



CITY OF TORRINGTON

Addenda # 2

ADDENDA #2 HAS BEEN ISSUED REGARDING QUESTIONS ASKED DURING WALK- THROUGH AT TORRINGTON FIRE HEADQUARTERS ON OCTOBER 24, 2012 AT 10:00 AM.

BID #FBP-022-110112 HOT WATER HEATING BOILER PROJECT TORRINGTON FIRE HEADQUARTERS

Date of bid opening: November 1, 2012 Time: 11:00 AM Location: City Hall, 140 Main St., Torrington, CT

Submit signed addenda with bid.

The City of Torrington reserves the right to accept or reject any or all bids or any portion thereof, to waive technicalities, and to award the contract as will best serve the public interest.

Dated in Torrington: October 26, 2012 Purchasing Agent Pennie Zucco

Bid Submitted By: _____

Name of Company _____ Signature _____

Date _____ Title _____

QUESTIONS/ANSWERS 10/26/12

- 1) Q. Can an additional walk-through be scheduled before the bid opening on November 1, 2012 for this project?
A. If a potential bidder wasn't available for the walk-through, they can contact Acting Chief Gary Brunoli at 860-601-5581 to schedule a meeting.
- 2) Q. Can awarded contractor use the elevator at Fire Headquarters to perform this project?
A. The elevator will be available for use for this project.
- 3) Q. How many gallons of oil were used at Fire Headquarters last year?
A. 8,256.70 gallons
- 4) Q. What is the gas pressure coming into the building?
A. The gas pressure at the meter is 2lbs.
- 5) Q. Where is the gas meter located to hook-up to for this project?
A. The meter is located on the west side of the building under window on the first floor.
- 6) Q. Should the cost be included for the upgrading of the air intake vent if converting oil burner to gas burner?
A. The cost should be included in proposal for the upgrade of the air intake vent.

7) Q. Will the contractor be responsible to install gas line if oil boiler is converted to a gas boiler?

A. Yes, the drilling and installation will be done by the awarded contractor

8) Q. If needed to be replaced, what is the size of the hot water heater?

A. It should be a 50 gallon natural gas water heater.

9) Q. What size is the chimney flue to be lined?

A. 14" trunk and the whole flue will need to be lined.

10) Q. Will the whole flue have to be lined or can an insert be installed?

A. Contractor will have to note whether they will line the whole flue or use an insert. This must be noted in submitted proposals.

11) Q. Is the chimney a single or double flue?

A. The chimney is a single flue

ADDITIONAL INFORMATION

- **ALTERNATE 1** – Price should include the removal & disposal of old boiler
- **ALTERNATE 2** – Include price for reroping one section on boilers 1 & 2
- **ALTERNATE 3** - Include price for reroping **ALL** sections on boilers 1 & 2
- **ALTERNATE 4** – Include the price for installation of carbon monoxide detectors if switching from oil to gas burner

******IF COST EFFECTIVE TO SWITCH FROM OIL TO A GAS HOT WATER HEATING BOILER, THE FOLLOWING GUIDELINES WILL APPLY:**

- Boiler sections must be brought into building and down into basement level mechanical equipment room. Make any and all provisions to protect the existing building finishes from damage due to work activities, including but not limited to: building entrances, sidewalks, doorways, walls, ceilings, floors, railings, etc. Contractor agrees to repair any surfaces damaged during work activities to the satisfaction of the City of Torrington.
- Propose new natural gas boiler sighting merits of your selection. Boiler package shall be complete with all required water trim, including, but not limited to: ASME rated relief valve, operating control, hi-limit control with manual reset, low water cutoff and combination pressure-temperature-altitude gauge.
- Complete boiler installation shall meet the requirements of all local, state and international mechanical codes. Contractor shall apply for and obtain all required permits from the City of Torrington prior to commencement of work. The City's permit fees shall be waived. Upon completion of new boiler installation, boiler shall be registered with the Connecticut Department of Public Safety - Division of Fire, Emergency and Building Services - Bureau of Boilers, and shall be subject to their inspection process.
- Follow boiler manufacturer's recommendations for near boiler piping and sizing of supply and return piping. Route boiler supply and return piping to tie-in to existing flanged gate valves on supply header and return header.

- Run new flue piping for new boiler and tie-in to existing horizontal insulated metal breeching. New flue pipe material shall match size of boiler flue connection, and be a double wall pre-insulated product with stainless steel inner flue and outer jacket, manufactured by Metal-Fab, Model "P I C" or equal.
- Provide gas supply and return piping to new natural gas burner by connecting to the existing gas supply line feeding new addition of building and to the common gas return line. Provide properly sized gas burner and fire safety valve on supply line at burner, with check valve on return line as required.
- Add a reduced pressure zone backflow preventer to the existing 1inch make-up water line prior to its connection to the common boiler supply header. Pipe air gap fitting drain line down to the floor drain below as required. Also provide an automatic system fill valve with full size 3 valve bypass.
- Provide all electrical wiring for new boiler, gas burner and all safety controls as required. Provide a U.L. listed thermal cut-out switch above the new gas burner, manufactured by Power Flame or equal. Provide manual selector switching for both boilers, such that the new boiler can be designated as the primary boiler, and the existing boiler can remain as a secondary backup source of heating. The intent shall be to run only one boiler at a time to satisfy the building's space heating requirements. Provide an outdoor reset control for the new boiler, with outdoor sensing bulb mounted in area way adjacent to combustion air intake louver. Outdoor reset control shall be "TEKMAR" No. 256 or equal, providing single stage firing of burner to maintain a boiler water supply temperature in inverse proportion to outdoor temperature. Install hot water supply temperature sensor in supply water piping within boiler room. Install reset control box at accessible location and height on boiler room wall as required. **NOTE:** Power supply and main electrical panels are located in basement level emergency generator room. All wiring work shall comply with all standards of the National Electrical Code and all local authorities having jurisdiction.
- Contractor to provide a copy of a boiler-burner start-up report upon completion of work, including combustion efficiency test to verify proper performance and operation within equipment manufacturer's specifications. Contractor shall provide a minimum one year warranty period, commencing on start-up date, during which time any defects in workmanship, materials or equipment performance shall be repaired, replaced, adjusted or otherwise corrected at no additional cost to the City of Torrington. Provide demonstration of new equipment and controls operation for designated Fire Department personnel, and provide operation and maintenance manual binder to be kept on site.
- Provide warranty information on new natural gas boiler.

Alternate #1 - Replace existing boiler with a new natural gas fired boiler properly sized to provide service to the existing building. This would include all necessary labor, parts, materials and accessories to complete the installation, removal & disposal of old boiler. Bid should include total cost for installation.

_____ (\$ _____)

Alternate #2 - Include price for reroping and reassembling the section on boilers 1 & 2. This would include all necessary labor, parts, materials and accessories to complete the repairs.

_____ (\$ _____)

Alternate #3 - Include price for reroping and reassembling ALL sections on boilers 1 & 2. This would include all necessary labor, parts, materials and accessories to complete the repairs.

_____ (\$ _____)

Alternate #4 -Price for installation of carbon monoxide detectors if switching from oil to gas burner

_____ (\$ _____)