

EASTCONN COMMERCIAL KITCHEN PROJECT  
HAMPTON, CT

**ADDENDUM ONE**

August 6, 2019

to

**CONTRACT DOCUMENTS**

for

**EASTCONN COMMERCIAL KITCHEN PROJECT  
HAMPTON, CONNECTICUT**

**ISSUED BY**

**EVELYN COLE SMITH ARCHITECTS, LLC**

This addendum modifies, amends and supplements designated parts of the Contract Documents dated June 26, 2019 for the project identified as EASTCONN COMMERCIAL KITCHEN PROJECT, and is hereby made a part thereof by reference and shall be as binding as though inserted in its entirety in the locations designated. It shall be the responsibility of each Bidder to notify all subcontractors and suppliers he proposes to use for the various parts of the work of any changes or modifications contained in this Addendum. No claims for additional compensation due to the lack of knowledge of the contents of this Addendum will be considered.

**CLARIFICATIONS**

1. All control related scope of work (DDC system) shall be provided by:  
Connecticut Temperature Controls, LLC.  
500 Corporate Row  
Cromwell, CT 06416
2. Project duration to be 120 days as discussed at Pre-bid meeting. Delete reference to 90 days.

**QUESTIONS**

General Conditions:

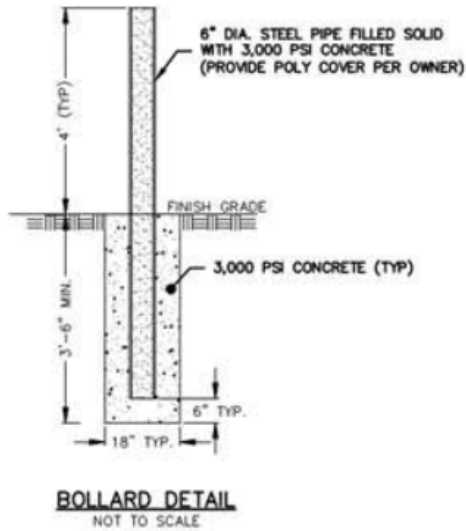
1. Building permit & fees will be the responsibility of the General Contractor, correct?  
**Response:** Building permit and fees will be the responsibility of the General Contractor.
2. Will an office trailer be required or can space within the existing building be utilized as a construction office?  
**Response:** There is no office space available in the building. The Contractor will be responsible for a trailer if deemed necessary by the Contractor.
3. Will restroom facilities within the existing build be available for contractor use, or should a temporary toilet be used?  
**Response:** A temporary toilet should be supplied by the Contractor.
4. Are unmarked underground utilities expected in the work area? Should private utility location be carried in addition to CBYD?  
**Response:** The Contractor should anticipate encountering Site Lighting and other utilities that may not be marked by CBYD.

Site Work

1. Are bollards to be provided around the new propane tank pad? If yes, how many?  
**Response:** Bidder shall carry the cost to install up to 5 bollards on the parking lot side of the

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proposed propane tank. See detail herein.



2. Are there details (size, thickness, concrete strength, etc.) for the new concrete equipment pads shown on sheet 1 of the site plan?

**Response:** Unless otherwise required, Concrete Equipment Pads shall conform to the Concrete Sidewalk Detail on Sheet 2 of the Site Plan Set. Dimensions of pads shall be as required by the Equipment Manufacturer(s).

3. Is the type/suitability of existing base material in the parking lot known? Can this material be used for backfill or should bidders assume that existing material will need to be hauled off and replaced with new per plans?

**Response:** Bidder should assume that the existing base material will be suitable for backfill except in the area above the proposed septic system which requires the specified material to meet the required load rating.

4. The Geomatrix system supplier has stated that a supplemental agreement will need to be signed because SoilAir® is not being used in conjunction with the geomatrix system. Will any substitutes be considered for the Geomatrix system, or should all bidders carry Geomatrix as specified?

**Response:** The GeoMatrix System was approved by CT DPH, any substitution would require resubmittal and review/approval. Bidders shall provide a separate line item cost to add a SoilAir system per GeoMatrix Recommendations.

### Selective Demolition

1. Can all work be performed during normal working hours? Some interior work will create excessive noise (e.g. concrete slab removal). Are there any restrictions for this type of work?

**Response:** The Contractor will need to coordinate concrete slab removal with Owner's activities in the adjacent Meeting Room.

### Woods & Plastics

1. Elevations G & H on A5 show "Non-Food Storage Shelving" on the South wall. Is this shelving to be provided by Contractor? If yes, please provide specification.

**Response:** The Owner will provide this free-standing shelving.

2. Elevations J & K on A5 show wall mounted shelving. Is this to be provided by Contractor? If

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yes, please provide specification.

**Response:** The Owner will provide this shelving.

Contractor to provide blocking in wall at 48" AFF above 3 bay sink where studs are exposed, to support Owner supplied shelving.

3. Elevations C & F on A4 show wall mounted shelving. Is this to be provided by Contractor? If yes, please provide specification.

**Response:** The Owner will provide this shelving.

4. There appears to be shelving or rack storage shown in the new Dry Food Storage room. Is this by Owner of Contractor? If by Contractor, please provide specification.

**Response:** The Owner will provide this shelving.

### Openings

1. Please provide door hardware specs.

**Response:** Provide and install the following:

Hinges: Stanley, FBB series, 5 knuckle ball bearing, full mortise hinge, finish to match existing.

Lever Handle Lockset: Stanley, QCL100 series, finish to match existing.

Closer: Stanley, D4550 Series.

Kickplate: 30" high x door width, dark bronze aluminum finish to match existing.

### Finishes

1. Will any floor finish be required inside the new walk-in coolers or is this included by the Owner's equipment vendor?

**Response:** The equipment vendor will supply the insulated floor and finish.

2. There appears to be a discrepancy between the Ceramic Tile Type CT-1 described in the specifications and the CT-1 description on the finish schedule shown on A-4. Please advise which is correct.

**Response:** CT-1 glazed wall tile behind cook line to be 6 x 6 as specified in the finish schedule.

### Toilet Room Accessories:

1. Is there a specification for the new toilet room accessories? Are we to assume that all the accessories shown on sheet A5 "HC Toilet Room Fixture & Equipment Mounting Heights" elevation are to be provided for the new HC toilet room?

**Response:** Mounting height diagram for information only.

Reuse the following existing equipment:

Paper Towel Dispenser/Trash Receptacle

Soap Dispenser

Feminine products dispenser

Provide the following new equipment:

Grab bars: 36", 42", 18" and 24" fold-down bars, 1 1/2" diameter, concealed mounting, heavy duty stainless steel, polished with safety grip, similar to Bradley #812-7.

Toilet paper dispenser: Surface mounted, dual roll, stainless steel, similar to Bradley #5402.

2. The elevations showing the new hand sinks appear to show paper towel dispensers, soap

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dispensers, and side splash guards associated with each new sink. Are these items to be provided by Contractor? If yes, please provide specification.

**Response:** Contractor to provide and install 17" x 12", 304 stainless steel splash guard adjacent to 3 hand sinks. Paper towel and soap dispensers to be supplied and installed by Owner.

Kitchen Equipment:

1. Regarding the pre-fab walk-in cooler walls, the entire wall construction for all for walls is by Others, correct? Wall type 3 is only to be applied to the two exterior door openings that will be infilled, correct?

**Response:** Correct. Wall type 3 at infill openings. Cooler walls by vendor.

Plumbing

1. We have not found any mfg./model # info for the following plumbing items: Floor drains, floor sinks, mop sink, water heater accessories (TMV, recirculation pump, expansion tank). Please provide more info on these items.

**Response:** Floor drains shall be Jay R. Smith 2005 or approved equal. Floor sinks shall be Jay R. Smith 3510 or approved equal. Mop Sink shall be Fiat TSB100 or approved equal. Expansion tank shall be A.O. Smith PMC-10 or approved equal. Mixing valves shall be Lawler 805 or approved equal.

2. Is the propane tank to be provided by Contractor or will the Owner be purchasing/leasing from their propane vendor? If Contractor provided, what size tank and any other specifications?

**Response:** The Owner will be leasing the propane tank.

Electrical:

1. Drawing E-1 mentions (1) door contact, (3) motion detectors and a security system panel. Where are the devices and the panel located/going to be located?

2. **Response:** Door contact shall be for proposed exterior kitchen door. Two (2) motion detectors shall be installed in the kitchen area and the third in the wash area. Exact locations of motion detectors to be coordinated in field with Owner. Existing Sonitrol security panels are located in janitor room.

3. Drawing E-1 mentions (4) camera locations and a recorder. Where are the cameras and recorder located/going to be located?

**Response:** No new camera equipment is needed. Delete reference to Video Surveillance on E-1.

4. Will a Cat 6 be pulled to each camera?

**Response:** See note above. Not required.

5. Is there a basement below the space? If there is...is it accessible to run conduit/wire?

**Response:** No basement.

6. How many cat 6 are included in a single data drop?

**Response:** Two (2). One for data and one for phone.

7. Will documented test results on the category cable be required?

**Response:** No, but confirm continuity.

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8. Is there adequate space on the existing patch panel to terminate the new Cat 6? Or will a new patch panel be needed?  
**Response:** There should be sufficient space for proposed.
9. Is there an existing spec on the telecom?  
**Response:** No.
10. Will electrical shutdowns have to be conducted off hours?  
**Response:** Yes
11. Will a temporary generator need to be provided to support the switchgear replacement?  
**Response:** Yes. Contractor to provide.
12. Is there any feed conductor/conduit information on the existing panels that are to remain and be reconnected to the new MDP?  
**Response:** No. However, MCB's and/or ratings of existing panels are listed on Drawing E-4.
13. Where is the "Existing Switchgear Annex Building" shown on E-4? I do not recall this being mentioned or viewed at the pre-bid meeting.  
**Response:** Existing switchgear is located in the electrical room of the Annex building. Northwest corner of Annex building.
14. What type of gear is in the Annex Building?  
**Response:** Existing switchgear in Annex building is 1200A.
15. Is there any information on the existing conduit and wire that feeds the switchgear that is to be demo' d and replaced with MDP?  
**Response:** One (1) 4" conduit. Existing 600A switchgear being demolished is currently protected by a 400A/3P circuit breaker in the Annex building switchgear. As such it is assumed that the existing conductors are #500 MCM. Contractor to field verify.
15. Does the existing switchgear in Annex Bldg have a 600A breaker in it?  
**Response:** No. Existing 600A switchgear being demolished is currently protected by a 400A/3P circuit breaker in switchgear. Demolish existing 400A/3P circuit breaker and reuse space provided frame size is sufficient for proposed 600A/3P circuit breaker. If insufficient, provide 600A/3P CB enclosure as indicated on Contract Documents.
16. Is there enough space in Annex Bldg switchgear to add a 600A 3P breaker?  
**Response:** Contractor to field verify if frame size of demolished 400A/3P circuit breaker space is sufficient for proposed 600A/3P circuit breaker. If insufficient, provide 600A/3P CB enclosure as indicated on Contract Documents.
17. On Plan DE-1, it states to reuse existing conduits and wire—Do we have to run new conduits?  
**Response:** Contractor may utilize the existing 4" conduit and provide a new second 4" conduit. Install proposed conduit adjacent to existing 4" conduit routing.

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18. On Plan E-4 riser states to provide 2—3”c with wire specified—Are we using existing or are we installing new?

**Response:** Provide second 4” conduit with #500 MCM for parallel conductors as noted per question #17 above. Provide #1/0 AWG ground. Replace existing ground within existing 4” conduit with #1/0 AWG ground.

19. If installing new, how long a distance to switchgear and are we going overhead or underground?

**Response:** Underground. Approximate distance is 450 ft.

HVAC

1. It was discussed at the pre-bid meeting that the new exhaust hood is to be provided by Contractor. Please confirm.

**Response:** Contractor to provide and install.

END OF ADDENDUM ONE