

NYS Office of Parks Recreation & Historic Preservation  
Taconic Regional Administrative Headquarters  
9 Old Post Road  
PO Box 308  
Staatsburg, NY 12580

Tel: 845-889-3899

# **ADDENDUM NO. 1**

Total Pages 10

June 18, 2021

## **TA-PM-2022-001**

**Philipse Manor Hall State Historic Site – Construction of Elevator/Restroom Addition, Interior and Exterior Rehabilitation and Site Enhancements**

### **CONTRACT NUMBER**

D005805 General Construction

### **GENERAL INFORMATION**

- 1) Read all plans, specifications, and addenda carefully.
- 2) **IMPORTANT** - Acknowledge receipt of all addenda on the bid form when submitting your bid.
- 3) Confirm via email to [joanne.beaulieu@parks.ny.gov](mailto:joanne.beaulieu@parks.ny.gov) your receipt of this addendum.
- 4) The estimate range \$8,000,000 - \$10,800,000
- 5) This Addendum is part of the Contract Documents.

### **IMPORTANT CHANGES**

- 1) **All RFI's are NOW due by 3:00 PM on June 28, 2021**

### **ATTACHMENTS**

The following attachments shall be incorporated into the Contract Documents as applicable:

- 1) Pre-Bid Meeting Sign-in Sheet dated June 16, 2021
- 2) Pre-bid Meeting Minutes dated June 16, 2021
- 3) Current Plan Holders List

# PRE-BID MEETING

PROJECT: D005805 Construction of Elevator/Restroom Addition, Interior and Exterior Rehabilitation and Site Enhancements

DATE: June 16, 2021, 11AM

LOCATION: Phillipse Manor Hall State Historic Site

PRESENT:

NAME	ORGANIZATION	EMAIL
August Arrigo	Aradis	august.arrigo@Aradis.com
PAT KIRSCHNER	OPRHP	patrick.kirchner@parks.ny.gov
EPIN MORONEY	OPRHP	emoreno@parks.ny.gov
<del>Ed Martin</del>	<del>OPRHP</del>	<del>ed.martin@parks.ny.gov</del>
Ed Martin	Aradis	Ed.Martin@Aradis.com
Steve Oakes	OPRHP	steve.oakes@parks.ny.gov
Keith Ackerson	Team Const. Co. Inc.	KAckerson@Teamconst.com
Lee Ackerson	NYS OPRHP	LeeAckerson@Parks.ny.gov
CHRYSS SMITH	<del>SMITH ASSOCIATES</del>	asmith@smithassociates.com



## **Philipse Manor Hall State Historic Site Construction of Elevator/Restroom Addition, Interior and Exterior Rehabilitation and Site Enhancements**

### **D005805 General Construction Contract**

#### **Pre-Bid Meeting Minutes**

**Meeting Date: June 16, 2021 @ 11:00 am**

**Location: Philipse Manor Hall**

#### **AGENDA:**

##### **1. Introductions of Project Team**

###### **OPRHP Staff:**

Patricia Kirshner – Capital Project Manager, Albany  
Garret Jobson - District Manager, Taconic/Saratoga/Palisades  
Erin Moroney - Architectural Conservator  
Les Ackerman – Associate Architect, AIA

###### **Construction Management: Arcadis**

August Arrigo – Vice President, Executive Project Manager  
Edward Martin – Resident Engineer

###### **Project Consultants:**

Saratoga Associates  
Christopher Smith – Project Architect  
Anthony Martin – Project Manager

##### **2. Bidders are reminded to thoroughly review the project manual and drawings.**

Particularly please refer to Section 011000 – Summary of Work for Scope of Work

Descriptions. The Philipse Manor Hall is an important historic and cultural asset for the State of New York. This construction project is on the State of New York Governors high priority list. The schedule requires the Manor Hall construction to be completed by April 15, 2022 to allow the exhibition installation to begin and the Manor Hall to open to the public.

3. General Construction Contract (GC): A general description of the primary work elements is listed below for reference. Contractor is responsible for reviewing all the drawings, specifications, and addenda to obtain a complete understanding of the entire work scope.

The Scope of Work includes all work indicated in the Contract Documents:

1. Construct a two-story addition (plus basement) for elevator (1) and restrooms (4).
2. Interior restoration of historic building fabric including:
  - a. Plaster restoration
  - b. Wood trim & wood floor restoration
  - c. Painting
3. Exterior restoration of historic building fabric including:
  - a. Wood repair and replacement,
  - b. Masonry repointing
  - c. Stucco restoration,
  - d. Painting
4. Custom pressure-fit, interior, wood storm windows with ultraviolet protection film on all windows.
5. Electrical upgrade & ethernet install (Masonry Building, electrical could be tricky)
6. New lighting (interior & exterior).
7. Brownstone steps -resetting & restoration.
8. HVAC repairs.
9. Porch roof replacement (wood shingle) & gutter install.
10. Structural improvements.
11. Install kitchen in Cottage.
12. Site & drainage improvements (Site needs to be ADA accessible)
13. Walkway alterations/ addition and re-setting
14. Parking lot- Precast concrete paver install.

**This work will be contracted under one Lump Sum Prime Contract. This project is a Best Value Submission. Please note that the number of days listed in the Agreement will be part of the Agreement terms as determined by the winning proposer's schedule. The project is also subject to a Project Labor Agreement. Refer to the Bid Form for additional information.**

**Bidders are reminded that they are responsible for all work related to this contract regardless of which drawing contains the information.**

#### 4. Overview of Project Manual / Drawings (OPRHP):

##### Project Manual

- Notice to Bidders
- Bid Forms (Contractors to submit their Bids on the respective Bid Form as provided by OPRHP):
- Wage Rates Appendix C
- Division 1 (general requirements specifications)
- Division 2 – 33 (technical specifications)
- Technical appendix includes:
  - Hazardous materials report (Asbestos)
  - Geotechnical report
- Project Labor Agreement (PLA)
- **Addenda: Contractor must acknowledge receipt of all addenda on their bid forms** – Addendum No.1 to be issued shortly which will include additional information and clarification on several specifications section including Historic Preservation and horticultural details including special care for Heritage Trees.

##### Drawings

- General
- Site
- Architecture
- Structural
- Mechanical
- Plumbing
- Electrical
- Asbestos removal

#### 5. General Information:

Review Spec. Section 011000 – Summary of Work and the section related to Project Milestone Dates including dates/durations that may trigger assessment of liquidated damages.

Physically complete all work within the number of days listed in the Agreement as approved by the State Comptroller. All milestone dates must be met. If this schedule is not met, liquidated damages may apply. Maintaining the project schedule is critical. Use of overtime and premium time, if required to meet the schedule, should be included in your bid. Milestone dates are as follows:

1. December 3, 2021 All exterior Cottage and Manor Hall historic rehabilitation work complete (Structural work, masonry, wood, stucco, window, and door repairs, surface prep and painting)
2. December 15, 2021 – Weathertight service addition. (Watertight roofing and building envelope)

3. December 30, 2021 Sub surface work including utilities and hard surface pavements including pathways. (parking lot/pathway base course only)
4. April 15, 2022 Physical Completion of Interior of Manor Hall – Exhibit installer occupies Manor Hall.

\*The contractor will be permitted to mobilize to the site upon approval by Parks of a site logistics plan. Contractor will be permitted to begin installation of fencing, trailers, and demolition of select items at that time.

6. Maintaining the project schedule is critical. Use of overtime and premium time, if required, should be included in your bid. **NYS OPRHP does not set the date for the approval of the Agreement by the Office of the State Comptroller. However, to expedite approval, it is critical that Contractors all submit required paperwork in required timeframe after bid. Refer to Contract Submittals Checklist included in the project manual for more information.**
7. All Required Permits to be issued/secured by NYS OPRHP.
  - NYSOPRHP Construction Permit
  - Contractor will be required to obtain a City of Yonkers Sidewalk permit
8. Bidders are reminded that in accordance with State Finance Law, Section 139j, only the following agency staff are designated as contacts for this project. Contacting any other staff may be a violation of the law and may result in a determination of contractor non-responsibility.

Les Ackerman [Lester.Ackerman@parks.ny.gov](mailto:Lester.Ackerman@parks.ny.gov) 518 265-2628;  
Joanne Beaulieu [Joanne.Beaulieu@parks.ny.gov](mailto:Joanne.Beaulieu@parks.ny.gov) 845 889-3840  
Garrett Jobson [Garrett.Jobson@parks.ny.gov](mailto:Garrett.Jobson@parks.ny.gov) 845 889-3840
9. For the purposes of the pre-bid meeting only contractor questions submitted in writing and NYSOPRHP answers are binding. Please use the RFI form that is in the bid package for questions.

Address questions to the designated agency contact for this contract:  
Technical questions to Les Ackerman [Lester.Ackerman@parks.ny.gov](mailto:Lester.Ackerman@parks.ny.gov) 518 265-2628;  
Administrative questions to Joanne Beaulieu [Joanne.Beaulieu@parks.ny.gov](mailto:Joanne.Beaulieu@parks.ny.gov) 845 889-3840

10. Project meetings biweekly or as needed. OPRHP expects attendees will be designated with ability to make decisions.
11. Please note section 6.10 of the General Conditions provides guidelines for steel purchase.
12. MWBE participation goals for this project are:
  - a. Minority Owned Business Enterprise 17%
  - b. Women Owned Business Enterprise 13 %
  - c. Service Disabled Veteran Owned Business 6%
13. Health & Safety Requirements: we will be distributing NYSOPRHP protocols for construction site health and safety in the addendum. Follow OSHA Safety rules for Site Construction Safety.
14. Site Security: The site must be maintained in a safe and secure manner.
15. Work Restrictions: Work beyond normal work hours must be pre-approved by the Director's Representative.
  - a. Monday – Friday: 7:00 AM to 5:00 PM (2 shifts possible)
  - b. Saturday: 7:00 AM to 5:00 PM (2 shifts possible)
  - c. Sunday: 8:00 AM to 4:00 PM (2 shifts possible)
  - d. Holiday – none.
16. Contractor's Staging and logistics plan is required to be submitted and approved prior to site mobilization.
17. Heritage trees: Contractor's certified arborist must be on site when any earth moving takes place.

#### **RFI BID SCHEDULE**

Questions as they relate to the Contract documents are to be forwarded to Les Ackerman on the **RFI Form** as provided in the bid documents by **June 30 by 3:00 pm**. RFI's received after this date and time will not be processed. Bidders must bid the project as documented.

OPRHP intends to issue an Addendum on July 2, 2021. OPRHP may issue other Addendum prior to that date.

**Bids are due on July 7 by 3:00 pm.**

**Please deliver/send bids to the location as per the Notice to Bidders:**

**Garret Jobson**

**New York State Office of Parks, Recreation and Historic Preservation  
Taconic Region  
9 Old Post Road  
Staatsburg, NY 12580**

LIST of DRAWINGS

GENERAL

G100 COVER SHEET  
G101 GENERAL INFORMATION  
LS100 MANOR LIFE SAFETY PLANS  
LS101 MANOR LIFE SAFETY PLAN  
LS102 COTTAGE LIFE SAFETY PLAN

SITE

L100 EXISTING CONDITIONS PLAN  
L101 EXISTING LANDSCAPE PLAN  
L200 SITE REMOVALS PLAN  
L300 LAYOUT AND MATERIALS PLAN  
L400 GRADING, DRAINAGE AND UTILITY PLAN  
L500 PLANTING PLAN  
L600 SITE DETAILS  
L601 SITE DETAILS  
L602 SITE DETAILS

ARCHITECTURAL

A010 MANOR DEMOLITION PLANS  
A101 MANOR AND ADDITION FIRST FLOOR PLAN  
A102 MANOR AND ADDITION SECOND FLOOR PLAN  
A103 MANOR ATTIC PLAN  
A104 ADDITION BASEMENT PLAN  
A105 ADDITION FIRST FLOOR PLAN  
A106 ADDITION SECOND FLOOR PLAN  
A107 ADDITION ROOF PLAN AND ROOF DETAILS  
A104 ADDITION ROOF DETAILS CONTINUED  
A109 COTTAGE PLANS AND ELEVATIONS  
A110 MANOR TYPICAL EXISTING CONDITIONS  
A111 COTTAGE REFLECTED PLAN AND INTERIOR ELEVATIONS  
A120 MANOR REFLECTED CEILING PLAN – FIRST FLOOR  
A121 MANOR REFLECTED CEILING PLAN – SECOND FLOOR  
A122 ADDITION RREFLECTED CEILING PLANS  
A130 WALL TYPES  
A200 MANOR ELEVATIONS  
A201 ADDITION ELEVATIONS  
A300 ADDITION BUILDING SECTIONS  
A500 ADDITION WALL SECTIONS  
A600 DETAILS  
A601 DETAILS  
A602 ELEVATOR DETAILS  
A700 ADDITION AND COTTAGE FINISH FLOOR PLANS AND ELEVATIONS  
A701 ADDITION AND COTTAGE TOILET ROOM ENLARGED PLANS AND ELEVATION  
A702 ADDITION INTERIOR ELEVATIONS  
A710 MANOR INTERIOR ELEVATIONS



A711 MANOR INTERIOR ELEVATIONS – FIRST FLOOR  
A712 MANOR INTERIOR ELEVATIONS  
A713 MANOR INTERIOR ELEVATIONS– SECOND FLOOR  
  
A714 MANOR INTERIOR ELEVATIONS – IMAGES  
A800 MANOR WINDOW SCHEDULE AND DETAILS  
A801 DOOR SCHEDULE AND DETAILS  
A810 STOREFRONT ELEVATIONS AND DETAILS

#### STRUCTURAL

S001 GENERAL STRUCTURAL NOTES  
S101 FOUNDATION/BASEMENT PLAN AND FIRST FLOOR FRAMING PLAN  
S102 SECOND FLOOR FRAMING AND ROOF FRAMING PLAN  
S103 COTTAGE FRAMING PLAN  
S300 FOUNDATION DETAILS  
S301 STRUCTURAL DETAILS  
S302 STRUCTURAL DETAILS

#### MECHANICAL

M001 SYMBOLS AND ABBREVIATIONS  
M101 BASEMENT HVAC PLAN  
M102 FIRST FLOOR HVAC PLAN  
M103 SECOND FLOOR HVAC PLAN  
M104 COTTAGE HVAC PLAN

#### PLUMBING

P001 SYMBOLS AND ABBREVIATIONS  
P101 PLUMBING FLOOR PLANS  
P102 SANITARY AND STORM FLOOR PLANS  
P103 COTTAGE DOMESTIC PLAN  
P104 COTTAGE SANITARY PLAN

#### ELECTRICAL

E001 ELECTRICAL REFERENCE  
E002 MUSEUM ELECTRICAL DEMOLITION  
E003 ELECTRICAL EXISTING ONE-LINE  
E004 ELECTRICAL SITE PLAN  
E100 ELECTRICAL COTTAGE ONE-LINE DIAGRAM  
E101 ELECTRICAL COTTAGE PLANS  
E102 ELECTRICAL COTTAGE FIRE ALARM PLANS  
E110 ELECTRICAL MUSEUM ONE-LINE PLAN  
E111 ELECTRICAL MUSEUM FIRST FLOOR PLAN  
E112 ELECTRICAL MUSEUM SECOND FLOOR PLAN  
E113 ELECTRICAL MUSEUM CEILING PLANS  
E114 ELECTRICAL MUSEUM FIRE ALARM PLANS  
E115 ELECTRICAL MUSEUM FIRE ALARM PLANS 2  
E401 ELECTRICAL DETAILS  
E402 ELECTRICAL DETAILS  
E403 ELECTRICAL SCHEDULES  
E404 ELECTRICAL SCHEDULES 2

#### HAZARDOUS MATERIALS ABATEMENT

AR100 ASBESTOS REMOVAL PLAN

BIDDERS														
#	First Name	Last Name	Bidder Company Name	MWBE (Y/N)	SDVOB (Y/N)	Address 1	Address 2	City	State	Zip	Phone	Fax	Email	Contact Confirmed (Y/N)
1	Priva	Sandhir	Pierotti Corp			84 Calvert Street	Suite 2B	Harrison	NY	10528	914-233-9990	914-258-8978	privas@pierotticorp.com	
2	Zelny	Velasquez	Icon Construction Group Inc			1 New King Street	Suite 108	White Plains	NY	10604	914-288-0018	914-358-1858	zvelasquez@iconcnginc.com	
3	Gerald	Morgan-Brown	Wu Associates Inc			100 Galther Drive		Mount Laurel	NJ	08054	856-857-1639	856-857-1729	gerald.morgan-brown@wuassociates.com	
4	Evan	Paton	Consigli Construction			199 West Road	Suite C	Pleasant Valley	NY	12569	845-476-2737		dlsener@consigli.com	
5	David	Furfaro	Vinco Builders LLC			5 Veschi Lane		Mahopac	NY	10541	845-520-9566 x101		dfurfaro@vincobuilder.com	
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NON-BIDDERS														
1	Eden	Rodriguez	Dodge Data & Analytics			2860 S State Highway 161	Suite 160 #501	Grand Prairie	TX	75052	413-893-0645		eden.rodriquez@construction.com	
2	Henri	Bradshaw	ConstructConnect			3825 Edwards Road	Suite 800	Cincinnati	OH	45209	513-458-5815		henri.bradsaw@constructconnect.com	
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