

**ADDENDUM No. 1 – Salem Town Hall Server IT Room**

December 12, 2013

Re: Salem Town Hall Server IT Room, Salem, NH

To: General Contractor Bidders who attended the Mandatory Walkthrough on 12-12-13.

---

All items in this Addendum shall supersede or clarify the Bidding Documents as originally issued. The cost of the Work of all trades affected by the changes in this Addendum shall be included in the Base Bid or Alternates, as applicable. Failure to do so may subject the Bidder to disqualification.

This Addendum forms a part of the Contract Documents. It supplements and/or modifies them as follows:

**Item No. 1: Mandatory Walkthrough:**

As noted in the advertisement, the 12-13-13 mandatory walkthrough was held at the Town Hall. Only those General Contractors who attended the walkthrough are eligible to bid on the project. These companies include:

- Meridian Construction
- Gio Realty LLC
- Atlantic Power and Design
- Sellers Contracting & Management
- Tier One Construction
- Schroeder Construction Management Inc
- Monadnock Commercial Building Co.
- MCCI Mark Carrier Construction, Inc
- Project Resource Group

It was re-stated that the selected General Contractor will be required to provide a performance and payment bond in the full amount of the Work.

All sub-trades who attended the walkthrough, or who may be interested in the project should contact the eligible General Contractors.

**Item No. 2: Question: When will the contract be awarded?**

The contract is expected to be awarded before the end of December 2013. The Start of Construction will be determined by the Salem Town Manager, Keith Hickey.

**Item No. 3: Question: Is the entire room 1 hour rated?**

The new room is 1 hour rated. Each door into the room shall be 45-minute rated and shall be painted steel door in a hollow metal frame. All wiring and other penetrations shall be sealed for a rated wall and ceiling assembly.

**Item No. 4: Ductless Split Unit Clarification:**

Provide a 3 ton ductless split unit. The condensate shall be piped to a nearby utility sink; with the existing condensate being abandoned and the masonry patched. The outdoor condensing unit shall be located in the same general area as the existing. The unit system and final engineering will be the responsibility of the selected General Contractor.

**Item No. 5: Question: Do the electrical and mechanical designs need to be stamped by a professional engineer?**

Yes. The selected General Contractor will be required to submit final, stamped, engineered electrical and mechanical drawings to obtain a construction permit. Stamped documents are not required to be submitted with the bid. The interior stud wall that supports the ductless split system also requires a structural engineer's stamp.

**Item No. 6: Question: What are the power requirements?**

The sub panel on the drawing is noted as 100 amps. The existing server room is served by the existing panel in the existing electrical room that was identified during the walkthrough. The existing panel is connected to the emergency generator, and located adjacent to the hinge side of the electric room door. Final panel design will be by the selected General Contractor's electrical engineer.

**Item No. 7: Question: What is the existing deck height?**

The existing deck is 11'-0" +/- above finish floor. The new studs will need to frame against the existing deck and seal against the flutes. Note: the existing wall behind the servers currently frames to the underside of the steel joists; therefore, new drywall construction will need to be installed within the joists and sealed to obtain the 1-hour rating.

**Item No. 8: Question: Where will the existing hot water (heating) pipe located over the existing servers be re-located?**

The existing copper pipe is required to be re-located outside the new server room; except for the length of pipe that will be located against the wall where it rises up to connect to the upper level heating element, which will be allowed to run in the server room away from the existing server location.

**Item No. 9: Question: What is the fire suppression requirements?**

There is no sprinkler system. The empty conduit and disconnect panel noted on the drawings is for a future, dedicated server room dry-type suppression system. The dry system is not part of this Work.

**Item No. 10: Question: Will the Permitting fees be waived?**

Yes. The permitting fees will be waived by the Town.

**Item No. 11: Question: What is required for Fire Alarm?**

The new room will require a smoke detector, a heat detector, and a horn-strobe device connected to the existing fire alarm system.

**Item No. 12: Question: Is the rated ceiling to be acoustic or can it be drywall?**

The ceiling shall be acoustic. Specific product to be a rated ceiling and grid system equal To Armstrong Cortega 823 Fire Rated tiles and Prelude XL Fire Guard 15/16" exposed T-grid.

**Item No. 13: Comment: Regarding the Bids**

The Town will select the lowest responsible and qualified bidder. It is encouraged to submit qualifications and references with the bid.

**Item No. 14: Comment: Regarding the Work Schedule**

The Town will finalize the schedule with the selected General Contractor. All work is expected to take place during normal Town Hall working hours, and the existing servers are required to remain operational during the Work. Any after-hour work, or necessary momentary shut down of the servers, will need to be coordinated with the Owner.

**Attachments:**

**Specifications Sections:**

**None**

**Sketches:**

**None**

**Drawings:**

**Pages of Existing Photos taken during the Walkthrough; for information and use by the bidders.**

**END OF ADDENDUM No. 1**



EXISTING COPPER HEATING PIPE TO BE RELOCATED IS SEEN BELOW THE EXISTING STEEL BEAM. ALL WIRING TO BE ORGANIZED USING J-HOOKS



EXISTING POWER OUTLETS SUPPORTING THE SERVERS, TO BE REPLACED WITH NEW AND ORGANIZED ON THIS SAME WALL. IN ADDITION, PROVIDE THREE (3) QUAD OUTLETS ALONG THIS WALL FOR STANDARD POWER NEEDS.



EXISTING STUD WALL TO BE EXTENDED AND SEALED AGAINST EXISTING DECK  
AND AROUND EXISTING BAR JOISTS. (WALL BEHIND EXISTING SERVERS)