aware of retrofit problems if we fill the cavities with foam. Any solution that avoids these to concerns and gives a stable long term wall assembly will be considered.

- What is the width of the footing based on native soils.

2' wide x 1' thick footing x 10 thick wall
2 #5 rebar top and bottom of wall

- On site, we discussed a 3' wide footing as the basis of design, however, the South wall is an unbalanced retaining wall and will need a wider footing and a little more rebar to resist overturning moment forces. Please Clarify?

We are not married to the step down and are fine with wrapping the concrete around or other methods to address the unbalanced wall concern.

- Rebar have to be epoxy coated?

if you you concrete supplier gives a letter certifying no flyash in the mix you do not need to have epoxy coating

- The Moser renderings show no windows in the basement North wall. On the site visit, you mentioned that the double steel door can have a single lite in each leaf, but do you want any other windows in that framed wall?

We would like to add widows if possible for the sake of fair comparisons please include

-- two (2) window units EACH unit will be two(2) 60x36 common jam single hung windows.

--one double steel door with a light in each leaf

--one single steel door as a second egress

- What is risk coverage category for insurance standard or professional?

Standard

- Interior wall drywall thickness?

5/8 standard or lightweight would be expected

- First floor ceiling heights?

9ft

- The two ADA bathrooms on the first floor as drawn by Moser are not compliant with the current ANSI code, as the sink fixture falls within the 60" required clearance.

We appreciate any correction to address this oversight

- If you do not intend to clear-span the full 41± feet in the basement (especially with L/600 requirement), then a column grid and drop beam will be required. Please confirm, as the site plan shows basement to first floor at 9'-0", which would put the basement ceiling at approx. 8' A.F.F., and a drop beam in the basement will lower head-height and clearance in basement to approx. 7'± A.F.F. Please confirm the intent here, especially with potential future use of basement space.

We would like as much clear span as possible. The could be addressed with open web trusses, i-joice, ect. We are have not done the calculations on this specifically, but are looking for a solution that utilizes less columns. We also know we need a mechanical room, bathroom, and storage area in the space so we would consider using wall support to cut the load span. We are simply trying to allow the maximum flexibility for the basement use while not compromising the budget. We are open to suggestions on this.

- Which door are you considering the front 'main' door, the one with the vestibule? If so, is that the only door that wants a protected canopy, or would you want protection over the side door, or both front facing doors, and basement door? or all four?

We thought of the vestibule as the protection for the front door so we would not need a canopy there. The side door would only be used in "good" weather. The lower door however should have some level or overhanging protection. Thank you for pointing this out. Please include something.

- What is the amount if any that has been spent or contracted for the project that would count toward Davis Bacon?

\$30,000 that includes the architectural and engineering spent and contracted.

- Bidders may address your RFP with some variations in design how will that be factored into the evaluation for awarding the bid?

We realize there is some areas on the bid open for solutions or interpretation. We will be reaching out to all bidders to ask questions once the bids are opened so we can understand your process. We will then ask for presentations from bidders that we feel are competitive in the process to make sure we are apples to apples and understanding the bid fully. Our bottom line is not just price but solutions and guidance as well. We look forward to working with you.

Fire Marshalls Calculations For Occupancy

As per our conversation, using 15 sq. ft for tables & chairs and 7 sq. ft. for just chairs, below is the maximum occupant loads for each room for the proposed Senior Center.

Large Multi-purpose room 984 sq. ft. 65 for tables & chairs and 140 for chairs only.

Small Multi-purpose room 225 sq. ft. . 15 for tables & chairs and 32 for chairs only.

Conference Room 126 sq. ft. . 8 for tables & chairs and 18 for chairs only.

Office 154 sq. ft. . 10 for tables & chairs and 22 for chairs only.

Basement 2300 sq. ft. 49 with one (1) door. 153 for tables & chairs and 328 for chairs only, with two (2) doors.

The available floor space, will be recalculated at plan review and final inspection.

Lenco electrical contractors

434 Wall st

Hebron CT 06248

Ric Langly 860 228 9969 860.883.7255 (cell)

Mytech Plumbing Heating Plumbing contractor

428 Lake Rd

Andover CT 06232

860.965.1070

Rick Wilso (Owner)

D and S comfort control (HVAC)

Coventry connecticut

Don Turner Owner 860.729.6697

Randazo Design Landscaping

40 old Farms Rd

Andover CT 06232

Christine Randazzo 860 402 2404

Alt landscaping

Andover Landscaping

860 742 6043

Alt#2 landscaping

Ron Bisson

860 883 2000

Abbey Contracting (Paving)

Dan Cady

860.848.9685

860.608.7770

Fire alarms

Fire Protection Team

203 250 1115

Masonry

MG masonry

Martin Geoghegan 860.989.7824