

PEARL RIVER PUBLIC LIBRARY COMPLETE RENOVATION PROJECT

Pearl River public Library
80 Franklin Ave
Pearl River, New York 10965

ADDENDUM NO. 1

Date: June 6, 2025

This Addendum forms part of the Contract Documents and amends the original Bidding Documents issued May 19th, 2025, only in the following particulars. Original provisions of the Contract Documents shall remain in effect except as specifically amended by this Addendum.

Bidders shall consider amendments and the resulting cost differences shall be included in all bids. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so will subject the bidder to disqualification.

RFI RESPONSES:

1. **Question:** Confirm the allowance amounts for Contract 3 and Contract 4? Contract 3 shows allowances of \$300,000 and \$200,000 in the Schedule of Values. Contract 4 shows allowances of \$250,000 and then \$150,000 in the Schedule of Values
 - a. **Response:** Contract 3 Bid Form Allowance to be \$300,000 per updated specifications
 - b. **Response:** Contract 4 Bid Form Allowance to be \$250,000 per updated specifications

2. **Question:** Please advise how this project will be awarded? Is it based on lump sum or will portions be awarded individually? For example, can there be one mechanical contractor for the Chiller Replacement and a different mechanical contractor on the Renovations/Additions portion of the project.
 - a. **Response:** Per Cross Coordination Narrative – The combined project sets represent one collective project using the name of the project set 004 ‘PEARL RIVER PUBLIC LIBRARY RENOVATION & ADDITION’
 - b. **Response:** One Prime Contractor Bid per discipline for entire Project Package (1 GC, 1 EC, 1 PC, 1 MC)

3. **Question:** Please confirm which bid forms to be completed as there are bid forms in each spec book. We see in the Renovations/Addition project manual lump sum bid forms to include pricing for 1) Chiller Replacement, 2) Restroom Renovation, 3) Complete Renovation, and 4) Window Replacement.
 - a. **Response:** As noted in the Cross Coordination Narrative Divisions 00-01 are omitted from contracts 004, 005 and 007.
4. **Question:** Additionally, how many bid bonds is a contractor to obtain? i.e. GC one lump sum bond, MC one lump sum bond. Please advise.
 - a. **Response:** One Lump Sum Bond per Prime contractor
5. **Question:** There are four spec books containing summaries or, temp facilities, multiple contract summaries, etc. Which spec prevails? Please advise.
 - a. **Response:** The Project Manual for Pearl River Public Library Complete Renovation is the governing Project Manual. The other Project Manuals provide supplemental product data pertaining to that portion of the project
6. **Question:** Are the drawings labeled Renovations and Additions (file name PRPL Main Building Project) the same as the Complete Renovation project listed on the bid forms? Please advise.
 - a. **Response:** Yes. All drawings combined represent the complete renovation as noted on the bid forms.
7. **Question:** On the Renovation and Additions bid set, the drawings cover sheet indicates that Alternate 3 is 2nd Floor Fit out. There are drawings labeled as Alternate 3 but are for work on the first floor, for example A141 First Floor Furniture and Equipment Plan, A151 First Floor Power and Telephone Location Plan, P-2.1 Plumbing First Floor New Work Plan, etc. Please advise.
 - a. **Response:** This is correct. Please review to the Alternate 3 Drawings and Alternate narratives in the Bid forms for scope.
8. **Question:** On the Restroom Renovation bid set drawing A002 and A101 are missing. Additionally, there are two drawings label A100 (Existing Conditions & Floor 01 Over Reference Plan) Please advise.
 - a. **Response:** See Superseded Restroom Renovation Set “2.1 - 2578-01_23_0602 - PRPL RESTROOM BID SET AR (14p) (ADDENDUM 1)” for sheets A002 and A101. Furthermore, on sheet A000, the drawing list indicates A101 sheet title as FLOOR 01 PLANS: DEMOLTION PLAN & RCP. Sheet A101 has been revised and indicates the sheet title as PHOTO KEY & DEMOLTION PLAN
9. **Question:** On the Chiller Replacement bid set drawing S102 is missing. Additionally, S101 is in the bid set but not listed on the cover page. Please advise.
 - a. **Response:** On Sheet A000 Cover Sheet, the drawing list includes “S102” which is mislabeled and is drawing sheet “S101”.
10. **Question:** On the Renovations/Addition drawing M2.5, there is an alternate HV -1 shown. Please confirm if this is part of Add Alternate: Conference Rooms Shown on Sheet A 161.
 - a. **Response:** Confirmed

11. **Question:** There is no door schedule on the Restroom Renovation portion of the project. Please confirm the door schedule on the Renovation/Addition drawing A003 is to be used for the Restroom Renovation portion of the project.
 - a. **Response:** See Superseded Restroom Renovation Set “2.1 - 2578-01_23_0602 - PRPL RESTROOM BID SET AR (14p) (ADDENDUM 1)” on sheet A001 for Door Schedule.

12. **Question:** There are no saddles shown at the doors on the Restroom Renovation portion of the project. Please advise.
 - a. **Response:** See Superseded Restroom Renovation Set “2.1 - 2578-01_23_0602 - PRPL RESTROOM BID SET AR (14p) (ADDENDUM 1)” on sheet A103 Drawing 2 for door saddle tag locations, refer to sheet A001, Finish Schedule for saddle tag descriptions. Refer to Cross Coordination Narrative for more information.

13. **Question:** There is no plumbing fixture schedule on the Restroom Renovation portion of the project. Please confirm the plumbing fixture schedule on the Renovation/Addition drawing P0.1 is to be used for the Restroom Renovation portion of the project.
 - a. **Response:** See Superseded Restroom Renovation Set “2.1 - 2578-01_23_0602 - PRPL RESTROOM BID SET AR (14p) (ADDENDUM 1)” on sheet A001 for plumbing fixture tag schedule. Refer to Cross Coordination Narrative for more information.

14. **Question:** On the Restroom Renovation portion of the project there are no architectural demolition drawings. Please advise.
 - a. **Response:** See Superseded Restroom Renovation Set “2.1 - 2578-01_23_0602 - PRPL RESTROOM BID SET AR (14p) (ADDENDUM 1)” on sheet A103 drawing 2 for Demolition Plan.

15. **Question:** On the Restroom Renovation portion of the project there is no explanation or keycode for items C1-C10 on drawing A102. Please advise.
 - a. **Response:** See Superseded Restroom Renovation Set “2.1 - 2578-01_23_0602 - PRPL RESTROOM BID SET AR (14p) (ADDENDUM 1)” on sheet A001.

16. **Question:** On the Restroom Renovation portion of the project on detail 1/A610 at the LAV, there is no drawing A610 to show this detail. Please advise.
 - a. **Response:** See Superseded Restroom Renovation Set “2.1 - 2578-01_23_0602 - PRPL RESTROOM BID SET AR (14p) (ADDENDUM 1)” for revised detail references on sheet A601.

17. **Question:** On the Restroom Renovation portion of the project on drawing P101 at the lower right-hand corner it states the plumber is responsible to patch and seal for slab trenching. However, in the summary of work in the Restroom Renovation portion of work spec book, page 011200-4 mentions the GC may have some involvement. Please advise.
 - a. **Response:** Trenching, excavation and patching shall be the work of the General Construction Contract. See Addendum 1: Clarification.

18. **Question:** On the Restroom Renovation portion of the project please confirm the plumber chops / patches/ excavates for the plumbing piping at the slab.
- a. **Response:** See response to question 17.
19. **Question:** On the Renovation and Additions bid set, drawing M2.6 shows a water heater with exhaust up thru the same chimney as the boilers. We could not locate the exhaust spec for the hot water heater. Please advise.
- a. **Response:** Refer to specification Section 235123 – Gas Vents for water heater exhaust spec. Venting shall be double-wall, stainless steel material with ½” air space and meet UL 1738 testing requirements.
20. **Question:** What are the licensing requirements for Contractors, e.g. can a Rockland County licensed Mechanical Contractor bid the Plumbing Contract?
- a. **Response:** Coordinate Rockland County licensing requirements with the County.
21. **Question:** The instructions to bidder in the Main Building Manual calls for the bidder to submit a Statement of Qualifications. We do not see the Statement of Qualifications. Please advise.
- a. **Response:** See attached document AIA Document A305 – Contractor’s Qualification Statement
22. **Question:** On the GCC bid form page 004100.01-7, for the wall or ceiling unit price, please advise what kind of wall and what kind of ceiling. Is the unit price per square foot?
- a. **Response:** Wall or ceiling line item is a part of Unit Price No. 13 “Fire Access Door & Frame at GWB Wall or Ceiling”. See revised GCC Bid Form attached.
23. **Question:** On the GCC bid form page 004100.01-6, the alternate description as a deduct however right below, it shows the deduct as an add. Please advise.
- a. **Response:** See revised GCC Bid Form document
24. **Question:** The sprinklers on the restroom bid are not shown on the restroom drawings but on drawing SP2.1 in the Renovations and Additions set. Please advise which bid the sprinklers fall under. The main building portion or the restroom portion of the project.
- a. **Response:** Sprinkler Directive falls under The Main Building Project.
25. **Question:** On the Plumbing bid form page 004100.02-5 it shows trenching and backfill. Please advise if this work is by the plumbing contractor or the GC.
- a. **Response:** See response to question 17.
26. **Question:** On the plumbing bid form page 004100-02-5 the following line items are duplicated, Mobilization, Bonds/Insurance, Shop Drawings, and Cutting / Patching. Please advise.
- a. **Response:** This is correct, see attached revised P&FPC Bid Form “2578-02_25_0604 - 00 41 00.02 Bid Form P&FC”
27. **Question:** On the plumbing bid form page 004100-02-5. Please advise which deduct alternate should have the credit for the elevator as alternates 3 and 4 both show omitting the elevator.

- a. **Response:** Alternate 3 omits the elevator and equipment, shaft, stair and second floor fit out. Alternate 4 omits the elevator and equipment as provided by an elevator vendor ONLY.
28. **Question:** On the Renovation and Addition bid set, the site drawings do not show a pad wheel cleaner. Please advise if one is required.
- a. **Response:** Not required.
29. **Question:** Please provide more detailed schedule information pertaining to the start and completion of the demolition work in the Mechanical Contract and the start and completion of the Mechanical Rough in work for that contract.
- a. **Response:** See Exhibit C – Milestone Schedule for Construction timeline. The General Contractor(GC) to provide more detailed schedule and updates to schedule throughout construction. Coordinate with all prime contractors and updates from GC.
30. **Question:** Please provide the starting & completion date for the above project
- a. **Response:** See Exhibit C – Milestone Schedule for start and completion date.

ADDENDUM 1: SPECIFICATIONS

- A. Main Building Project Manual Section 00 41 00.01 Bid Form GCC (8p)
- B. Main Building Project Manual Section 00 41 00.02 Bid Form P&FC (8p)
- C. Main Building Project Manual Section 00 41 00.03 Bid Form MC (8p)
- D. Main Building Project Manual Section 004100.04 Bid Form EC (8p)
- E. Revise Section 011250 (1.6) (A)(3) from:
 - a. Excavation and Back fill of Trenches for the Work of each contract shall be provided by each contract for its own Work to 5'-0" FT. outside the building footprint. Electrical Prime Contract to provide all excavation and backfill of their trenches beyond the 5'- 0" FT. line.

to:
 - b. The General Construction Contractor shall be solely responsible for all excavation and backfill required for the installation of underground utilities and other systems necessary for the completion of the Work of each Contract. This responsibility shall include, but not be limited to, the furnishing of all labor, materials, and equipment for trenching, shoring, dewatering, backfilling, and compaction in accordance with the specifications.

ADDENDUM 1: SPECIFICATIONS CONTINUED

F. Revise Section 011250 (1.6) (A)(4) from:

a. Cutting and Patching: Provided by each contract for its own Work.

to.

b. The General Construction Contractor shall be responsible for all cutting and patching necessitated by trenching operations. All other cutting and patching required for the proper installation and coordination of the Work of a specific trade shall be the sole responsibility of that respective trade contractor. Each trade contractor shall be responsible for all cutting, fitting, and patching required for their work and to integrate their work with the work of others.

ADDENDUM 1: DRAWINGS

A. 2578-02_25_0605 - CAL - CIP-1 CONSTRUCTION IMPLEMENTATION PLAN

B. 2.1 - 2578-01_25_0605 - PRPL RESTROOM BID SET AR (14p)

ADDENDUM 1: ATTACHMENTS:

A. AIA Document A305 – Contractor’s Qualification Statement

B. 01. 2578-02_25_0604 - Pre-Bid Walkthrough Sign In Sheets

END ADDENDUM NO. 1