

TOWN OF  
**Seabrook, New Hampshire**  
99 LAFAYETTE ROAD  
P.O. BOX 456 - 03874-0456  
Telephone (603) 474-3311 • Fax (603) 474-8007

B2024-TH-01

Proposal Due Date:  
February 8, 2024

***ADDENDUM #3 –***

*Please be advised the Bid Opening date has been pushed back a week to February 8, 2024 at 2pm.*

*Please find the following .pdf documents on the Town of Seabrook website at [Seabrooknh.info/procurement](http://Seabrooknh.info/procurement).*

***B2024-TH-01 Addendum 3 (4pages) to include...***

Contractor Questions & Comments

Attic space photos

Boiler Replacement Scope of Work

HVAC Pump Schedule

The Request for Proposals is modified as set forth in this Addendum. The original RFP Documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the RFP. Respondent shall take this Addendum into consideration when preparing and submitting its Proposal.

**This Addendum must be Signed & Returned with your Proposal.**

\_\_\_\_\_  
*Authorized Signature of Proposer*

\_\_\_\_\_  
*Company Name*

APPROVED



William M. Manzi III

Town Manager

(Original Signature on Document in Procurement Files)

Date Issued: January 22, 2024

# Turner Building Science & Design, LLC

26 Pinewood Lane Harrison, ME 04040 t: 207.583.4571 [turnerbuildingscience.com](http://turnerbuildingscience.com)

## SEABROOK TOWN OFFICE BOILER REPLACEMENT CONTRACTOR QUESTIONS & COMMENTS

### Questions:

1. Is there glycol in the system?
  - a. A small amount of water was drained from the system. Based on the color there is no glycol in the system. The air handlers are in attic space. In approximately 2007 Spray foam was applied to the interior of the walls and to the underside of the roof. There are also fiberglass batts in the roof. See attached photo pages.
2. Does the entire hot water system need to be flushed?
  - a. Yes, drain flush and refill the entire system.
3. Is balancing of the system required?
  - a. Balancing of new pumps and flow through boilers. Take pre and final flow and pressure readings.
4. Should the existing low water cutoff be reused. It appears to be in good condition.
  - a. Yes, reuse low water cutoff.
5. Should wye strainers be replaced?
  - a. Yes, replace wye strainers.
6. Should VFDs (variable frequency drives) be added for the new pumps?
  - a. ECM pumps are being scheduled for this project.
7. Is this required to be a bonded project.
  - a. Not, not required to be bonded.

### Comments, Observations, and Recommendations:

1. The existing pumps are 1-1/2" with 1/2 HP motors @ 1725 RPM. Pressures at pumps are approximately 25 & 35 PSI (10 PSI differential across pumps).
2. The existing Honeywell BMS Control is for boiler enable only. New boilers will operate on their own controls.
3. Install new neutralizing condensate pump.
4. Boilers and pumps will both operate on a lead/lag schedule.



Air handler in warm attic space



Spray foam and fiberglass at underside of roof.

# Turner Building Science & Design, LLC

---

26 Pinewood Lane Harrison, ME 04040 t: 207.583.4571 [turnerbuidingscience.com](http://turnerbuidingscience.com)

## SEABROOK TOWN OFFICE BOILER REPLACEMENT SCOPE OF WORK

### Mechanical

- Remove existing boilers, pumps, air separator, expansion tank and chemical feed.
- Install two new boilers.
  - See equipment schedule included with bid package.
- Install two new circulator pumps.
  - See equipment schedule included with bid package.
- Install new air separator.
  - Spirovent (connection size to be determined at contractor walkthrough).
- Install new expansion tank.
  - Amtrol SX-60V or equal. 32 gal. tank vol. 11.3 gal. acceptance vol.
- Install new chemical bypass feeder.
  - Neptune VTF-2HP or equal. 2 gal. capacity.
- Install new neutralizing condensate pump
- Rework and/or replace hot water supply and return piping, makeup water piping and gas piping and all associated valves and accessories as needed to accommodate new boilers and equipment. Service the makeup water backflow preventer.
- Flush the entire piping system prior to operation of the new boilers.
- Provide all new combustion air and vent system.
- Upgrade or replace existing boiler and pump controls.
- Rework electrical systems to accommodate new boilers and pumps.

Seabrook Town Office Boiler Replacement Scope of Work 1-22-2024 tbs

ARCHITECTS ■ ENGINEERS ■ BUILDING SCIENTISTS ■ IAQ CONSULTANTS ■ COMMISSIONING

©Copyright 2024

