

**CONTRACT #2148 - INSTALLATION OF PRE-FAB STEEL BUILDING  
ADDENDUM NO. 1 - QUESTIONS AND ANSWERS**

Questions about this RFP should be directed to Dwight Ryniewicz, Director of Public Works Department, by email only to [dryniewicz@vernon-ct.gov](mailto:dryniewicz@vernon-ct.gov), no later than Thursday December 5, 2024 at 3:30 PM. Answers to questions received will be posted by Tuesday December 10, 2024 on the Town's website at [www.vernon-ct.gov/legal-notices](http://www.vernon-ct.gov/legal-notices) and at the Connecticut State Department of Administrative Services (DAS) at <https://portal.ct.gov/DAS/CTSource/CTSource> by referencing Contract #2148. It is the sole responsibility of the respondent to review any or all addendum or question responses related to this RFP.

	<b>QUESTIONS</b>	<b>ANSWERS</b>
1	What is the desired project start date?	First week of July 2025. The Town reserves the right to change the start date
2	I see the site plan drawings. Are there a full set of drawings that cover all project scope?	Only a site plan. This is a design build type project
3	We found no geotechnical reports in your documents on this project. Will a geotechnical report provided be provided? To haul the material off the site, we have to know it is clean. How is that going to be handled?	There is no Geotechnical Report available for this site. The project area is currently residential and there are no indicators that any commercial or industrial uses have been part of the property's history. Soil testing for the replacement Septic System on 147 Bolton Road indicate that the area has sandy/gravel loam soils.
4	We are a sub-contractor looking to quote the utility work on this project to companies bidding as a GC. Do you have a bidders list you can send me or a list of attendees at the mandatory pre-bid conference?	We did not hold a pre-bid walk through; we also do not have a vendor list.
5	Please clarify the limits of the paving. Does the existing paving and curbing between the existing building and the new building get removed and replaced with new paving or just does just the trenching get new paving in that area	See note 3 on plan
6	Sheet 2 of the plans - pump station detail - the asphalt paving calls for 1 1/2" and 1 1/2" - a total of 3 inches. On page 3 of the plans, detail shows 2" of class 1 and 2" of class 2. Please clarify the thickness of the paving	1.5" and 1.5" as long as base is compacted well
7	The contractor shall provide vinyl faced fiberglass insulation. R-value walls?	Building code compliant
8	The contractor shall provide vinyl faced fiberglass insulation. R-value ceiling?	Building code compliant
9	The contractor shall frame the steel roof with skylights, and steel sheet sides. Type, gable?	1/12 pitch gable

10	The contractor shall frame the steel roof with skylights, and steel sheet sides. 24-gauge, 26-gauge?	24 gauge
11	The contractor shall frame the steel roof with skylights, and steel sheet sides. Slope, 1/12, 2/12, 3/12?	1/12
12	Walls 24-gauge, 26-gauge?	24 gauge
13	I wanted to inquire if you have a list of general contractors who may be interested in this RFP. I would like to offer them the materials for the metal building.	We did not hold a pre-bid walk through; we also do not have a vendor list.
14	Is the Town of Vernon purchasing the metal building?	Bidder to purchase building
15	If so, who is the building being supplied by or is the Town accepting separate bid submissions for the building?	We are relying on the awarded bidder to purchase the building and install.
16	Will the Town engineer remain engaged as the civil engineer for the project?	No
17	Will the General Contractor be required to carry the cost of Civil Engineering?	Yes, this cost would have to be carried by the bidder
18	Item "h" in the scope references the installation of a fire sprinkler system. The building is below the square footage threshold for requiring such a system. Can you confirm whether a fire sprinkler system is indeed required?	The sprinkler system should be accounted for in the bid, it can be listed separately.
19	What is the designated use group for the building?	A-3
20	What are the intended uses/events for this space? These factors will affect total occupancy and influence the sizing of facilities.	Multi-function building, dancing, concerts, large dinner gatherings, indoor sports and meetings
21	Design-build contractors are often required to carry Errors and Omissions insurance. This wasn't listed—can you confirm whether this will be a requirement?	Yes
22	Is a Geotechnical report available for reference?	No
23	Please confirm that we are not installing a new septic system and that the plan is to connect the new building to the existing system.	Correct. Connection will be made to the existing septic system at the senior center
24	There is no environmental report in the specs for the existing building that we found. It states that all costs associated with the demo of the structure are the responsibility of the contractor.	The contractor would be responsible for retaining a hygienist to make a determination if there is an friable materials.

25	If there is no report made up, we can't know if there is any hazardous material in the building and there needs to be a report made up to do the demo of the building.	Correct, please see earlier answer.
26	Is that going to be addressed after the bid or is the Town going to provide a report on the building structure and the cost factor will be considered at that time.	Retaining a hygienist would be the responsibility of the contractor.
27	Under the water feeding the building – domestic and fire line. The civil plans show one line going from the source of the connection to the new building. Will the Town and the Fire Marshall accept one line and tee off of the fire line for the domestic or will it have to be two entirely separate lines?	There would have to be two water lines, one for service, and one for fire protection, a new line for fire protection would have to be run from the main on Bolton Road.
28	On the asphalt paving – there are several different trenches being dug in the existing paving. When the trenches are all done and the trenches are paved, is that sufficient or will the Town require milling and overlay in the area of all the trenches?	Compacting, tack coat and paving of the trenches will be acceptable.
29	Can the landscaping be done in the spring of 2026?	This would be acceptable to the town if the project ran past the planting season.
30	Is this to be a gable or single slope roof and what is the proposed pitch?	Gable with 1/12 pitch
31	Standing Seam or Screw down roof panels? If Gable roof and panels are visible galvalume or colored panels?	Screw down roof panels, color to be the same as building or darker
32	Is 60 PSF the aggregate of Live/Dead and Collateral Loads?	60 psf snow load
33	Vernon Code minimum design wind load in the CT 2022 Code is 120mph for Risk Cat. 2 you have 115mph	Go with code
34	Exterior Surfaces Painted? Pre-Engineered Metal Building Standard PBR Panels will be factory Pre-Finished.	Correct
35	Is there another type of Exterior Cladding that the Town is looking for?	No
36	Liner Panels if so, where?	Full height all walls
37	Ceiling Walls and to What height?	No
38	All Exterior Doors to be Insulated Steel with no windows?	Yes
39	Pre-Engineered Metal Building standard windows are all Vinyl is a wood sash necessary?	No, Vinyl is fine.
40	Size of Skylights?	Typically, the skylights are the same length as a roof panel, Skylight panels to be installed from peak.
41	For HVAC design what is the proposed use and what is the max. occupancy?	A-3
42	Do you want the Heat Pump System to be evenly distributed via ductwork?	Due to the size of the building, yes.

43	Are the Bathroom Walls to be the only partition walls on the project?	Yes.
44	The specs state that this is a prevailing wage project – will you provide the prevailing wage rates to us?	Yes. We can provide the latest wage table.
45	Where does the fire line come from?	Site plan will be revised to show new fire line from Bolton Rd to building
46	Where will natural gas be run from?	Natural gas line to be run from senior center if required
47	Conduit quantity and size?	4 – 3” conduits and 1 – 4” conduit for power, telecommunications and fire alarm