



# ***ESSEX COUNTY OFFICE OF COMMUNITY RESOURCES***

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Anna Reynolds  
Director

Rob Wick  
Project Manager

**TO:** All Bidders / Respondents

**FROM:** Rob Wick, PMP Project Mgr

**DATE:** 9/20/2021

**SUBJECT:** Addendum #2 Newcomb Community & Historical Center Center Architectural RFP

**1. Update to Appendix B - Project Reference Data**

- a. This update is the most recent approved concept that the Steering Committee has selected; this is the concept to be designed by the selected architectural firm.

END OF ADDENDUM # 2

**APPENDIX B: PROJECT REFERENCE DATA**

**VERSION 2, UPDATED 9/20/2021**

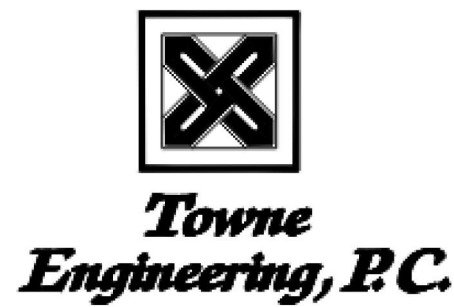
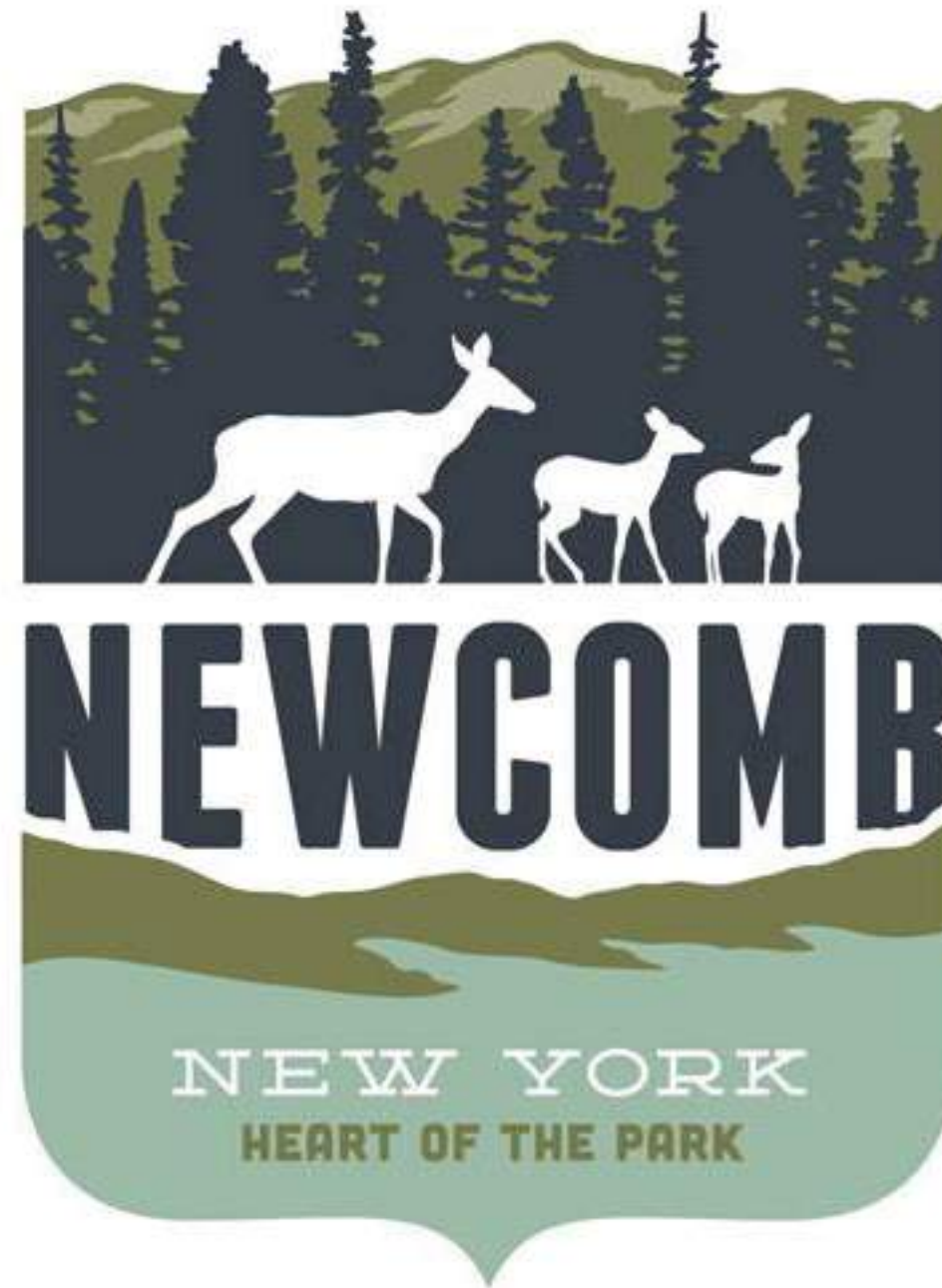
# PROPOSED NEWCOMB HISTORIC WELCOME CENTER

## INDEX OF PRELIMINARY DRAWINGS:

REV. #1 February 22, 2021

REV. #2 March 8, 2021

1. AERIAL SITE VIEW
2. CONCEPTUAL SITE PLAN
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4. NORTH ELEVATION
5. EAST ELEVATION
6. ROOF PLAN
7. CROSS SECTION AT GREAT ROOM
8. CROSS SECTION AT LOBBY
9. CATERING KITCHEN
10. PROPOSED MECHANICAL SYSTEM
11. MECH + ELEC. ROOMS & EQUIPMENT





## AERIAL SITE VIEW



PRELIMINARY DESIGN PACKAGE

REV #1 February 22, 2021

Project Number: 2063

Drawing No. 1 of 11

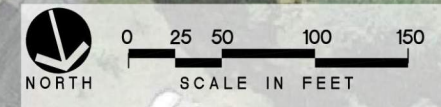
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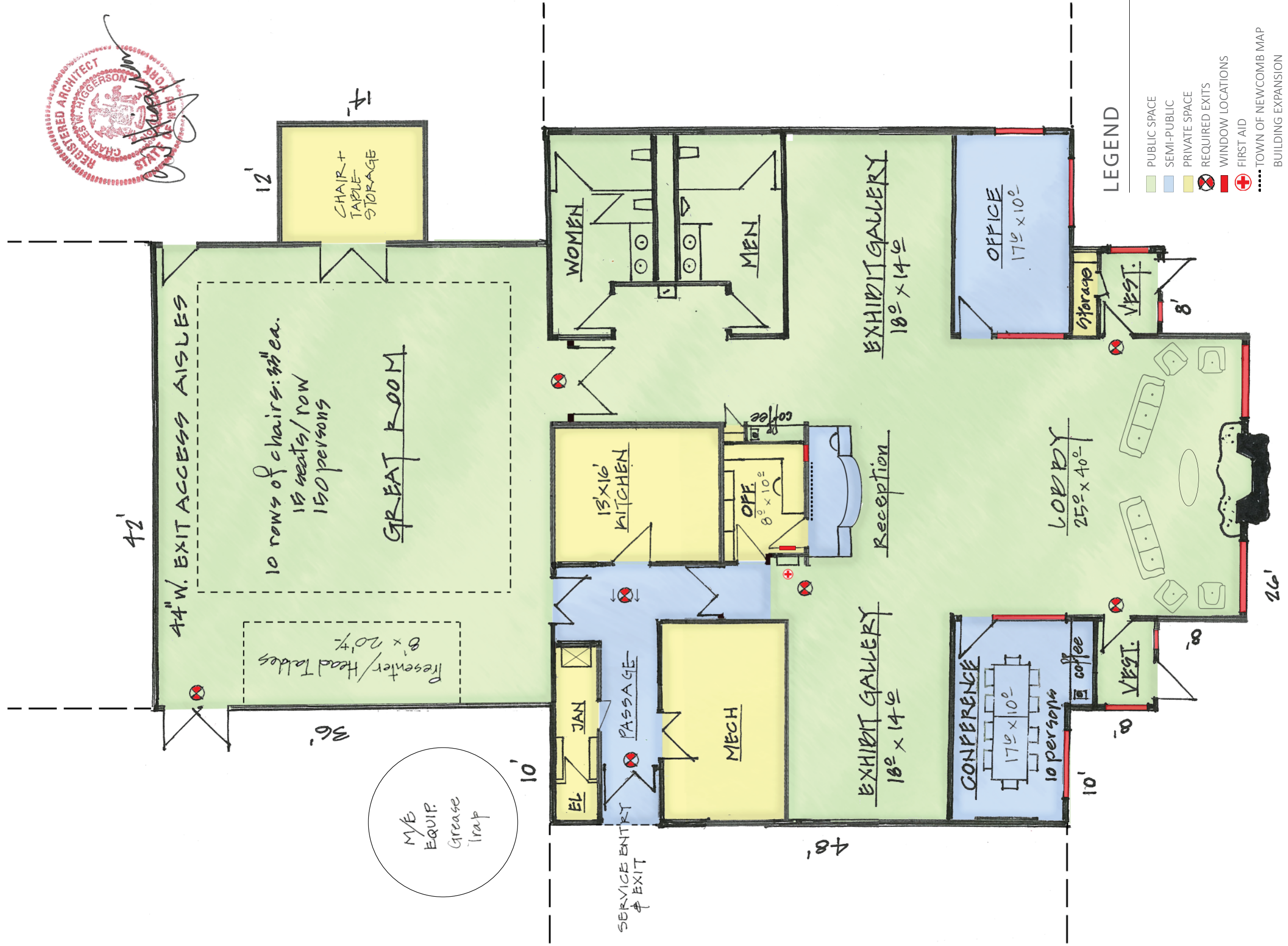
**MARCH**  
**ASSOCIATES**  
*ARCHITECTS & PLANNERS, PC*



LEGEND

- A. NEW WELCOME CENTER (PARKING FOR 25 CARS)
- B. SEATING AREA WITH OPEN VIEWS TO NORTH
- C. NEW STORMWATER DETENTION BASIN
- D. CUT-BACK EARTH BERM
- E. SNOW FLOW TRAIN DISPLAY
- F. NEW MONUMENT SIGN
- G. A/C UNIT, GENERATOR AND TRANSFORMER
- H. PROPANE TANK
- I. RANGERS CABIN
- J. FIRE TOWER (40' HIGH)
- K. POTENTIAL POST OFFICE
- L. RECONFIGURED PARKING (PARKING FOR 71 CARS)
- M. ST. THERESE CHURCH
- N. FUTURE NEWCOMB HISTORICAL MUSEUM
- O. NEW GAZEBO
- P. EXISTING INFORMATION KIOSK
- Q. EXISTING PICNIC PAVILION
- R. PEDESTRIAN CROSSING WARNING SIGNAL
- S. EXPANDED GRAVEL PARKING (OPTIONAL 17 SPACES)
- T. BLEDDING HILL
- U. FORMER SALT SHED
- V. SKATE SHACK
- W. PARKING RECONFIGURED IN FUTURE



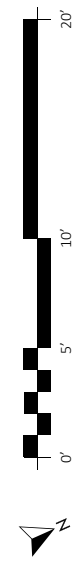


**LEGEND**

- PUBLIC SPACE
- SEMI-PUBLIC
- PRIVATE SPACE
- REQUIRED EXITS
- WINDOW LOCATIONS
- FIRST AID
- TOWN OF NEWCOMB MAP
- BUILDING EXPANSION

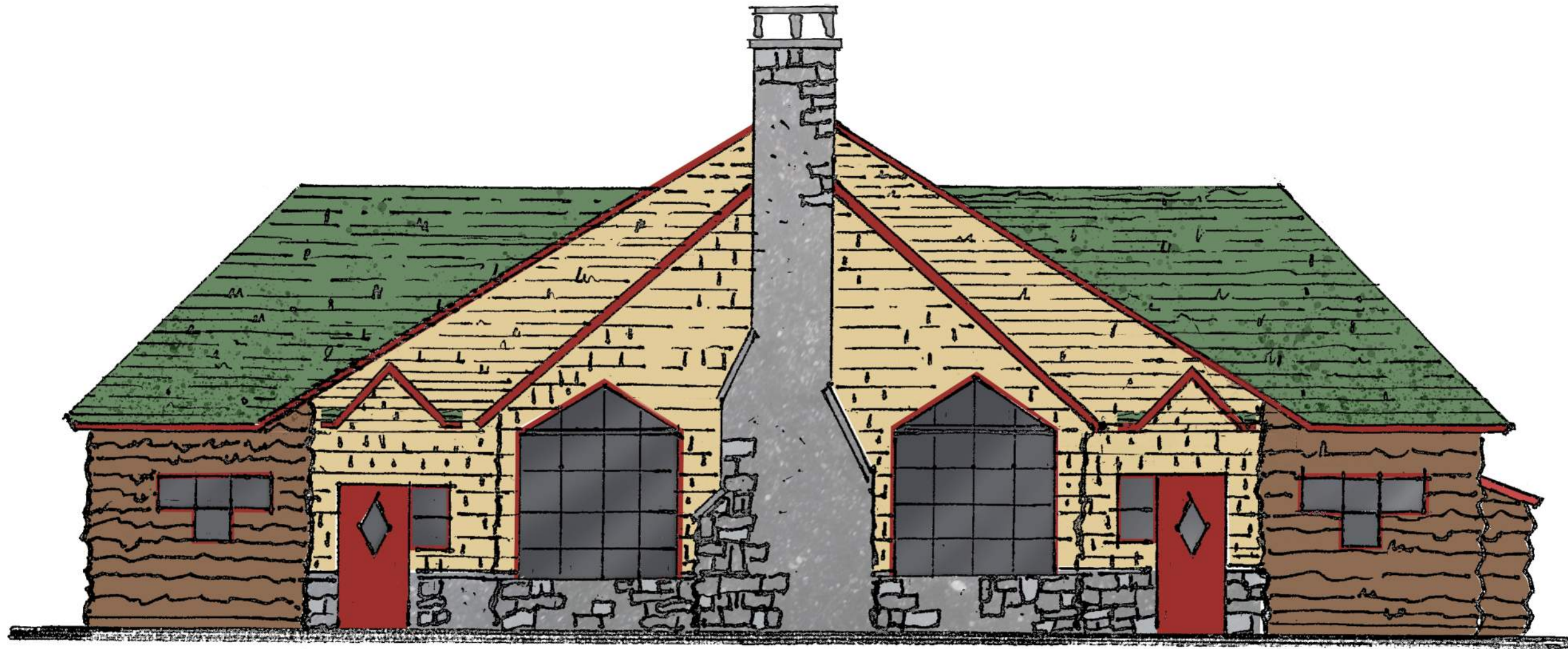
Gross Building Area: 5,200 GSF

**PROPOSED FLOOR PLAN**



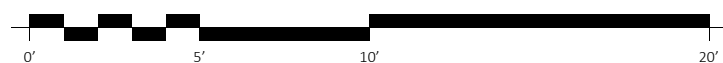
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W. Pine Slabs | Eastern White Cedar Shingles AND Champlain Stone | W. Pine Slabs

NORTH ELEVATION



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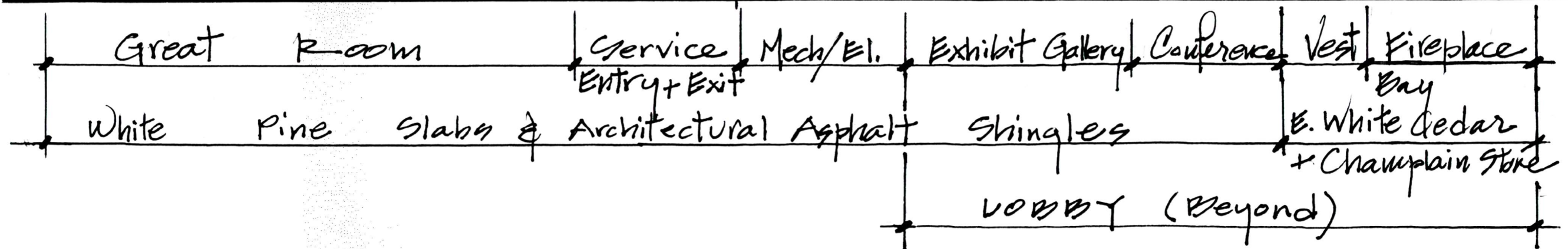
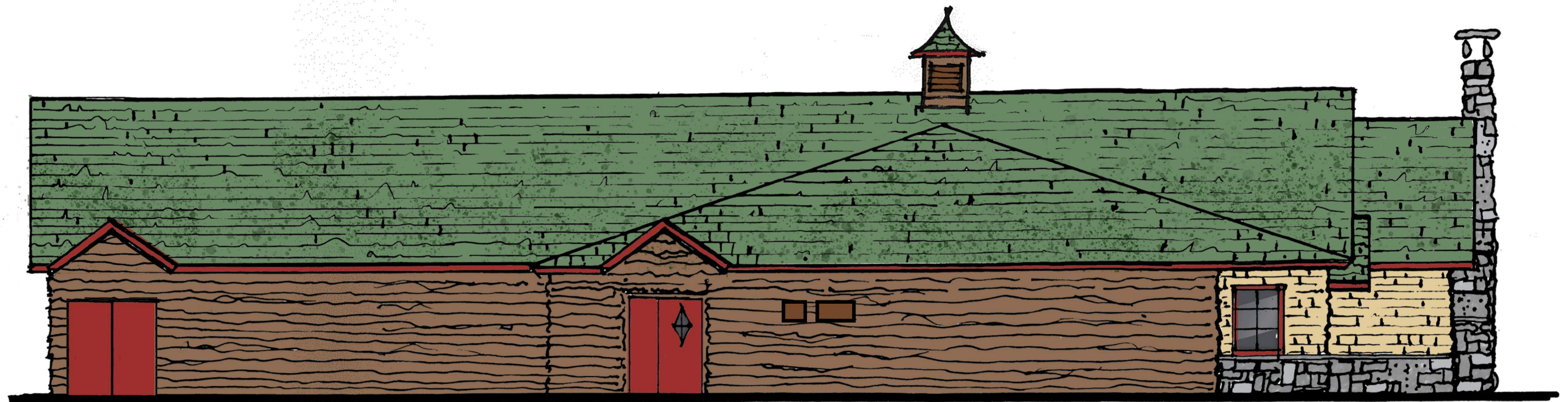
REV #1 February 22, 2021

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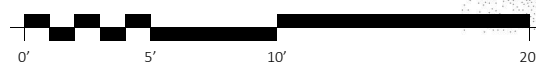
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EAST ELEVATION



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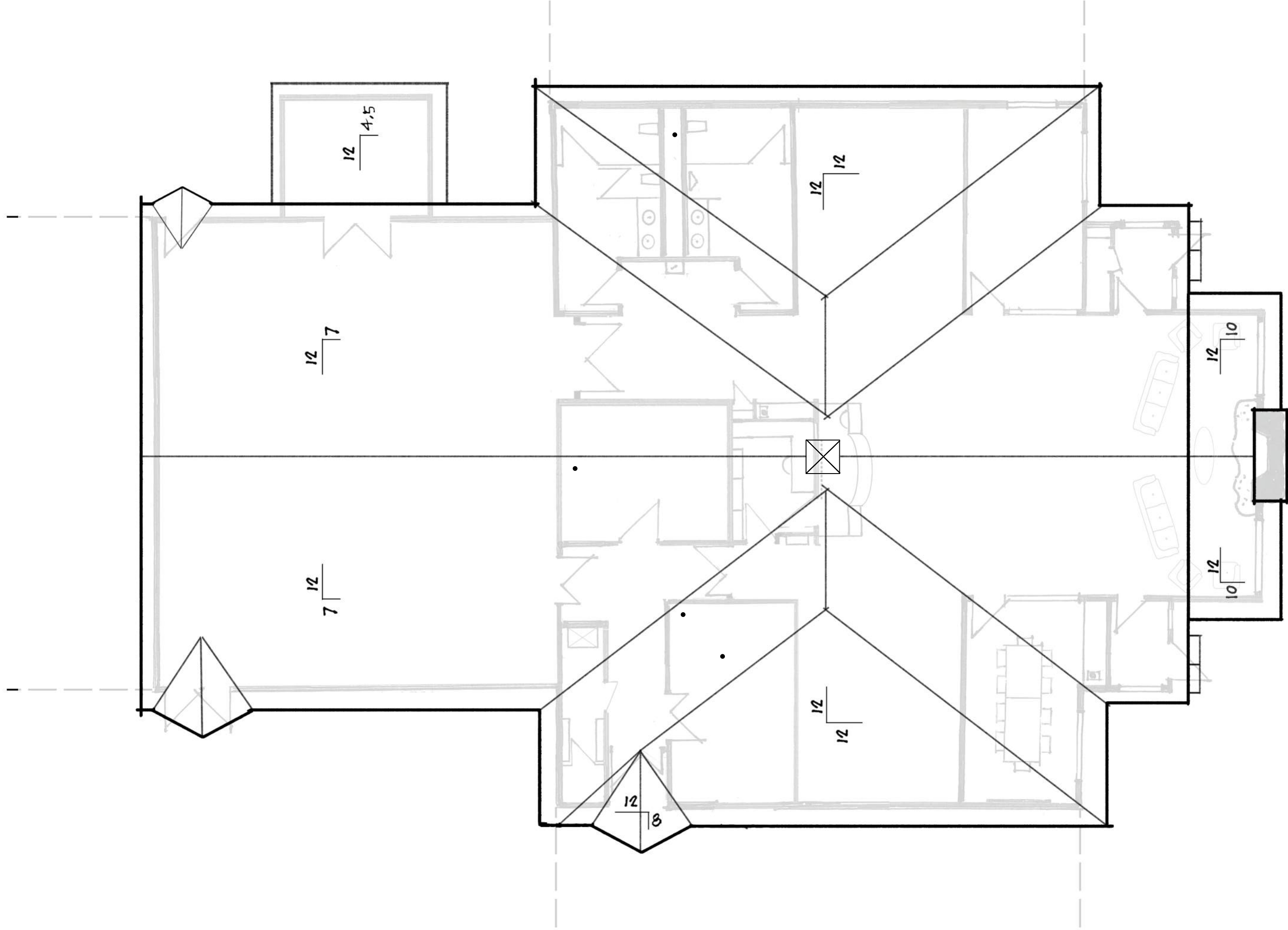
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**ROOF PLAN**



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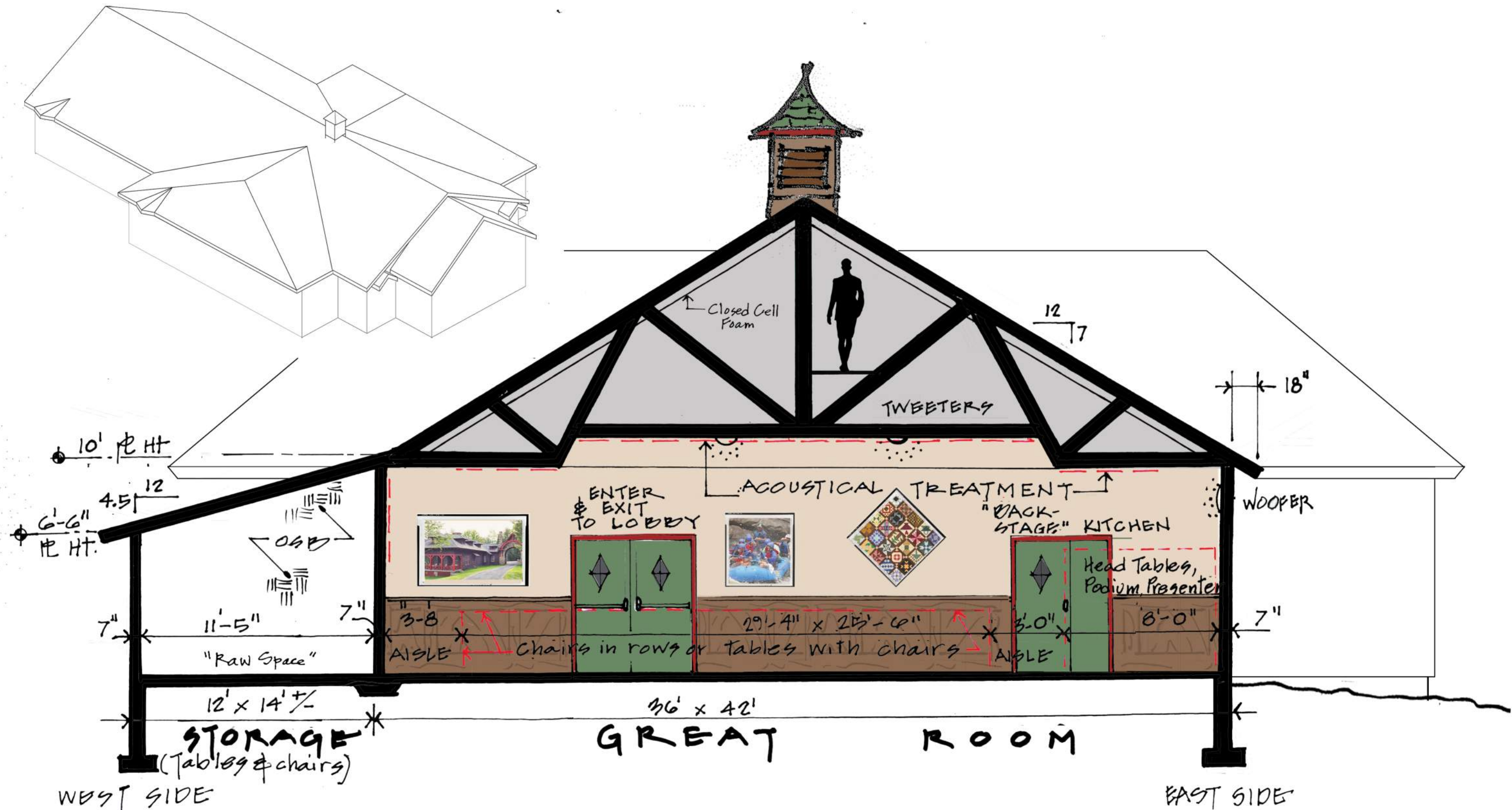
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CROSS SECTION AT GREAT ROOM LOOKING NORTH

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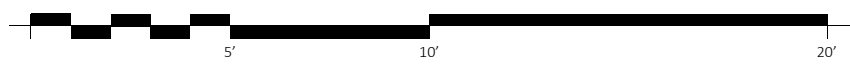


OFFICE

LOBBY

CONFERENCE R.M.

### CROSS SECTION AT LOBBY LOOKING NORTH



PRELIMINARY DESIGN PACKAGE

REV #1 February 22, 2021

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Drawing No. 8 of 11

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**JOSEPH FLIHAN CO.**

Food Service Equipment  
418-426 BROAD STREET CORNER OF SECOND STREET  
P.O. BOX 4039  
UTICA, NEW YORK 13504

PHONE 315/735-8519  
FAX 315/724-4790

February 17, 2021

March Associates  
258 Genesee Street, Suite 300  
Utica, New York 13502

Attn: Chuck Higerson

Re: Newcomb Welcome Center

Dear Chuck,

As a follow-up to your telephone conversation with Bob Beach in our office, enclosed is a proposed layout for the Catering Kitchen Area at the Newcomb Welcome Center. I believe we have included everything outlined in your email.

As you can see from the sketch, the designated area is rather small for the equipment desired. Short of making the actual area larger, space could be gained by changing the full size convection oven (Item #6) to a half size unit and perhaps changing the single section reach-in refrigerator (Item #1) to an undercounter unit that could be located beneath the prep table (Item #7). The determining factor in making these changes would be the type of functions that the area would have to accommodate as well as the number of customers/guests that would be served. We would also suggest that stainless steel sink bowl covers be provided for the three (3) scullery sink bowls so that the unit could be used as a work surface when not in operation as a scullery area.

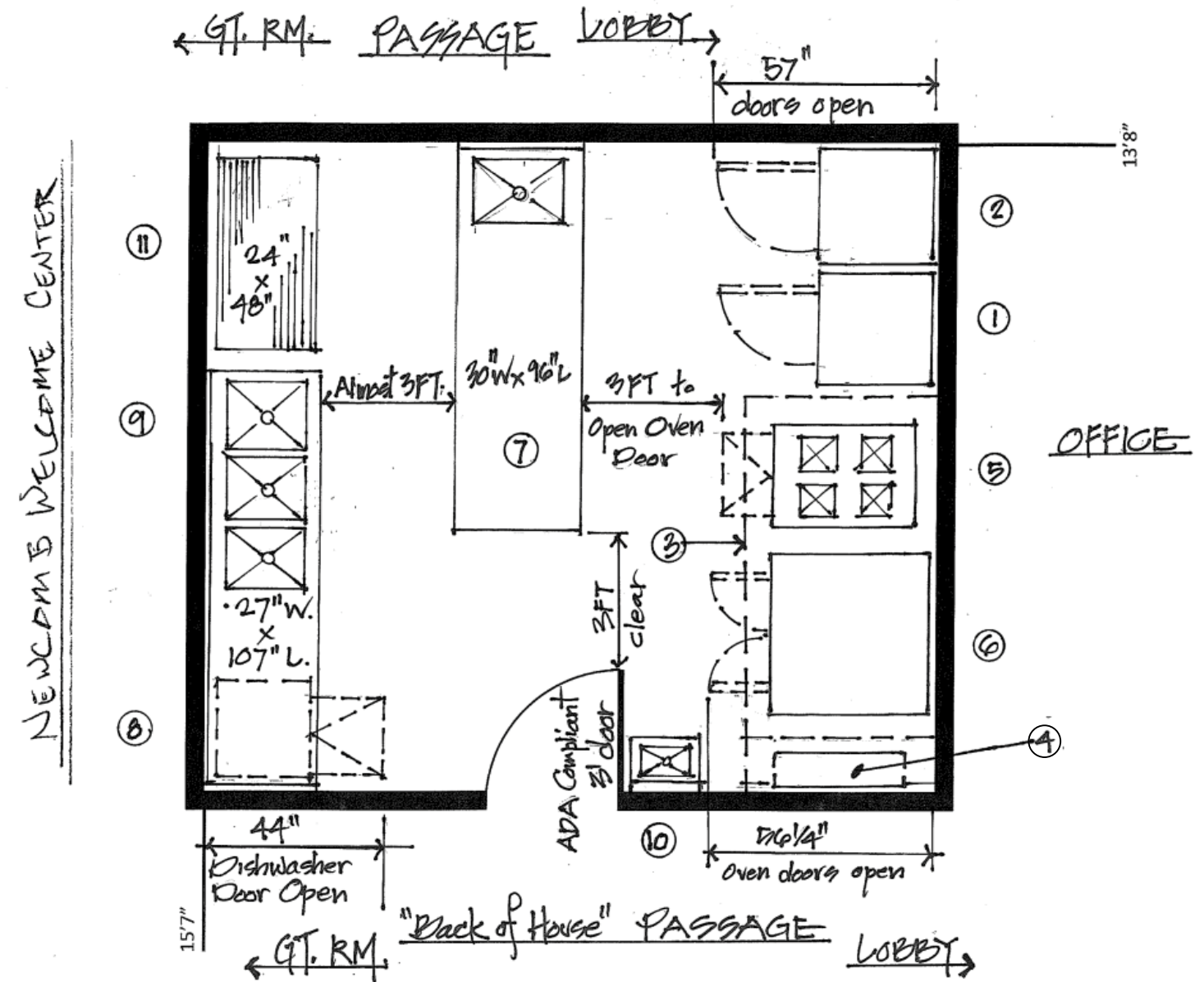
A rough budget for the equipment as drawn would be approximately \$40,000.00-\$45,000.00. Note that this figure could change depending on actual scope of work needed as well as the manufacturers and brands of equipment chosen.

I trust the above outlined and attached drawing prove helpful and look forward to being of further service with this project.

Very truly yours,

JOSEPH FLIHAN CO.

Joseph Flihan  
JF/srh  
Enclosure



- 1 Refrigerator
- 2 Freezer
- 3 Exhaust Hood w/Ansul
- 4 Ansul cylinders in hood
- 5 4 Burner range + oven
- 6 stacked Convection ovens
- 7 Prep table with sink
- 8 Undercounter Dishwasher
- 9 Scullery Sinks
- 10 Hand sink
- 11 Storage rack

PRELIMINARY DESIGN PACKAGE

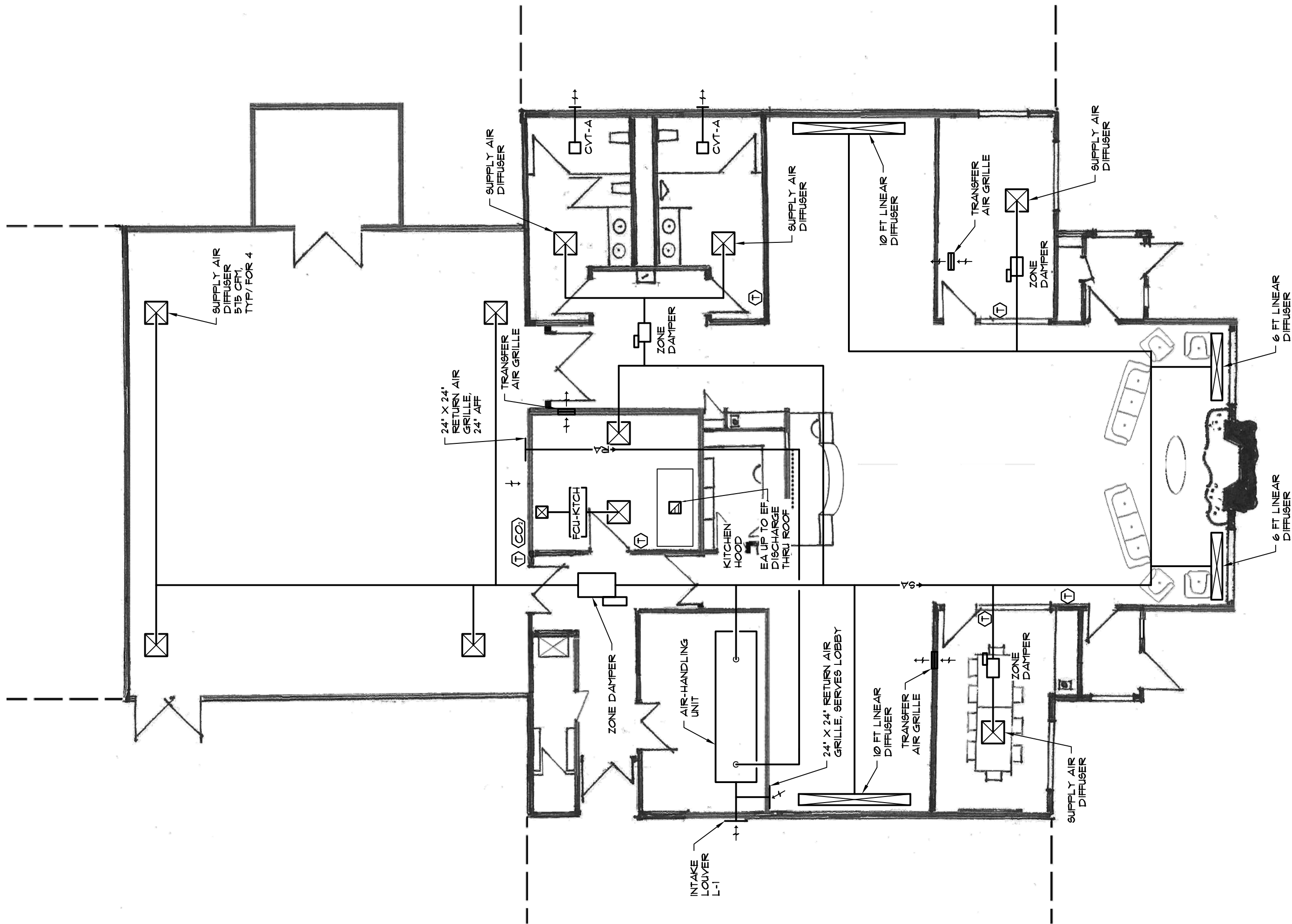
REV. #2 March 8, 2021

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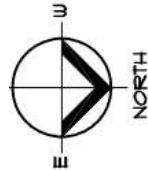
Drawing No. 9 of 11

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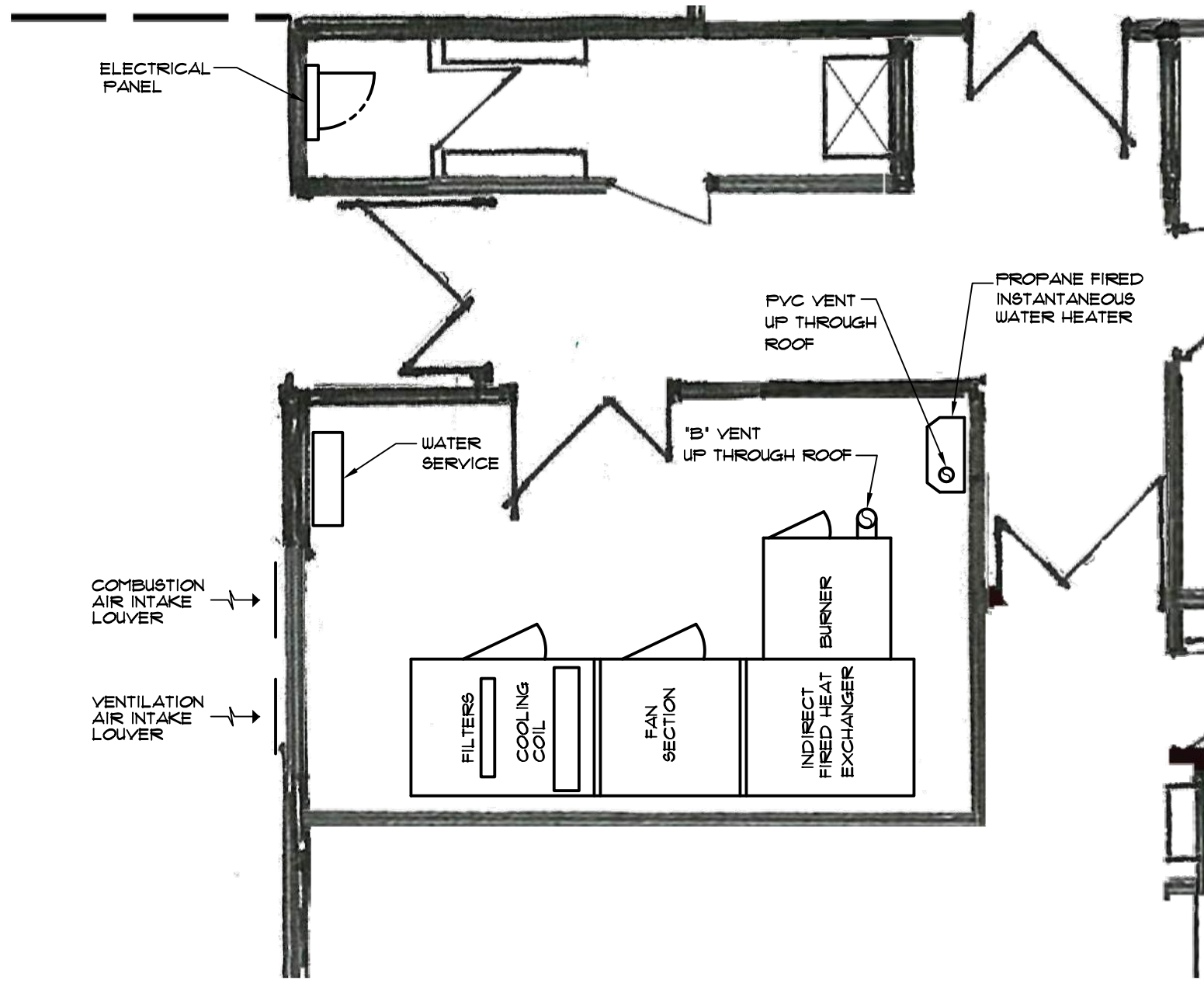
**PROPOSED FLOOR PLAN, DUCTWORK**



PRELIMINARY DESIGN PACKAGE  
 REV #1 February 22, 2021  
 Project Number: 2063  
 Drawing No. 10 of 11  
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**Towne Engineering, P.C.**



# PROPOSED MECHANICAL ROOM PLAN

SCALE: 1/4" = 1'-0"



Job Name: Newcomb Historic Welcome Center  
 Prepared By:  
 Unit Tag: ACCU-7.5T  
 Quantity: 1

## 6 - 25 Ton Unitary Split Systems Outdoor

Unit Overview	
Model	TTA09043DAA**AS01000000000000000000000000000000
Unit Tonnage	7.5 Tons
Refrigeration Circuit / Stage	Dual Compressors / Dual Circuit
Unit Function	Cooling



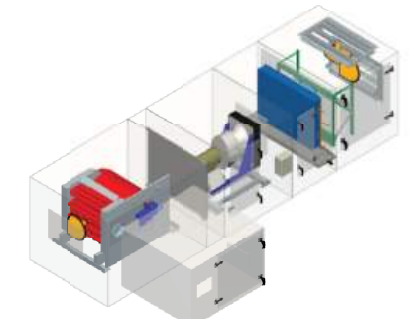
## Electrical Information

Unit Voltage	208-230/60/3
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## Trane Performance Climate Changer Air Handler

Unit Overview - AHU-1						
Application	Unit Size	External Dimensions			Weight	
		Height	Width	Length	Installed	Rigging
Indoor unit	CSAA006	38.8 in	44.0 in	161.3 in	1868 lb	1868 lb
Quantity of Shipping Sections		Largest Ship Split			Heaviest Ship Split	Elevation
3 pieces		Height	Width	Length	784 lb	0.00 ft
		38.8 in	44.0 in	58.9 in		
Supply Fan						
Airflow	3000 cfm	Total Static Pressure	2.409 in H2O			

Construction Features	
Panel	2in. foam injected R-13 with thermal break
Panel Material	All unit inner panels - galvanized
Integral Base Frame	5in. integral base frame
Short Circuit Current Rating	5 kA
Agency Approval	YES



Unit Electrical					
Circuit	Voltage/Phase/Frequency	FLA	MCA	Max Fuse Size	
Circuit number 1 Supply fan motor(s)	230/3/60	13.60 A	17.00 A	30.00 A	
Circuit number 2 Gas heat	230/1/60	6.52 A	8.15 A	15.00 A	

Warranty	
Warranty section	Std. warranty only

Air mixing section - Position: 1							
Openings							
Face	Path	Type	Airflow	Face Velocity	Area	Pressure Drop	Hood
Back	Return	Parallel blade damper	3000 cfm	1222 ft/min	2.45 sq ft	0.374 in H2O	
Top	Outside	Parallel blade damper	3000 cfm	1222 ft/min	2.45 sq ft	0.374 in H2O	N/A
Filter							
Type	Frame	MERV Rating	Quantity	Size	Pressure Drop		
Pleated media - MERV 13	2"	MERV 13	4.00	16in.x20in.	0.624		
Condition	Face Velocity	Airflow	Area				
Mid-life	337 ft/min	3000 cfm	8.89 sq ft				
Section Options							
Door Location		Right					

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 Drawing No. 11 of 11  
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