COMMUNITY COLLEGE
system of New Hampshire

BID # CHA20-01 **ADDENDUM NUMBER 01**

REQUEST FOR PROPOSALS FOR:

Purchase of Real Property
438 Washington Street, Keene, NH 03431
Community College System of New Hampshire

December 11, 2019

TO: ALL CONTRACT BIDDERS OF RECORD

This Addendum forms a part of the Contract Documents and modifies the Request for Bids with amendments and additions noted below. This Addendum consists of a total of Four (4) pages.

BIDDER'S QUESTIONS

QUESTION #1: Could you please forward any plans or other documents showing the layout of the former RVCC facility on Washington St. in Keene?
ANSWER #1: Please see attached Plans: Boundary Survey Site Plan dated October 2009 and Code Analysis floor Plans A0.2A & AO.2B.

QUESTION #2: Is there a minimum starting bid?
ANSWER #2: There is not a minimum starting bid and the Community College System of New Hampshire reserves the right to accept or reject any or all of the proposals.

Acknowledge receipt of this Addendum with the Proposal Form.
Failure to do so may disqualify the Bidder.

NOTE: IN THE EVENT THAT YOUR BID HAS BEEN SENT TO THIS OFFICE PRIOR TO RECEIVING THIS ADDENDUM, RETURN THE ADDENDUM WITHIN THE SPECIFIED TIME WITH ANY CHANGES YOU MAY WISH TO MAKE AND MARK ON THE REMITTANCE ENVELOPE BID INVITATION NUMBER AND OPENING DATE. RETURNED ADDENDA WILL SUPERSEDE PREVIOUSLY SUBMITTED BID.

Bidder_____

By_____Date_____
(This Document Must Be Signed)

Name_____
(Please Print or Type Name)

Matthew E. Moore

Matthew Moore, P.E.
Director of Capitol Planning & Development
Community College System of New Hampshire
26 College Drive, Concord, N.H. 0330

FOR USE BY COUNTY REGISTRY OF DEEDS

PLAN REFERENCES:

1. "PLAN OF LAND FORMERLY OWNED BY THE ALBERT WRIGHT EST. IN KEENE, N.H.", RECORDED IN THE CHESHIRE COUNTY REGISTRY OF DEEDS IN PLAN BOOK 7 PAGE 47.

2. PLAN RECORDED IN THE CHESHIRE COUNTY REGISTRY OF DEEDS IN PLAN BOOK 20 PAGE 68.

3. "EASEMENT ON LAND OF UNION SCHOOL DISTRICT OF KEENE IN THE CITY OF KEENE, N.H.", DATED MARCH 1986, SCALE 1"= 10', BY DUBOIS & KING INC. RECORDED IN THE CHESHIRE COUNTY REGISTRY OF DEEDS IN PLAN BOOK 53 PAGE 81.

4. "PLAT OF PAUL L. BOURASSA, JR. SUBDIVISION 25 WRIGHT STREET KEENE, N.H.", DATED JANUARY 25, 1995, SCALE 1"= 50', BY THOMAS W. FLAVIN, JR. RECORDED IN THE CHESHIRE COUNTY REGISTRY OF DEEDS IN CABINET 11 DRAW 9 NUMBER 187.

NOTES:

1. OWNER OF RECORD IS UNION SCHOOL DISTRICT 34 WEST STREET KEENE, NH 03431.

2. REFERENCE THESE PARCELS AS LOT 3 BLOCK 6 MAP 503 AS SHOWN ON THE CITY OF KEENE TAX MAPS.

3. DEED REFERENCE IS BOOK 506 PAGE 105, BOOK 408 PAGE 22, BOOK 404 PAGE 150 AND BOOK 399 PAGE 187 AS RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS.

4. TOTAL AREA OF THE SUBJECT PARCEL IS 103,534 S.F. OR 2.377 ACRES.

5. THE BASIS OF BEARINGS IS STATE OF NEW HAMPSHIRE STATE PLAIN COORDINATE SYSTEM.

6. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

7. THERE WAS NO CHANGE OF STREET LINE OR RIGHT OF WAY THAT ABUT THE PROPERTY.

8. THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

9. THERE WAS NO OBSERVABLE EVIDENCE OF LOCATION OF CEMETERIES AND BURIAL GROUNDS.

10. THERE IS NO OBSERVED STREET NUMBER POSTED ON THE SUBJECT PARCEL.

11. THE VERTICAL DATUM USED TO PREPARE THE TOPOGRAPHIC MAPPING ON THIS PLAN IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NGVD88). THE DATUM WAS ESTABLISHED FROM A UNITED STATES GEODETIC SURVEY (USGS) NHDOT BASE STATION IN CONCORD, NH.

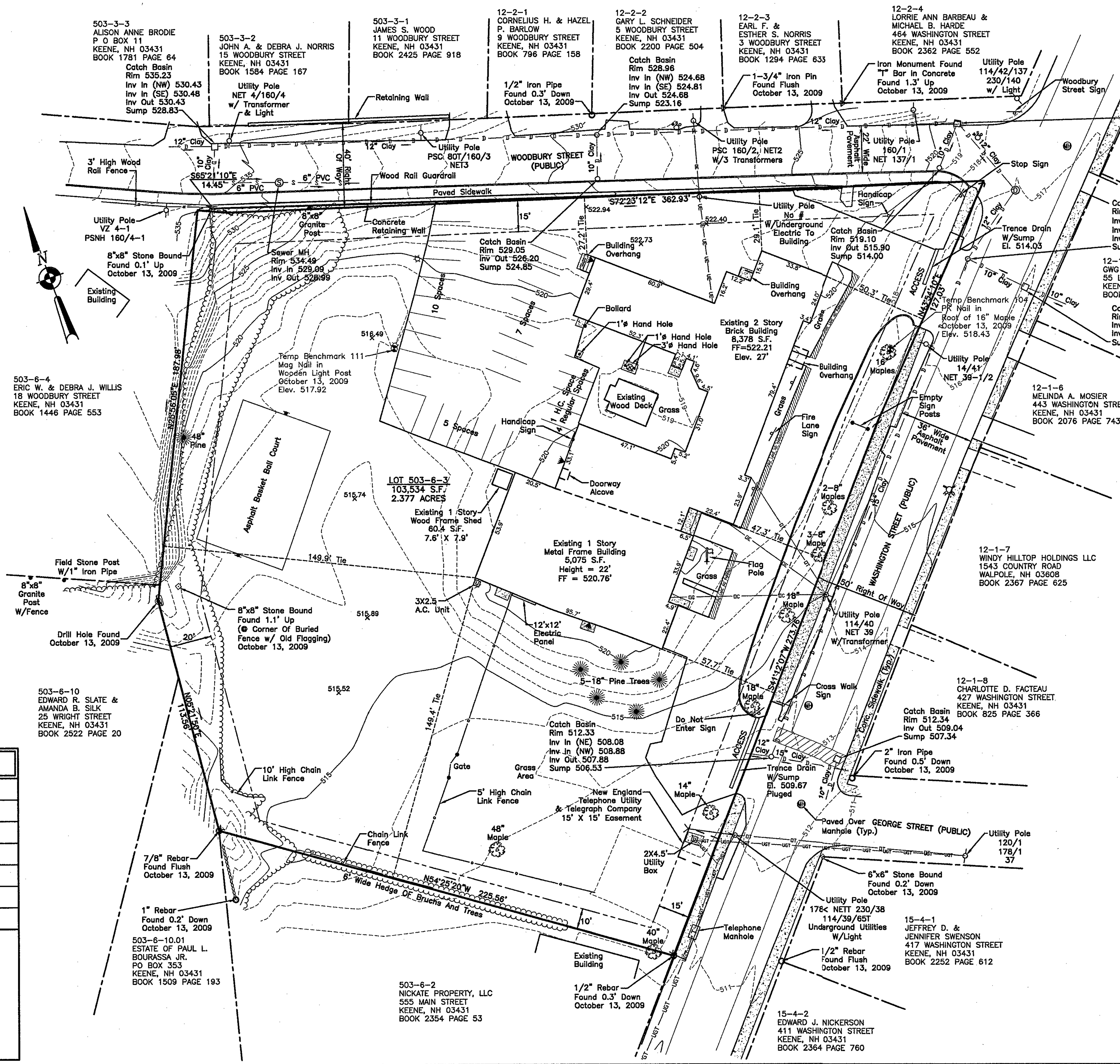
LEGEND:

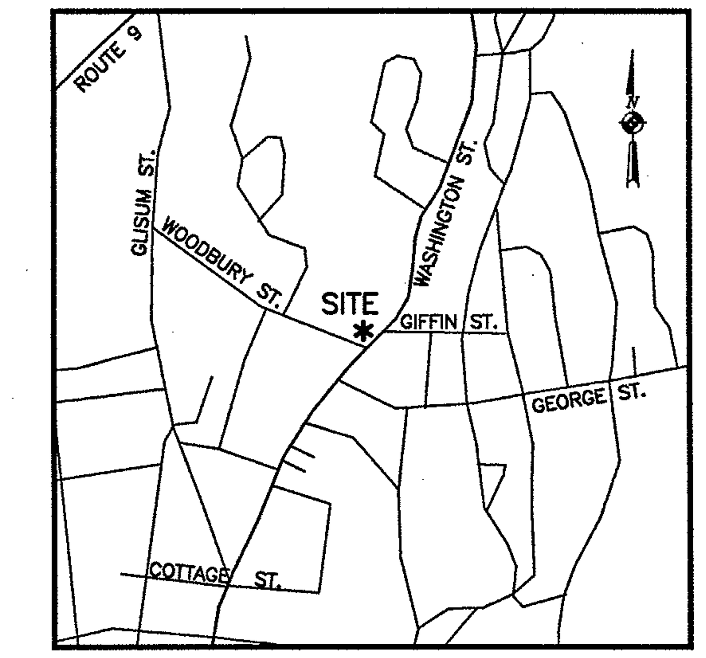
EDGE OF PAVEMENT
CURBING
10' CONTOUR
2' CONTOUR
PROPERTY LINE
BUILDING SETBACK LINE
ABUTTER LINE
TREE LINE
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
OVERHEAD CABLE
UNDERGROUND TELEPHONE
OVERHEAD TELEPHONE
MANHOLE
SEWER MANHOLE
DRAINAGE MANHOLE
CATCH BASINS
UTILITY POLE
WATER SHUT-OFF
SIGN
MONUMENTATION
LIGHT POLE

FLOOD NOTE: By graphic plotting only, this property is in Zone C of the Flood Insurance Rate Map,Community Panel No. 330023 0008 A, which bears an effective date of SEPT. 30, 1983 and is not in a Special Flood Hazard Area. By telephone call dated 10-23-2009 to the National Flood Insurance Program (800-358-9616) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zoning Information – LOT 503-6-3

STATUS	CURRENT, ZONING DATED OCTOBER 22, 2009	DISTRICT	LOW DENSITY
ZONE	LD LOW DENSITY	SOURCE OF INFORMATION	CITY OF KEENE NEW HAMPSHIRE
PERMITTED USE	INSTITUTIONAL USE	ADDRESS	3 WASHINGTON STREET KEENE, NH 03431
MINIMUM LOT AREA	10,000 S.F.	PERSON CONTACTED	
MINIMUM FRONTAGE	N/A	DATE CONTACTED	OCTOBER 22, 2009
MINIMUM LOT WIDTH	70 FEET AT BUILDING LINE	PHONE NUMBER FAX NUMBER	(603) 352-5440 (603) 690-8364
MAXIMUM BUILDING COVERAGE / PARKING	45%	E-MAIL ADDRESS	
MINIMUM SETBACK: FRONT	15'	N/A = NOT APPLICABLE	
MINIMUM SETBACK: SIDE	10'		
MINIMUM SETBACK: REAR	20'	PARKING CALCULATIONS: 26 REGULAR SPACES 1 HANDICAP SPACE	
MAXIMUM BUILDING HEIGHT	35' OR 2 STORIES		
PARKING: REGULAR	ONE PER 500 SQUARE FEET GROSS FLOOR AREA PLUS ONE PER TEACHING STATION		
PARKING: HANDICAP	N/A		





LOCATION MAP
NOT TO SCALE

OCT 27 2009

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAX. ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 596 PETER D. HOLDEN SIGNATURE

ALTA/ACSM PLAN
BOUNDARY SURVEY

MAP 503, BLOCK 6, LOT 3
UNION SCHOOL DISTRICT

KEENE, CHESHIRE COUNTY, NEW HAMPSHIRE
10-19-09

Revision Date	Revision Description

SCALE: 1" = 30'

30 0 30 60 90

Scale: 1"=30'
Dr. By: DV Ck By: DJ
H.E.S. Job No. 0920281
Field Book No. 1154
Field Book Page No. 46-51
Sheet No. 1 of 1

HOLDEN ENGINEERING & SURVEYING, inc.

19 Triangle Park Drive
PO Box 480 Concord, N.H. 03302
(603) 225-6449

9 Constitution Drive
Bedford, N.H. 03110
(603) 472-2078

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CADD\X-BASE.DWG

Code Clarifications
Primary code data found to the right.

Uses and Separation:

Non-separated Uses IBC 302.3.1**:** May be classified as non-separated use structure. When using non-separated use groups, the most stringent use shall apply. The non-separated uses include B, (and S-1).

Incidental Use Areas IBC 302.1.1:
Mechanical rooms w/ 400 MBTUH combustion equipment: 1 hour or sprinkler.
Storage rooms larger than 100 sf: 1 hour rated or sprinkler.

Occupancy Loads and Egress System:

Occupancy Loading

IBC Table 1004.1.2: Unconcentrated Assembly w/ chairs & tables: 15 sf/p net
Business Areas: 100 sf/p gross
Accessory storage & mech 300 sf/p gross

NFPA 7.3.1.2: Business Areas: 100 sf/p gross
Classrooms: 20 sf/p gross
Laboratories (Shops): 50 sf/p gross
Storage: # persons expected (42.1.7)
NFPA Commentary "..concept applies to a classroom in a university, which, although classified as a business occupancy, has an occupant load based on educational use (for traditional classroom style)

IBC 1004.5 Egress convergence. "...egress from floors above and below converge at an intermediate level, the capacity of the means of egress from the point of convergence shall not be less than the sum of the two floors."

Width of Egress:

NFPA 7.3.3.1 Stairways no sprklr condition: 0.3 inches/ person
Other Egress Components no sprklr condition: 0.2 inches/person

NFPA 7.3.1.4: Where exits serve more than one floor, only the load from each story shall be used for egress width calculations, provided the egress never narrows in the direction of travel.

NFPA 7.3.4.1.2 Minimum Egress Width "Not less than 36"."

Doors IBC 1008 Swing doors: Min clear door leaf: 32" wide.
Max door leaf width: 48"
Stairs 1009 Stairs to Roofs: Where stairs to roofs are provided they shall be constructed as penthouses (not considered a story). Travel distance to exit stairs off roofs for penthouse mechanical spaces applies (250') .

Travel Distance:
Travel Distance is measured from the most remote point in any space to an Exit

NFPA Table A.7.6: Travel Distance: 200ft in Use A Existing Unsprinklered 250 with sprklr
200ft in Use B Existing Unsprinklered 300 with sprklr

Common Path of Travel:
The common path of travel is measured from the most remote point in any space to the point where an occupant has 2 directions of egress available to them.

NFPA Table A.7.6: Common Path Distance: 75ft in Use A serving 50 or less
20ft in Use A serving more than 50
75ft in Use B Existing w/o sprklr > 30 occupants & no ATS 39.2.5.3.3, 100 < 30 occupants,
100ft in Use B Existing with sprklr

Dead End Corridors:

NFPA Table A.7.6: Dead End Corridor: 20ft in Use A existing both unsprklrd and with sprklr
50ft in Use B, both unsprklrd and with sprklr
39.2.5.2 may permit existing with consideration

Corridor Fire Ratings:

NFPA 7.1.3.1 Corridor Rating: New buildings: 1-hr w/ 20 min doors (unless serving 30 people or less) unless waived by use group.

Exit Stair Enclosure:

NFPA 7.1.3.2.1 Stair Exit Enclosures: All new and existing stairs: 1 hour fire enclosure.

A7.1.3.2.1(2) &(3)Existing walls can usually provide satisfactory protection for the purposes of this requirement.
-supported by construction... in Type III..., fire-retardant-treated wood enclosed in noncombustible materials shall be permitted.

NFPA 7.1.5.1.1 In existing buildings, the ceiling height shall be not less than 7ft from the floor, with projections from the ceiling not less than 6'-8" (AFF).

NFPA 7.1.7 Changes in level in means of egress not in excess of 21" ...comply with 7.2.5 or 7.2.2

NFPA A7.2.2.2.1.1(2) Existing building stairs

NFPA 7.2.2.5.1.3: Existing exit stairs: "...the exit shall be permitted to be enclosed only on the story of exit discharge, provided that not less than 50% of the number and capacity of exits on the story of exit discharge are independent of such enclosures.".
EXISTING STAIR at SCI LAB as egress: Open at 2nd floor ok, with two other enclosed exits.

Elevator Shaft Enclosure:

NFPA 7.1. Shaft Enclosures:

IBC 707.4 Fire Resistance Rating : Shaft Enclosures shall have a fire-resistance rating of... and not less than 1 hour where connecting less than four stories.

Minimum # of Exits:

NFPA 38 and 39.2.4.1 Not less than 2 exits per floor.

NFPA 38 and 39.2.4.3 B Use Group: 1 exit is permitted from a room or area if fewer than 100 occupants and exit discharges directly outside to LED, and travel distance to outside doesn't exceed 100 ft, and if stair is required it is dedicated only to this area (no other doors).

NFPA 38 and 39.2.4.6 Single exit allowed for 2 story bldg if travel distance doesn't exceed 100'.

NFPA 40.2.4.1 F Use Group: 2 means egress required with at least 1 not reached by traversing another floor. 1 means of egress from a story or area is allowable if exit is reached within 100 ft (common path of travel distance). If 500 or more people multiple exits are required.

Egress Arrangement:

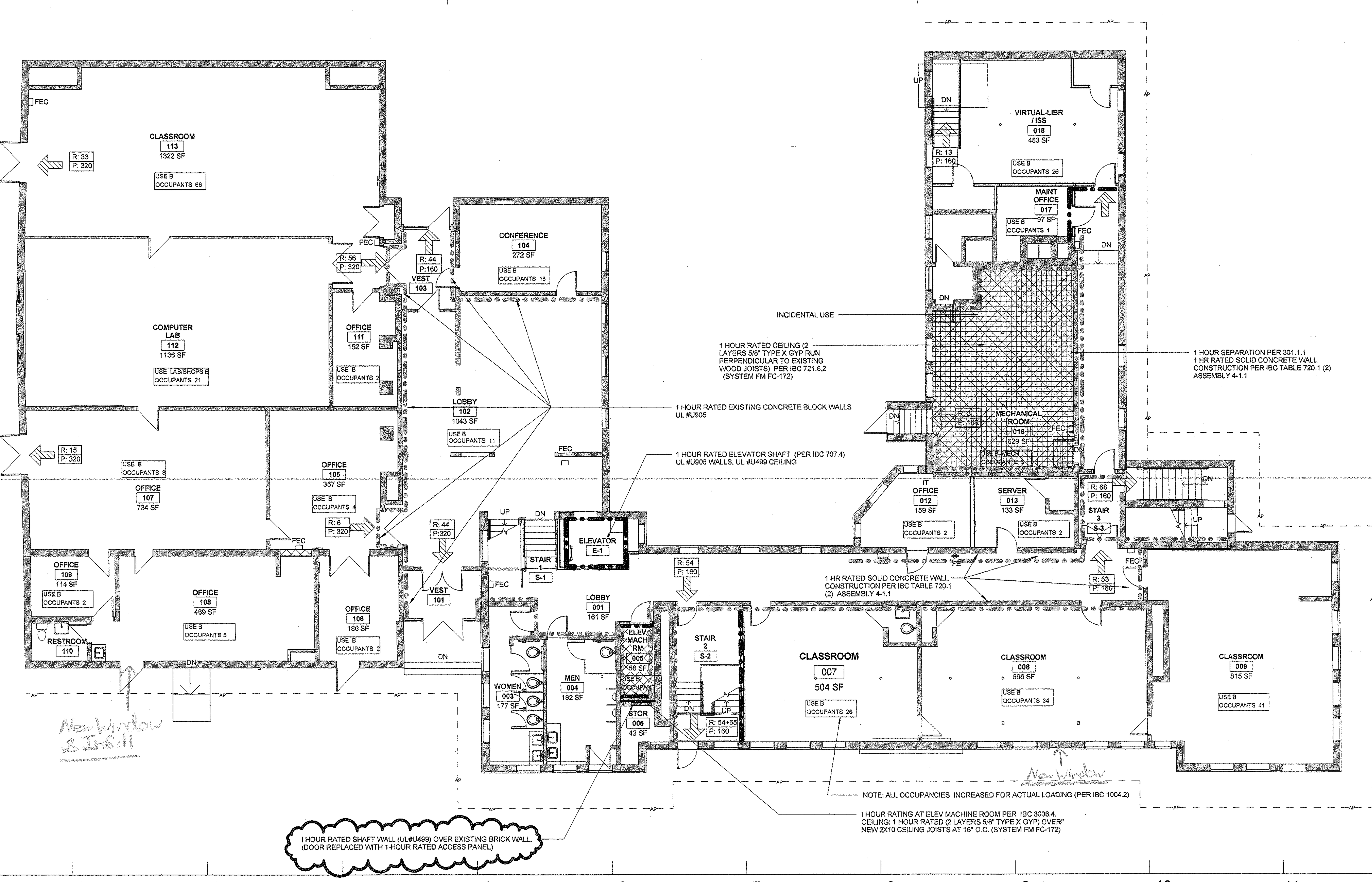
NFPA 7.5.1.1.2: All exit access corridors access at least 2 exits.
7.5.1.2.2 Unrated corridors can discharge into floor plan areas.
7.5.2.1: Exits shall not discharge thru kitchens, storage, restrooms, workrooms, or rooms subject to locking.
NFPA 7.7.2: Up to 50% of exits or 50% of required exit capacity may discharge thru areas on the first floor. (Essentially, this means that at least 50% of the stairs must egress directly out of the building, while the others can egress through a lobby/corridor on the first floor)

Remoteness:
NFPA 7.5.1.3.2: Separate exits at least 1/3 distance of diagonal of area served.

Atrium / Floor Openings:

NFPA 8.6.6 Unprotected openings: Unenclosed floor openings allowed not connecting more than 3 stories if fire separated and has exits on each floor.
NFPA 8.6.7 Atriums: 1-hr separation, unless smoke evacuation system complying with A8.7.6.7 (5) and NFPA 92B.
Tempered or laminated glass walls or windows permitted within 1-hour enclosure if deluge heads at the glass (12" or less off glass). Doors in glass shall close if fire alarm activates.

NFPA 8.6.8 Convenience Openings: Unenclosed Vertical Openings are permitted to connect 2 stories if they are not part of egress, and separated from corridors by 1 hour. MORE STRINGENT THAN IBC



BUILDING CODE DATA

1. APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO:
   BUILDING CODE: IBC 2006
   LIFE SAFETY CODE: NFPA 101, 2003
   PLUMBING CODE: IPC, 2006
   MECHANICAL CODE: IMC, 2006
   ELECTRICAL CODE: NFPA 90 (NEC) 2008
   ENERGY CODE: IEC, 2006
   NH BARRIER FREE CODE
   NH CODE AMENDMENTS
   NFPA 10
2. EXISTING/PROPOSED BUILDING IS NOT SPRINKLED AT PRESENT PHASE.
3. OCCUPANCY/USE GROUPS:
   B (BUSINESS) Educational occupancy for students above the 12th grade
4. CONSTRUCTION CLASSIFICATION:
   EXISTING BUILDING: TYPE III B
5. BUILDING HEIGHT:
   EXISTING BUILDING33'-9" FT ABV GRADE, 2 STORIES, GRADE PLANE: 1+/- FT BELOW FIRST FLOOR
   BASEMENT: YES - GROUND FLOOR 2'-3" BELOW GRADE

   ALLOWABLE ADJUSTED BUILDING HEIGHT:
   USE B : 40 FT, 3 STORIES
6. BUILDING AREA:

   EXISTING BUILDING AREA (PER 1BC 502.1): 12698 SF

   ALLOWABLE BUILDING AREA PER TABEL 503 (NH AMENDMENTS): 14,400 SF

   STREET FRONTAGE INCREASE:
   BUILDING PERIMETER: 760 FT
   ACCESSIBLE PERIMETER: 476 FT
   ACCESSIBLE AREA 20' - 30' WIDE: YES
   ACCESSIBLE PERIMETER: 62 %
   (NOT REQUIRED FOR THIS PROJECT - CALCULATED HERE FOR REFERENCE)

   SPRINKLER INCREASE;
   200%- NA

   STORY REDUCTION APPLICABLE:
   NO

   OCCUPANCY/USE GROUP SEPARATION:
   NON-SEPARATED

   ALLOWABLE ADJUSTED BUILDING AREA: 19,738 SF
7. OCCUPANT CAPACITY:

   SEE CODE ANALYSIS KEY PLANS FOR ROOM OCCUPANT LOADS.

   OCCUPANT LOAD PER FLOOR:
   FIRST 348 PERSONS
   SECOND FLOOR: 131PERSONS
   ROOF : 0 PERSONS
8. SEE DOOR SCHEDULE FOR DOOR ASSEMBLY FIRE-RATINGS.

GRAPHICS LEGEND

OCCUPANCY

USE GROUP B

INCIDENTIAL ACCESSORY OCCUPANCY

USE GROUP / OCCUPANT # — OCCUPANT CAPACITY

STREET FRONTAGE

AP — ACCESSIBLE PERIMETER

PROPOSED FIRE RATED CONSTRUCTION

NON-RATED SMOKE PARTITION
NON-RATED SMOKE PARTITION - existing
FIRE PARTITION - 1 HOUR
FIRE PARTITION - 1 HOUR - existing
SMOKE BARRIER - 1 HOUR
SMOKE BARRIER - 1 HOUR - existing
FIRE BARRIER - 1 HOUR
FIRE BARRIER - 1 HOUR - existing
FIRE BARRIER - 2 HOUR
FIRE BARRIER - 2 HOUR - existing

1 HOUR FLOOR / CEILING ASSEMBLY

1 HOUR CEILING / ROOF ASSEMBLY

MEANS OF EGRESS

R: ### — REQUIRED EGRESS CAPACITY
P: ### — PROVIDED EGRESS CAPACITY
EXIT — EXIT
EXIT ACCESS

OTHER

FEC — FIRE EXTINGUISHER CABINET
FE — FIRE EXTINGUISHER
EXISTING CONSTRUCTION
EXISTING CONSTRUCTION

Lavallee Brensinger ARCHITECTS
155 Dow Street, Suite 400
Manchester, NH 03101
tel 603-622-5450
fax 603-622-7908
web LBPA.com

CHRISTOPHER DROBAT No. 3150 LICENSED ARCHITECT THE STATE OF NEW HAMPSHIRE

River Valley Community College
ROOSEVELT SCHOOL RENOVATIONS
Washington Street, Keene, NH 03431

DRAWN BY:	Author
PROJECT NO:	09-032-00
DATE:	04/09/2010
REVISED:	06/08/2010
SCALE:	As indicated

CONTENT:
CODE ANALYSIS TEXT, SYMBOLS AND RATINGS

Project Phase
ADDENDUM 4

A0.2A

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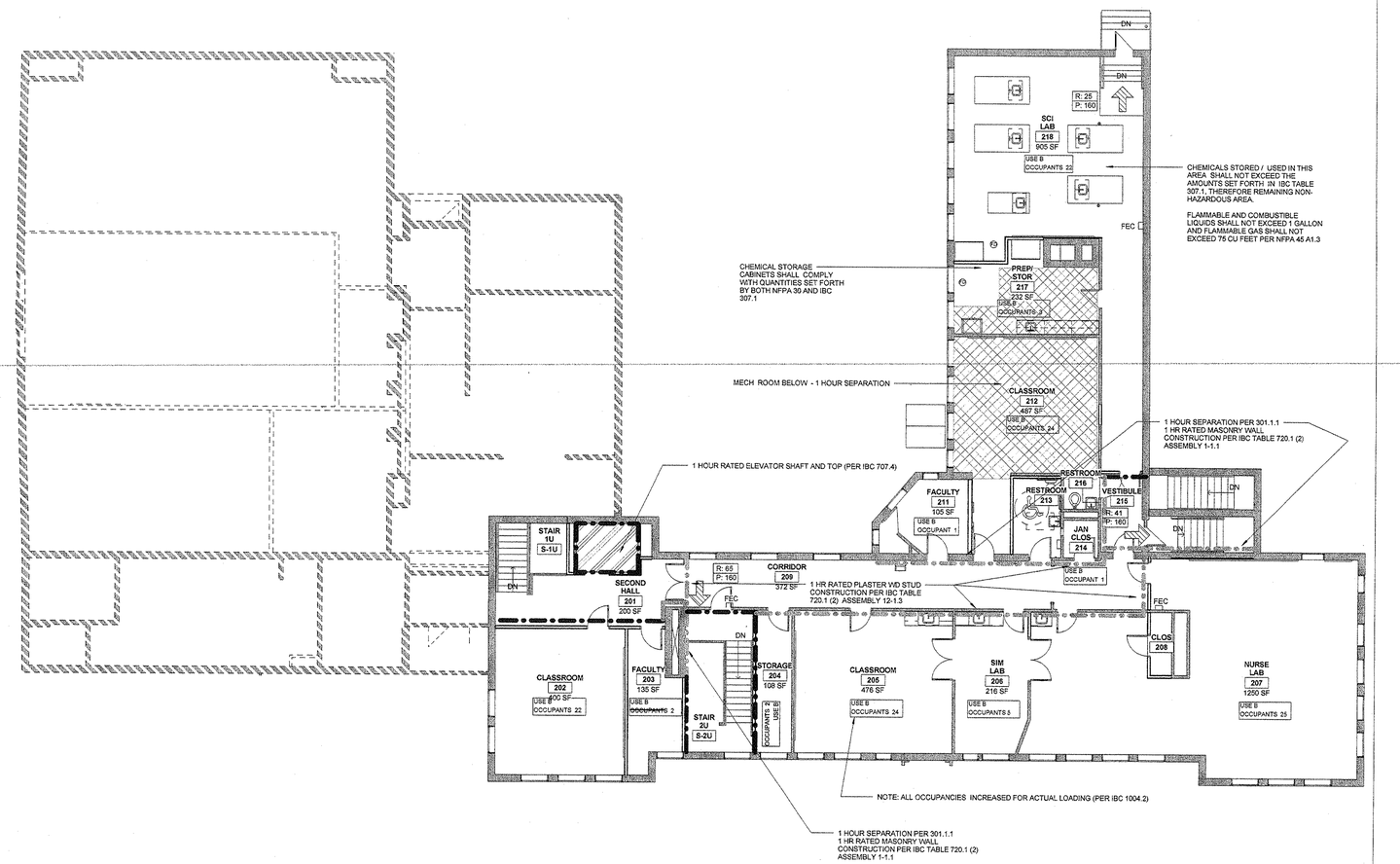

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   ACCESSIBLE PERIMETER: 476 FT
   ACCESSIBLE AREA 20' - 30' WIDE: YES
   ACCESSIBLE PERIMETER: 62 %
   (NOT REQUIRED FOR THIS PROJECT - CALCULATED HERE FOR REFERENCE)

   SPRINKLER INCREASE:
   200%- NA

   STORY REDUCTION APPLICABLE:
   NO

   OCCUPANCY/USE GROUP SEPARATION:
   NON-SEPARATED

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   ROOF : 0 PERSONS
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GRAPHICS LEGEND

OCCUPANCY

USE GROUP B

INCIDENTIAL ACCESSORY OCCUPANCY

USE GROUP / OCCUPANT # — OCCUPANT CAPACITY

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AP AP AP — ACCESSIBLE PERIMETER

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- FIRE PARTITION - 1 HOUR
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- FIRE BARRIER - 2 HOUR
- FIRE BARRIER - 2 HOUR - existing

1 HOUR FLOOR / CEILING ASSEMBLY

1 HOUR CEILING / ROOF ASSEMBLY

MEANS OF EGRESS

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OTHER

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CONTENT: CODE ANALYSIS TEXT, SYMBOLS AND RATINGS
DRAWN BY: Author
PROJECT NO: 09.032.00
DATE: 04/08/2010
REVISED: 06/08/2010
SCALE: As Indicated
Project Phase ADDENDUM 4

A0.2B

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