

# Bolton Public Schools

72 Brandy Street, Bolton, CT 06043

RFP # 2324-01

Center School HVAC BAS Upgrades

Addendum 01

December 7, 2023

Please see attached for Pre-Bid Sign In Sheet.

Please note the following questions and subsequent responses:

- Q1. Please confirm daily working hours during this project.  
A1. 3 p.m. to 11 p.m.
- Q2. Can work inside existing Boiler Room occur during first shift?  
A2. Yes. Boiler room scope and daily contractor mobilization may occur on first shift, before scope of work outside boiler room begins at 3 p.m.
- Q3. Does building have existing pneumatic controls.  
A3. No pneumatic controls. The building does have a basic electric/computer BAS.
- Q4. Does the project scope include replacing existing actuators, valves, or dampers?  
A4. No, actuators, valves, dampers shall be existing to remain. During construction, the contractor shall provide a running list of actuators, valves, or dampers that need replacement. Upgrades to that equipment will be completed during future phase.
- Q5. Can Bolton provide an electronic copy of the existing BAS software/database?  
A5. This information is currently unavailable. Awarded contractor to develop from scratch.
- Q6. Does BAS need to use cyber-secure software and protocols?  
A6. Provide cyber-secure BAS communications software and protocols, such as provided by BACnet/SC.
- Q7. Can the BAS be installed as a wireless system?  
A7. No. Contractor's scope and bid shall include hard wired system.

# Bolton Public Schools

72 Brandy Street, Bolton, CT 06043

- Q8. Is the intention to replace all valve and damper actuators as part of the base bid? Do we reuse deficient existing controls equipment?
- A8. It is not the intent to replace valve and damper actuators as part of the base bid. The new operator station/controls shall coordinate/operate with existing. The contractor shall add line items on bid sheet, and provide Unit Price within their bid for these typical replacement items:
1. Hydronic control valve
  2. Motorized air damper
  3. Actuator for valve or damper.
- Owner shall provide individual device direction during construction.
- Q9. What are the due dates for RFIs, substitutions, and final bid?
- A9. Please refer to Bid Documents.
- Q10. Can Bolton provide an electronic copy of the existing BAS Submittals, and BAS As-Builts?
- A10. This information is currently unavailable. Information may or may not be available to awarded contractor at later date.
- Q11. Do we provide BAS controls to AHUs with cooling outdoor condensing units?
- A11. Yes, provide controls to cooling condensing units if the AHU has existing equipment.
- Q12. BMS integration/ scheduling for all equipment is what is being requested?
- A12. New BAS will control existing equipment which is connected to the new BAS. The existing BAS will continue to control existing equipment unaffected by this project.
- Q13. Is Bid Bond required prior to award, or after?
- A13. The following shall be submitted with contractor's bid:
1. Letter from Bidder's bonding company stating that the Bidder, if awarded the Contract, can obtain the required Performance and Labor and Materials Payment Bonds in the full amount of the Base Bid Amount.
  2. Bid Security - Bid Bond (use Attachment 5, within Bid Documents) or letter of credit to the extent permitted in the Instructions to Bidders.
- Q14. Is there intention to control the de-stratification fans in the gym?
- A14. Yes, as part of the Gym Alternate #6.
- Q15. Is there intention to have control/monitoring over the potable water heat exchanger?
- A15. Yes, in Base Bid. Contractor shall provide monitoring of existing boiler controls, and identify any additional useful controls to Owner.



# Bolton Public Schools

72 Brandy Street, Bolton, CT 06043

- Q16. The drawings call out an operator workstation present in the boiler room. Regardless of need is the intention to have the supplier furnish a computer workstation for the new BMS?
- A16. Yes. For a duration of time, until all phasing complete, both existing BAS/operator station and new BAS/operator station will be operational.
- Q17. AHU18 is in the AHU schedule as an alternate (see note x that does not exist), but could not be found on the drawings. Please specify if that option exists and where in the building it is.
- A17. The alternate which included both AHU-18 and EF-28, were accepted by the owner at the time of construction. These pieces of equipment were not installed and are not to be included withing any scopes of work.

All other terms and conditions remain unchanged.

A handwritten signature in blue ink, appearing to read "Scott Kraynak".

Scott Kraynak, P.E.  
H. F. Lenz

# Bolton Public Schools

72 Brandy Street, Bolton, CT 06043

Please submit acknowledgment with Bid

## Town of Bolton, Connecticut Acknowledgment: Receipt of Bid Documents

RFP Number: 2324-01

Title: Center School HVAC BAS Upgrades  
Addendum 01

Date Addendum 01 was issued December 7, 2023

Date Addendum 01 was received \_\_\_\_/\_\_\_\_/\_\_\_\_

Print or type the following information:

Company name: \_\_\_\_\_

Address: \_\_\_\_\_

City or Town/Zip code: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Received by: \_\_\_\_\_

**Bid Walk-Through/Pre-Bid Conference**

**Project: BCS HVAC BAS UPGRADE**

**Date & Time: 11/29/23 9:00AM**

Company Name: H F Lenz Engineers  
Company Address: 101 Centerpoint Drive  
Company Contact Name: Paul Fiejdasz  
Contact Phone: (413) 531 9096 Email: pfiejdasz@hflenzen.com  
Source of Bid Information: CTSource ☒ School Website ☐ Newspaper

-----

Company Name: TRANE  
Company Address: 716 Brook St Rocky Hill  
Company Contact Name: Brian Pepin  
Contact Phone: 860-960-7333 Email: brian.pepin@tranecontrols.com  
Source of Bid Information: ☒ CTSource ☐ School Website ☐ Newspaper

-----

Company Name: Environmental Systems Comp  
Company Address: 18 Tanager Court, West Hartford, CT  
Company Contact Name: Mitch Zaracki  
Contact Phone: 860 416 8877 Email: M. Zaracki@ESC  
Source of Bid Information: ☒ CTSource ☐ School Website ☐ Newspaper <sup>Controls.com</sup>

-----

**Bid Walk-Through/Pre-Bid Conference**

**Project: BCS HVAC BAS UPGRADE**

**Date & Time: 11/29/23 9:00AM**

Company Name: Connecticut Temperature Controls

Company Address: 500 Carondelet Row, Cromwell, CT

Company Contact Name: Tim Cronin

Contact Phone: 347-334-9082 Email: TCronin@CTTempControls.com

Source of Bid Information: ☒ CTSource ☐ School Website ☐ Newspaper

-----

Company Name: Connecticut Temperature Controls

Company Address: 500 Carondelet Row, Cromwell, CT

Company Contact Name: Andrew Coult

Contact Phone: 347-334-9082 Email: ACoult@CTTempControls.com

Source of Bid Information: ☒ CTSource ☐ School Website ☐ Newspaper

-----

Company Name: Earth Core Energy Services

Company Address: 79 Leavenworth Street

Company Contact Name: Ryan Gibson

Contact Phone: 860 876 6043 Email: Rgibson@ecesddc.com

Source of Bid Information: ☒ CTSource ☐ School Website ☐ Newspaper

-----



**Bid Walk-Through/Pre-Bid Conference**

**Project: BCS HVAC BAS UPGRADE**

**Date & Time: 11/29/23 9:00AM**

Company Name: USA Mechanical  
Company Address: 15 Int Drive Suite D  
Company Contact Name: Matt Corey  
Contact Phone: 860 5492267 Email: mcorey@USAmach.com  
Source of Bid Information: ☒ CTSources ☐ School Website ☐ Newspaper

-----

Company Name: USA Mechanical  
Company Address: 150 Int Drive  
Company Contact Name: Dan Blair  
Contact Phone: 860-559-9120 Email: ~~dblair@usa-mech.com~~ dblair@usamech.com  
Source of Bid Information: ☒ CTSources ☐ School Website ☐ Newspaper

-----

Company Name: ~~Drew Appleton~~ Automated Building Systems  
Company Address: 126 Kreiger lane  
Company Contact Name: Drew Appleton  
Contact Phone: 860 657-9257 Email: dapleton@absddc.com  
Source of Bid Information: ☒ CTSources ☐ School Website ☐ Newspaper

-----