



# Town of Simsbury

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~ Thomas J. Roy, P.E. – Director of Public Works ~

## ADDENDUM No. 1 September 6, 2023

### RFP NO. DPW 2023-03

#### FOR

### HVAC ENGINEERING DESIGN SERVICES ENO HALL HVAC SYSTEM UPGRADES

The information provided in this Addendum is intended to supplement and clarify the existing information in the Request for Proposals and is not to replace any part of the specification unless clearly indicated as such.

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Below are responses to questions we have received to date:

*Question:* Is any of the existing ductwork insulated?

*Response:* **The existing ductwork and plenums should be assumed to be uninsulated, unless stated otherwise in the prints “Air Conditioning 2004.”**

*Question:* What is the voltage available?

*Response:* **Eno Memorial Hall has 480 volts available at the main distribution panel. However, most panels have been dropped down to 208 volts.**

*Question:* Will the sign-up sheet from the walkthrough be posted?

*Response:* **The sign-up sheet will be included with this addendum #1**

*Question:* What is your current control system?

*Response:* **Our current controls are an open source Johnson Controls Metasys product. The system is open and we have a very strong desire to stay away from any proprietary systems that would lock us in with one vendor.**

*Question:* Will we be allowed to use wire mold and have pipes exposed?

*Response:* **Wire molding and exposed piping is strongly discouraged throughout the building. However, there are a few closets and mechanical rooms where it may be allowed.**

*Question:* Where are the condenser heads located for the split systems that are on the walls?

*Response:* **Several offices are controlled by split systems where the condenser, for the wall-mounted heads, is located on the flat roofs of the north and south wings.**

*Question:* Is Eno listed on the State's list of historic places?

*Response:* **Eno Memorial Hall is included on the State's list of historic places. In addition, SHPO does have an easement on this property.**

*Question:* Has a hazardous materials study been performed?

*Response:* **Parts of Eno Memorial Hall have hazardous materials. We will be looking for recommendations for testing, which we will secure a vendor for and supply the reports and/or drawings to the successful respondent.**

*Question:* Will Eno be occupied during construction?

*Response:* **We anticipate that Eno Memorial Hall will be occupied during construction. However, we can relocate the occupants for short periods of time, if needed.**

*Question:* Are there any groups using the building for which special consideration will be needed?

*Response:* **Eno Memorial Hall is our Senior Center. Therefore, we will be looking for general precautionary measures during construction. Eno is also home to the Phelps Chapter of the Daughters of the American Revolution. The DAR has collected a number of significant historic items that will need to be protected during construction.**

*Question:* *Cost Estimating: Can you please confirm only a 90% CD estimate is required? Estimating is not required at other milestones in the project? Understanding a 90% CD estimate is not likely to be available by Jan. 1, 2024.*

*Response:* **We will be looking for a high-level budgetary number at the 30% design, so we can ask for the funding to be made available for the 2024/2025 fiscal year. As such, we will need the budget number for January 1, 2024.**

*Question:* Will the design team be responsible for coordination and review of proposed work with the State Historic Preservation Office (SHPO)?

*Response:* **Yes.**

*Question:* Does the Town have a project budget (total project and/or construction cost) for the project?

*Response:* **The Town does not currently have a firm budget number.**

*Question:* Geothermal systems were studied as part of the feasibility study included within the RFP. Does the Town expect a geothermal-based design to be incorporated into the project inclusive of geothermal bores, site work improvements, paving,

*etc.? Understanding the design of geothermal system would be more cost and effort on the design team than non-geothermal based HVAC systems.*

*Response:*     **The geothermal investigation should be considered during system selection.**

*Question:*     *Will the design team be tasked with pursuing utility rebates with the local utility company?*

*Response:*     **Yes, firms should identify utility rebates and prepare necessary applications.**

*Question:*     *Does the generator run the whole building?*

*Response:*     **Yes, the generator runs the whole building. We need to conduct a load study to determine how much load is on the generator currently and if there is ample capacity for the new system.**

**END**

[illegible]