ADDENDUM No. 2

Brighton Elementary Boiler Replacement Project
North Country Supervisory Union
Brighton School District
Issue Date: March 17, 2026

The Following Items are hereby to be included in the bid with no exceptions taken:

Contractor Questions and Answers:

1. **Question:** Controls Contractor is seeking clarity on the following items prior to the bid date to ensure all bidders are aligned:
    a. Install a BACnet Compatible DDC System (M-400 Note-1):
        i. This should include a "Network type Controller" capable of hosting graphics with either onboard I/O or the ability to add onboard I/O.
        ii. The owner must ensure this controller is secured behind the district firewall and provide the ATC contractor with credentials to access their system for remote troubleshooting.

    Answer: The intent is to have the mechanical contractor carry an ATC subcontractor to provide a centralized HVAC network controller that monitors and controls the boiler room components as defined. Thus, allowing remote web access for energy optimization, scheduling and alarms. The DDC system needs to be expandable to include future terminal equipment within the building.

2. **Question:** Please define the owner training requirements:

    Answer: The ATC contractor will spend 8 hours on site to review system navigation for identifying important alarms, control of the entire system, and initial Owner's training. Control contractor to carry an additional 32 hours to be used during the following year, for questions and answers, diagnosing potential problems, and for future training. Contractor to video tape the initial training for the Owner to use in training maintenance personnel in the future.

3. **Question:** Please Define Attendees for training?:

Answer: Maintenance/facilities personnel responsible for maintaining the school, along with anyone else who needs to understand the proposed BMS (all on the same day.

4. **Question:** The print shows disconnects or switches for the equipment in the mechanical room. Since panel PB is in the room and within sight of the equipment, would it be allowed to use the breakers as the disconnecting means and not have to use the disconnects? Contractor Comment - I would have P-3 and P-4 on dedicated breakers to allow only one to be disconnected at a time.

   Answer: Utilizing the breakers as the service disconnecting means is not approved. Provide a labeled disconnecting means at the equipment as shown on the electrical drawings.

5. **Question:** Note 3 has a bare #6 from electrical room to silo location. Would it be allowed to install ground rods at the silo location instead.

   Answer: Installing (2) ground rods at the silo location is an approved installation. Ground rods must be ¾" Diameter 10Ft long. Provide a bare #6Cu. conductor to connect the ground rods to the metal silo frame. Provide ground clamp suitable for the installation. Contractor to ensure the installation meets all requirements of the manufacturer's installation guidelines. See revised keyed note on sheet E101.

6. **Question:** The last one is the location of panel PB. The door into the mechanical space swings into the room directly into the panel. I do not believe the electrical inspector will allow this. I do believe that they will require the door to swing back out into the other room.

   Answer: Per the 2023 NEC Article 110.26(C)(3) out swinging doors are only required for equipment rated 800A or more. The electrical equipment in the mechanical room is below this threshold and therefore an out swinging door is not required. **The owner will provide and install a door stop** to protect the electrical panel.

7. **Question**: Could we please define that the "WH-1" is to be provided with some sort of tank thermostat for input to the DDC system?

   Answer: The control contractor will need to control the indirect circulator from either the LP boiler or the Pellet boiler accumulators based on a call for heat from the indirect hot water tank. The spec'd indirect water heater comes with a digital

aquastat that has a dry set of output contacts that can be sent to the DDC input on a call for heat.

8. **Question:** Is the CAF-1 controller (MCPI) to be installed and wired by the Pellet Boiler contractor as an accessory that is solely associated with the Pellet Boiler function? NOTE: Electrical drawings indicate power feed to CAF-1 panel location only, but Mechanical drawings indicate that the MCPI needs a 120V ckt. and manufacturer's drawings indicate that the CAF-1's power would come through the MCPI. My thought is that the DDC contractor is not involved in the MCPI at all but it looks like something that could get murky for the electrician post-bid.

   Answer: The controller for CAF-1 is solely used for the combustion air of the pellet boiler. It shall be interlocked with the pellet boiler burner. The controller sends a 0-10V signal to CAF-1 to modulate fan speed to maintain space pressure. The reason for this is due to the combustion air duct having a 2nd fan attached to it. I could see a scenario where the mechanical room could become negative. This guards against that.

   The mechanical contractor will need to provide and install the combustion air fan and controller. It can be installed directly by the mechanical contractor or subbed out to the control contractor. In discussions onsite with Lyme Green Heat, they would prefer the mechanical contractor provide and install this system.

   The electrical contractor is to provide 120V power for the MPCI unit from the CAF-1 circuit. Refer to revised electrical sheet E101.

Additional Clarifications:

1. **Clarification**: Mechanical Contractors to coordinate with the Owner's LP Supplier, which is Amerigas. Site contractor to install proper concrete feet for the LP Tank to sit on. Coordinate final size of LP Tank with Owner's LP Gas Supplier.

2. **Clarification:** Mechanical Contractor to employ a Structural Engineer to give a stamped sketch of the concrete pad for the Pellet silo. Backfilling to be included within the sketch. Since the Pellet silo is going where the existing fuel oil tank was removed, proper backfilling will be required. This area is also in a floodplain.

Add Alternates to be included in the contractors bid and reflected on the Revised Bid Form**:**

Alternate No. 1 = The base bid price is to include Panel DP remaining and only removing and replacing the existing 3-pole 70A breaker in panel DP with a new 3-pole 100A breaker to feed panel PB. Provide Add Alternate pricing to remove the existing panel DP and replace it in kind with a new 400A MLO Panelboard per the electrical drawings. Refer to attached revised electrical sheet E101 for additional information.

Alternate No. 2 = All electrical work directly related to replacing the existing panel PB, including the demolition of the existing 70A feeder and the installation of the new 100A feeder is to be priced as Add Alternate #2 to provide a cost associated with that work.

Alternate No. 3 = Contractor to provide an alternate price to insulate the vacuum piping above the ceilings inside of the building. Insulation thickness to be 2" thick and joints sealed per manufacturer's recommendations.

Brighton Elementary Boiler Revised Electrical E101 Drawings.PDF

Contractor Site Visit Sign-In Sheet

END OF ADDENDUM #2