1. On page two of the RFP, attachments A – E are listed. Section D, #5, requests completed forms A through G. Scriveners Error, there are no Attachments F & G.
2. Is the sample purchase and sale agreement required in a proposal or would that be required later if selected? The Purchase & Sale provided is meant to be a sample. The selected bidder will be required to sign a similar agreement so it is offered in the RFP Package as an example for bidders to familiarize with.
3. Please confirm that each building is served from a secondary electric service? The electrical runs underground throughout the property.  The electrical services are connected to below grade vault pad-mounted transformers that feed the building’s interior maintained electrical meters.  Each building is metered and billed separately.  The vault and transformers are owned and maintained by Eversource.
4. Is the project able to use the city’s steam loop, and if so, what are the associated charges? The buildings are currently served by It is on the Capitol District Heating & Cooling Loop. Any other arrangement would be up to a buyer to research.

**Additional information on HVAC is included in the SJE report beginning on page 143.**

**Existing system description:**

1. The building utilizes a third party for the purchase of centralized utility heating hot water and air conditioning chilled water which is piped into the building via underground piping which enters the building sub-basement from the adjacent street.
2. Heating hot water utilizes a plate & frame heat exchanger and (2) base-mounted circulating pumps to circulate the heating hot water throughout the building. The circulating pumps and associated expansion tanks, air control fittings, etc. are located in the sub-basement mechanical room. Air conditioning system chilled water also utilizes (2) base-mounted circulating pumps to circulate cooling chilled water throughout the building. The circulating pumps and associated compression tanks, air control fittings, etc. are also located in the sub-basement mechanical room. All circulating pumps have variable frequency drive units for modulation of pump speeds to reduce energy usage (**See Exhibits M3 & M4**).
3. The original heating system for the building utilized steam. The (2) original natural gas-fired steam boilers and associated piping to/from the boilers, associated ancillary boiler equipment, etc. has been abandoned in the sub-basement mechanical room.
4. Heating hot water and cooling chilled water (2-pipe) distribution piping throughout the building is predominately black steel pipe with a portion of the newer piping hard drawn copper tubing. All of the referenced piping is insulated with pre-formed fiberglass pipe insulation with integral ASJ all service vapor barrier jacketing. The referenced piping is in fair-poor condition.
5. The HVAC system serving the building is a combination of heating & cooling systems utilizing heating hot water for a means of heating and chilled water for a means of cooling.
6. Please provide any documentation relating to the easement between 18/20 Trinity and 30 Trinity. Our facilities department is attempting to locate. Will post if/when found.
7. Please confirm that elevators in both properties meet Connecticut code requirements, including required space for a gurney in at least one elevator per building. Seeking info from State Elevator Inspector & servicing company. What is gleaned will be posted however, this info may be researched further by selected vendor during a due diligence period.
8. Please confirm the floor to floor heights at 18/20 Trinity Street, including the subbasement and roof. The WJE report provides elevations but there are discrepancies. The WJE report starting at page 133 (18/20 Trinity) and anything that can be taken from the Site Plan is all the information that the State is able to provide. This info may be researched further by selected vendor during a due diligence period.

Height of the basement and subbasement as follows:

18/20T:

               Basement:  10  ft. 6  in.  (floor to ceiling)

               Subbasement: 17 ft.   6 in. (floor to ceiling)

 30T:

               Basement:  10  ft. 0 in.  (floor to ceiling)

               Subbasement: 14 ft. 6 in. (floor to ceiling)