



OFFICE OF THE SELECTMEN

115 Main Street, PO Box 96, Voluntown, CT 06384

REQUEST FOR PROPOSALS: VOLUNTOWN FIRE DEPARTMENT IMPROVEMENT DESIGN

RFP Question & Answer Responses – October 25, 2022

The following questions were submitted following the October 19th mandatory site visit at the Voluntown Fire Station. Questions are in black. Responses are in red.

1. Do you want the A/E firms to provide Haz Mat services on their team?
Please include any Hazardous Materials surveys or testing required for this project
2. Please provide a scan of the firms attending the mandatory meeting.
A scan of the sign-in sheet is attached to this Q&A
3. Will a public building committee be guiding the project or will it be Town staff/fire fighters?
It is anticipated that the selected firm will be working with an Ad-Hoc Building Committee consisting of Fire Department and Town representatives.
4. In item IV, page 4, Scope of Services, items a, c, d, f and g are classic schematic design tasks. However items b and e are tasks that are usually provided in construction document phases, and we may have misconstrued that the Town is seeking total project fees, from schematics, const documents, bid phase thru construction administration. Please confirm the Town is requesting only a Schematic Design fee (items a, c, d, f, and g) to establish scope and budget for funding searches.

It is the intent of this design project to have as complete a set of drawings that would be suitable for permitting and for purposes of demonstrating that this construction project is "shovel ready" for grant applications.
5. For the second-floor attic/expansion, does the Town want the A/E to provide geotechnical boring services to determine the capacity of the soils to support the new second floor load?
It is the responsibility of the selected firm to provide whatever analysis would be required to be able to generate permit drawings

6. If seeking full fees, and in the interest of making it easier on the Town if a full fee is requested, will a bid form be issued to better facilitate an apples-to-apples comparisons of the multi-phase fee submissions?

Please break down fees into the following phases:

- Pre-Design Phase
- Schematic Design Phase
- Approval of Design
- Design Development Phase
- Construction Document Phase
- Bidding and Negotiation (provide hourly rate)
- Construction Administration Phase (provide hourly rate)

7. While accessibility to the new second floor uses is not required, confirm that accessibility to the mid-level restrooms is required?

Please identify and design for any necessary ADA upgrades to ensure compliance. A preliminary conversation with the Town Building Official indicated that he would require ADA accessibility for shower facilities, but the Town intends to seek a minor modification from the State of Connecticut to allow for the shower facilities to be built on the second level with no elevator nor replication of services on the ground floor. Please assume in designs that this modification will be granted.

8. The RFP intends to expand the existing septic system. Will the Town provide any information about the existing septic tank/system in terms of its sizing, layout, materials, last pump out date, etc.? Or shall the proposed engineering services include an investigation and assessment as to the suitability for potential expansion (or perhaps replacement)?

It is the responsibility of the selected firm to include an investigation and assessment as to the suitability for potential expansion or replacement of the septic tank.

9. It was noted during the site visit that the three identified floor drains in the vehicle bays reportedly discharge directly into the ground (i.e. they are drywells). Shall the proposed engineering services include investigation, registration, closure and, if necessary, remediation of these dry well locations in accordance with the EPA/CTDEEP Underground Injection Control (UIC) program?

The selected firm shall include investigation, registration, closure and, if necessary, remediation of the existing drywell locations if required.

10. If required are we able to upgrade the electrical service?

Yes, if required; however, there is no immediate reason to believe that existing electrical service is insufficient to existing or proposed facilities.

11. Is emergency power required?

The fire department must continue to be fully operational through the entire construction process.

12. Is kitchen existing to remain and only plumbing piping replaced?

That is correct. The kitchen plumbing is the only anticipated upgrade in that room

13. What is the intended use and programming of the new building?

The new building will be used for additional apparatus storage and training.

14. What are the requirements for heating and cooling the space? 70 F year round or is cooling not required?

Cooling is not required. The building must maintain at least 50 degrees Fahrenheit.

15. What equipment will be located in the new training building?

Minimal equipment will be required for the training side of the new building. Basic components such as heater, floor drains, etc.

16. What type of work/training will take place in the training building?

Trainings will include a number of tasks associated with a firefighter's job: Hoseline advancements; bailout trainings; rescue trainings; search and rescue training; VEIS training; confined space trainings, etc.

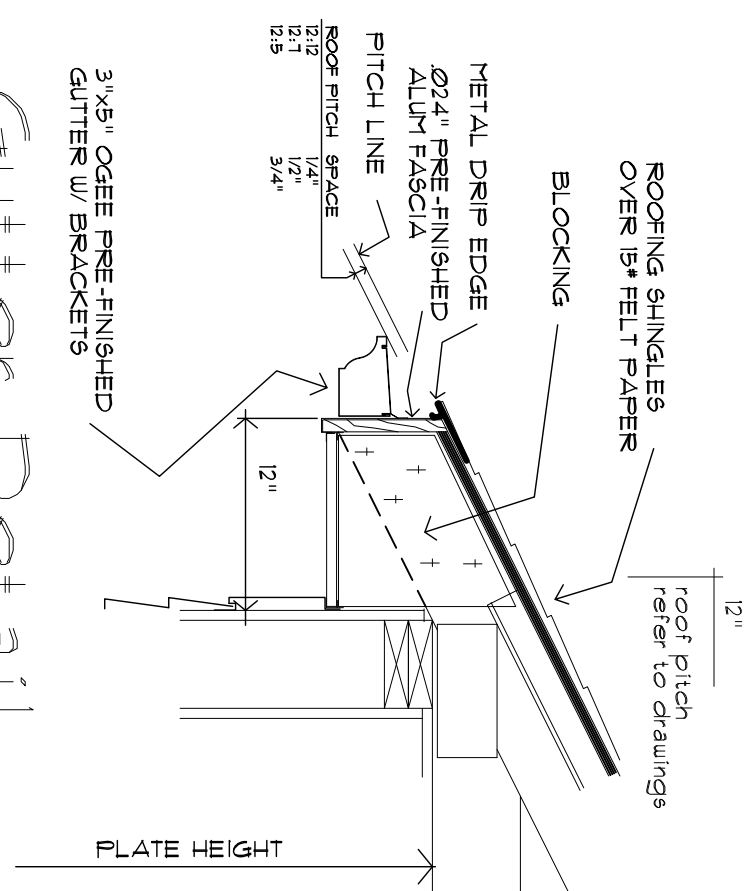
17. Thank you for providing the Fred Marzec drawings and making the Mattern CAD data files available to the winning firm. They are very helpful.

Marzec and Mattern drawings are attached as PDF.

Attachments: A/D

Fire Department Improvement design Walk Through - 10/19/2022

| Name/company | | - email |
|-------------------|-------------------------|---------------------------------|
| Bill Silver | SILVER PETRUCELLI | bsilver@silverpetrucci.com |
| Mark Hopper | CrossKey Architects | mhopper@crosskey.com |
| Andrew Thompson | Russell and Dawson INC. | Andrew.Thompson@rdaep.com |
| MATTHEW WENDORF | RGB ARCHITECTS | mwendorf@rgb.net |
| KELSY JANUS | POINT ONE ARCHITECTS | JANUS@pointonearchitects.com |
| Mike Sullivan | EAST-WEST | michael@east-westeng.com |
| MATT PEGOLO | PEGARCH ARCHITECTURE | MATT@PEGARCH.com |
| Richard Jarzebiak | JTMseilko | Richard-Jarzebiak@Jtmseilko.com |

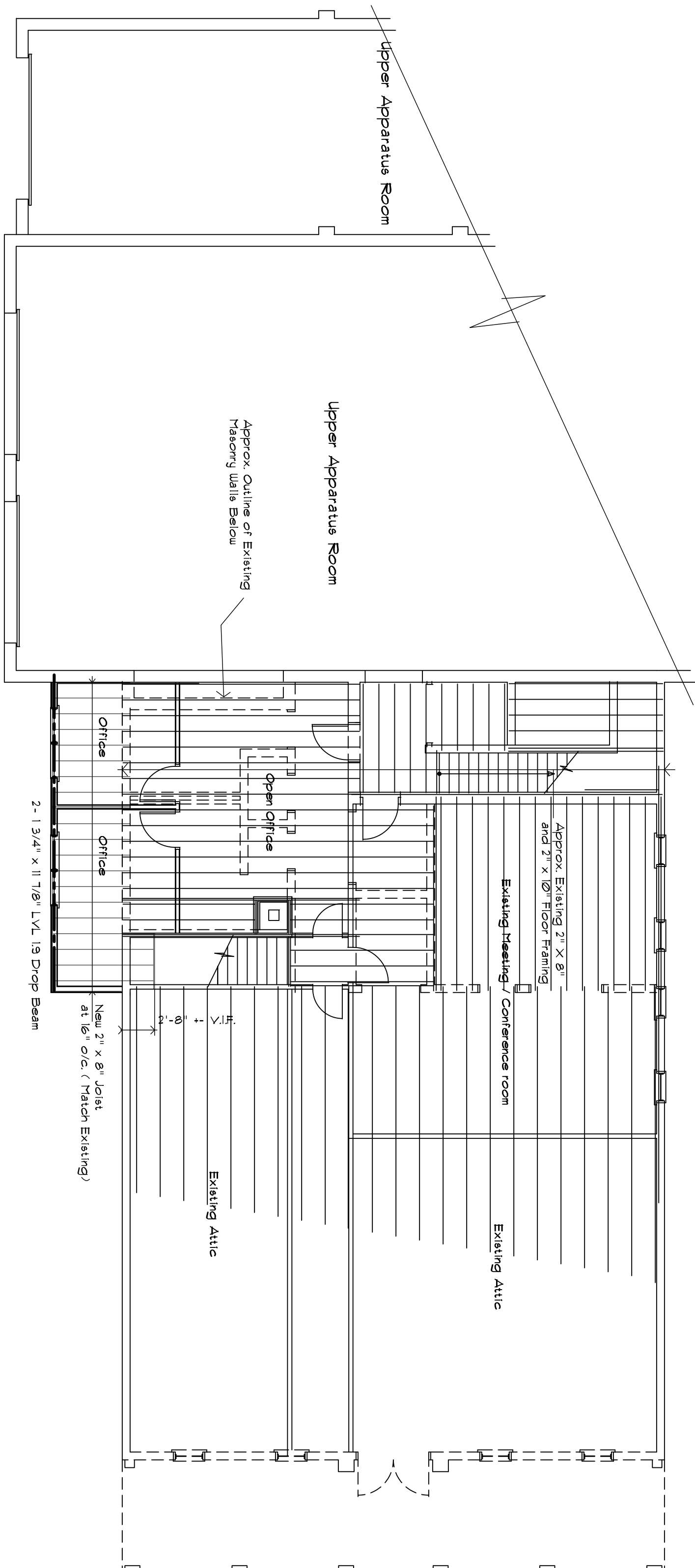


Gutter Detail

SCALE: 1" = 1'-0"

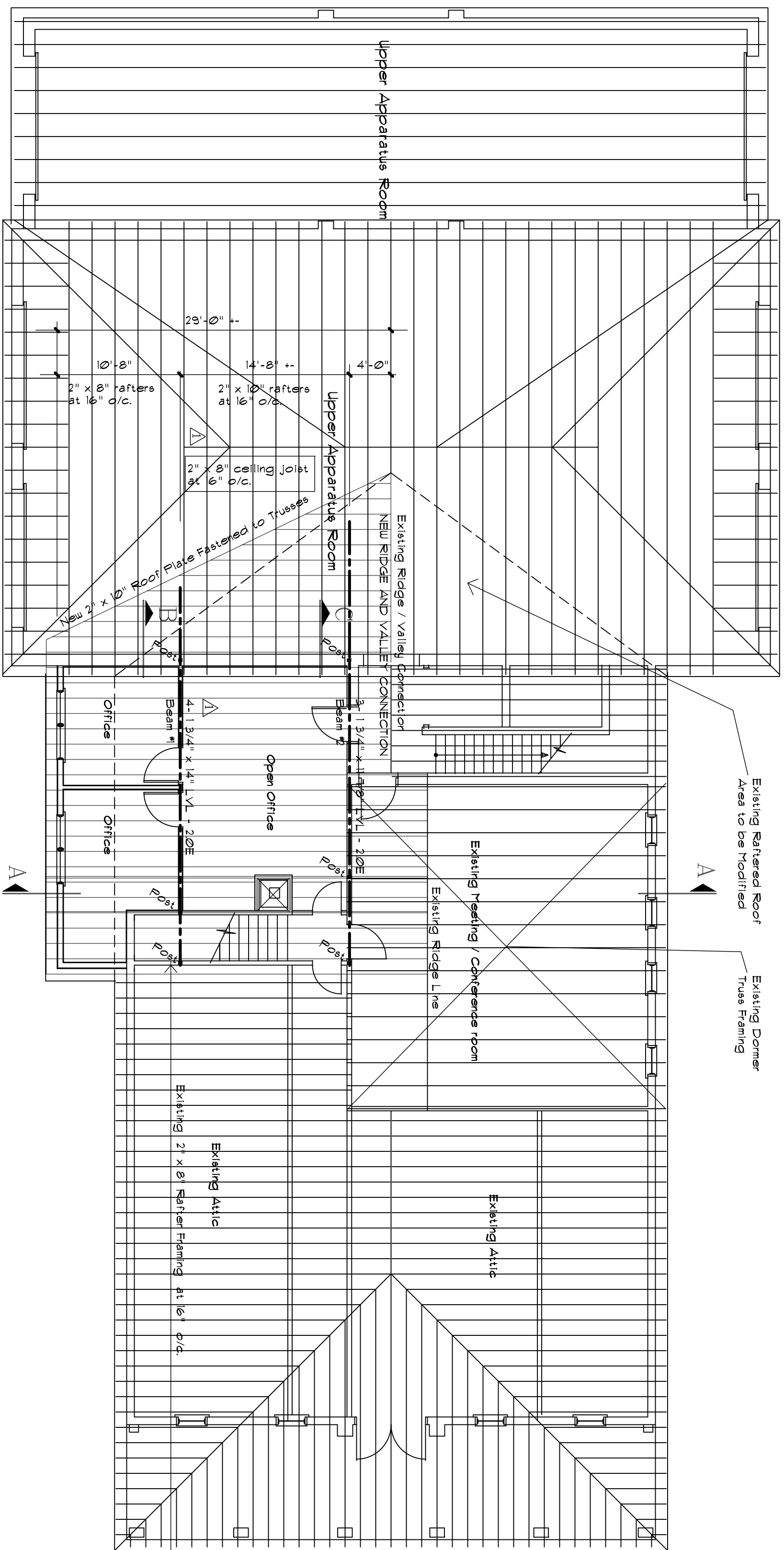
Note: Carpeting for this project shall be based on a Allowance of up to \$2000/ yd installed price.

| ROOM FINISH SCHEDULE | | | | | | | | | | | | |
|----------------------|------------|-------------------------------------|--|--|------|--|--|-------|--|--|---------|--|
| | | FLOOR | | | BASE | | | WALLS | | | CEILING | |
| NO. | ROOM NAMES | Existing - no change | | | | | | | | | | |
| | | Painted Concrete | | | | | | | | | | |
| | | VCT Flooring | | | | | | | | | | |
| | | Carpeted | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | By Owner | | | | | | | | | | |
| | | Wood Base Stained/ Varnished | | | | | | | | | | |
| | | 6" Vinyl Base Cove | | | | | | | | | | |
| | | 4" Vinyl Base Cove | | | | | | | | | | |
| | | None | | | | | | | | | | |
| | | Patch & Repair To match existing | | | | | | | | | | |
| | | Existing | | | | | | | | | | |
| | | Pre-Finished Wall Panel | | | | | | | | | | |
| | | Existing | | | | | | | | | | |
| Painted Gypsum Board | | | | | | | | | | | | |
| Existing | | | | | | | | | | | | |
| Painted CMU | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Existing Sps. B'ds | | | | | | | | | | | | |
| No Scheduled Work | | | | | | | | | | | | |
| Painted Gypsum Board | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| No Ceiling | | | | | | | | | | | | |
| CEILING HEIGHT | | | | | | | | | | | | |
| REMARKS | | | | | | | | | | | | |



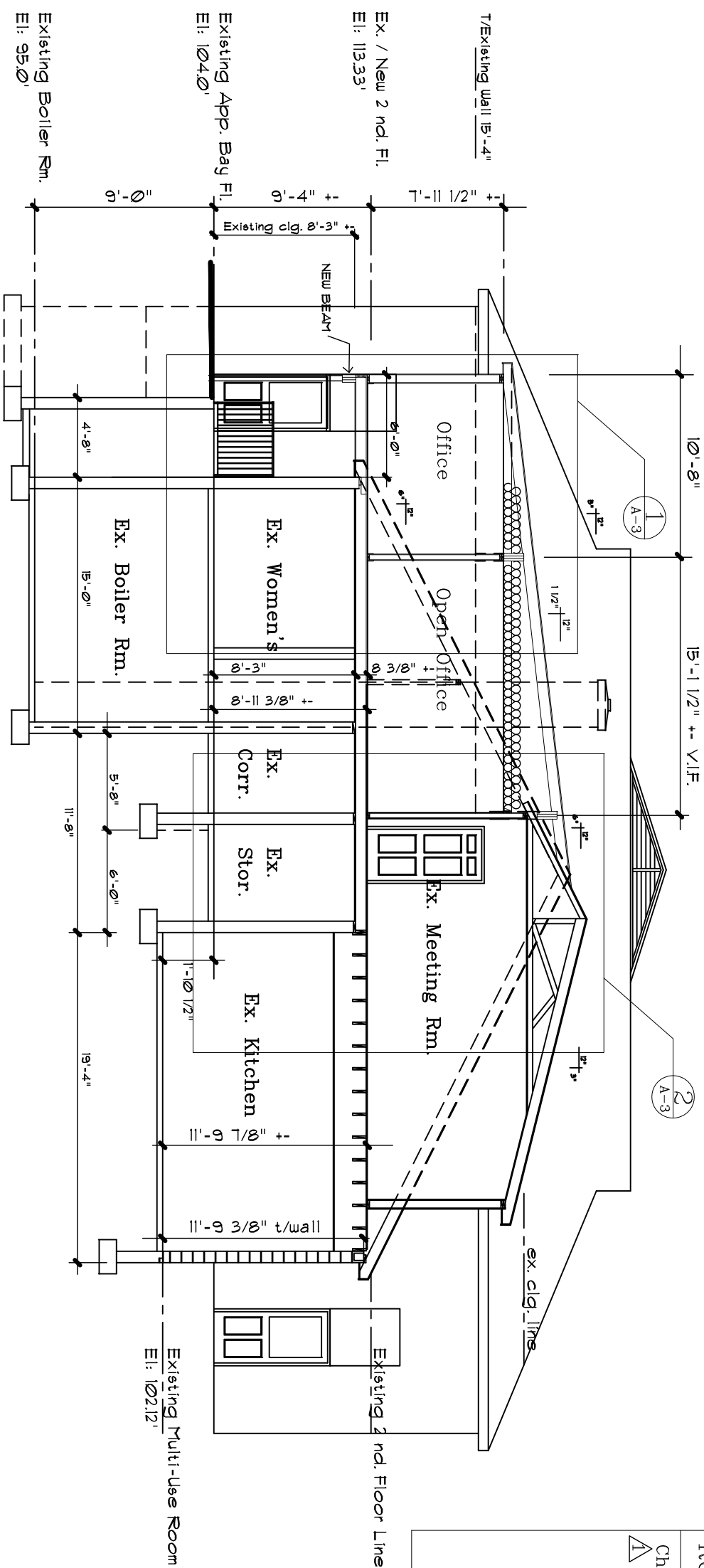
Revised Upper Floor Plan Framing

Size: 1/8" = 1'-0"



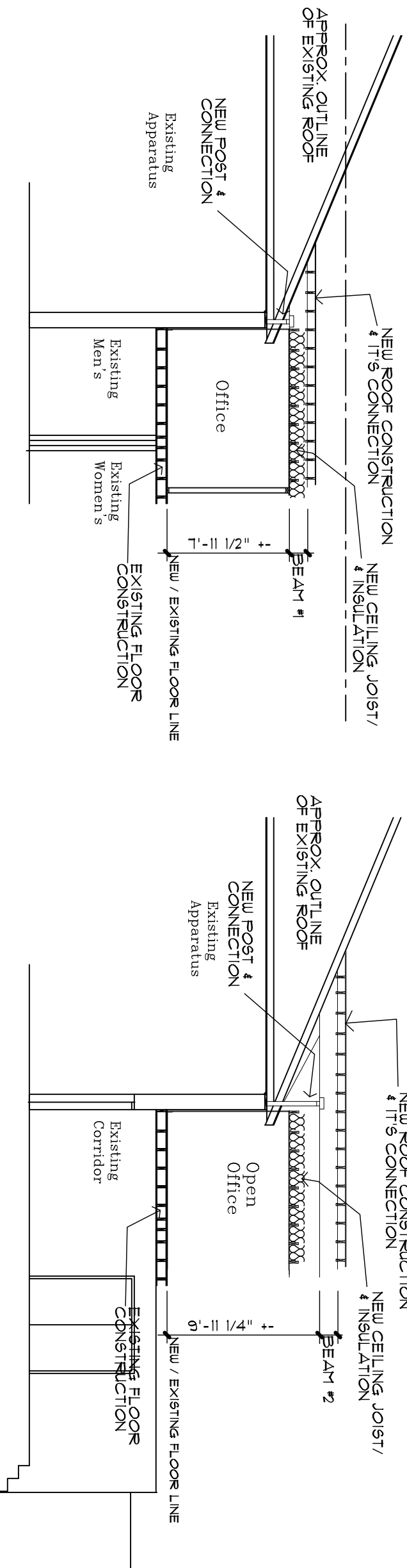
Revised Roof Plan Framing

Scale: 1/8" = 1'-0"



Building Section 'A-A'

Scales: $1/8'' = 1'-0''$

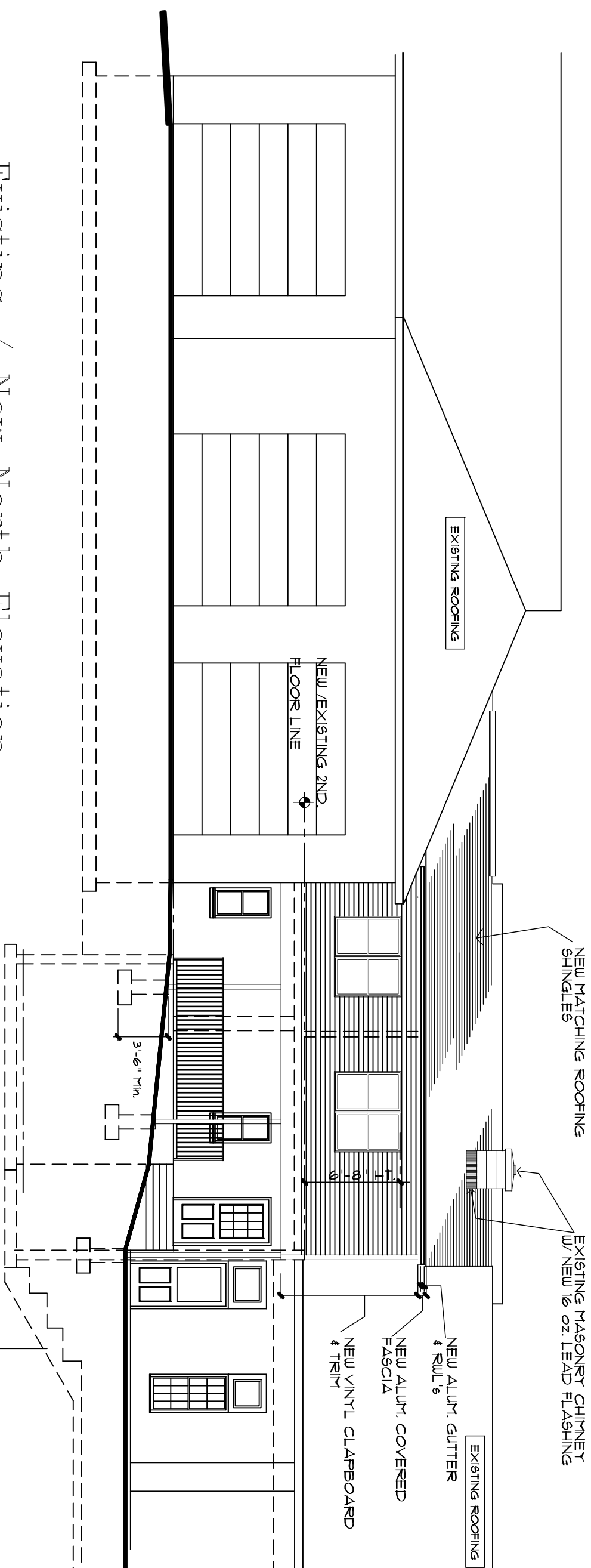


Building Section 'B-B'

Scales: 1/8" = 1'-0"

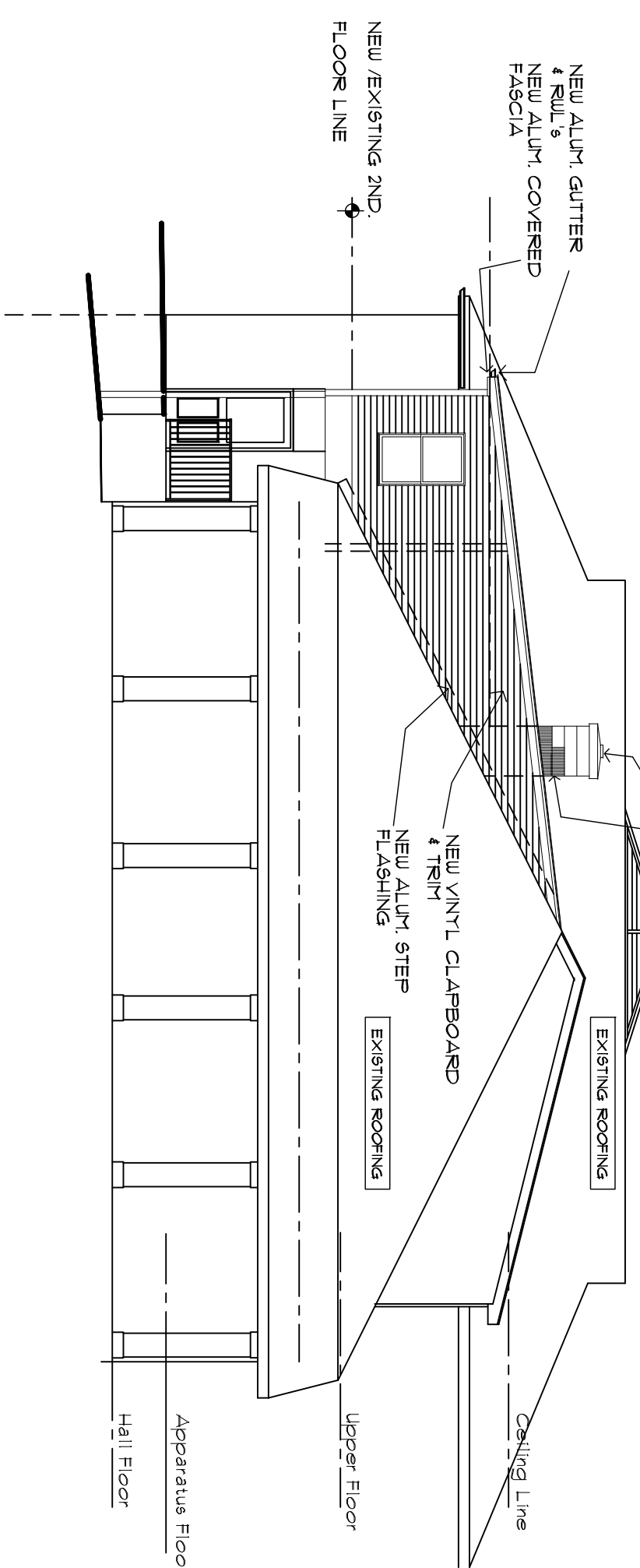
Building Section 'C-C'

Scales: 1/8" = 1'-0"



Existing / New North Elevation

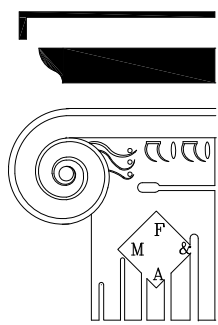
Scale: 1/8" = 1'-0"



Existing / New West Elevation

Scale: 1/8" = 1'-0"

| Revisions: | Date: |
|---------------------------------|---------|
| Changed ceiling joist size Δ | 2/17/04 |



Fred Marzec & Associates, Inc.
Architects and Planners
17 River Road
Lisbon, Ct. 06351
Tel(860) 376-8887 Fax(860) 376-8807
E-mail address: fma.arc@snet.net

Addition and Modifications to the Voluntown Fire Department

Route 165, Voluntown, Ct.

Framing Plans / Building Sections & Ext. Elev's

PROJECT NO.: 2003.9.24

AS NOTED
DRAWN BY:

CHECKED BY:

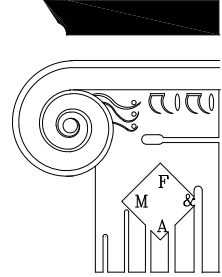
DATE: _____

Dec. 12, 2003

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SHEET - OF -

| Revisions: | Date: |
|---|---------|
| Changed ceiling joist size Identified Sections | 2/17/04 |



Architects and Planners
17 River Road
Lisbon, Ct. 06351
Tel(860) 376-8887 Fax(860) 376-8807
E-mail address: fma.arc@snet.net

Addition and Modifications to the Voluntown Fire Department Route 165, Voluntown , Ct.

Wall Sections & Details

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| | |
|-------------|---------------|
| PROJECT NO. | 2003.9.24 |
| SCALE | AS NOTED |
| DRAWN BY: | FM |
| CHECKED BY: | FM |
| DATE: | Dec. 12, 2003 |
| SHEET | 02 |

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