



**CITY OF YONKERS**  
**Purchasing**

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*Mike Spano, Mayor*  
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SEPTEMBER 3, 2024

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**TO: PROSPECTIVE BIDDERS**

**FROM:** Francis Brown; Principal Buyer

**RE: RFI - ADDENDUM 2- IFB-7214– Fire Station#14**

The contents of this addendum supersede the original Bid requirements and take precedence over the related items therein. This addendum forms a part of the contract documents. Bidders must acknowledge receipt of all addenda when submitting their Bids. Failure to acknowledge receipt may render a Bidder non-responsive and ineligible for award. All addenda will be posted on the Empire State Purchasing Group: [www.empirestatebidsystem.com](http://www.empirestatebidsystem.com)

**PLEASE NOTE: CLOSING DATE IS NOW ON 9.20.2024 2:00 PM EDT**

**QUESTION 1:** Bid cost breakdown calls for overhead door remove and replace. Are we removing both doors?

**ANSWER:** Yes, disassemble both doors to allow the pile drilling equipment to maneuver within the garage.

**QUESTION 2:** Are we reinstalling the same or replacing it with new?

**ANSWER:** The contractor shall disassemble the garage doors and any overhead conduits. All items shall be reassembled after the construction is completed.

**QUESTION 3:** If replacing it with new, please provide detail size, technical specs/make/model etc

**ANSWER:** N/A

**QUESTION 4 :** I am one of the plan holders for the FB-7214 - IFB-7214 - Fire Station #14-2024 plans.

The concrete coating specification seems not only vague but not an appropriate system to handle the type of wear and tear for a fire station truck bay. Could the architect elaborate on the system to be used such as how many coats of each product we are expected to apply? Should there be any anti-slip aggregate be applied in between coats to avoid slip and fall accidents, etc.? The current specifications read as a one coat application of each product and do not address these questions. As you know, the more coats, the more labor and materials need to be calculated into the estimate. I'm just looking to provide the correct estimate for what they are requesting.

We can provide our professional coatings suggestion but first I'd like to understand the architects and owners' expectations for the final product.

- P. THE CONCRETE SLABS SHALL HAVE THE FOLLOWING FINISHES:
- a. INTERIOR SLAB — HARD STEEL—TROWELED OR FLOAT FINISH
  - b. EXTERIOR DRIVEWAY/SIDEWALK — BROOM FINISH
- Q. THE INTERIOR SLAB SHALL BE COATED WITH SIKAGARD—616 TO ACT AS A PRIMER AND SIKAGARD—664 AS A SMOOTH FINISH COATING. THE CONTRACTOR MAY SUBMIT AN EQUIVALENT COATING SYSTEM FOR ENGINEER APPROVAL.
- a. ALLOW THE CONCRETE TO CURE PER MANUFACTURER RECOMMENDATIONS.
  - b. SHOTBLAST AND REMOVE DEBRIS PRIOR TO INSTALLATION PER MANUFACTURER RECOMMENDATIONS.
  - c. TEST SUBSTRATE MOISTURE CONTENT AND SUBMIT TO McLAREN PRIOR TO APPLICATION.

**ANSWER:** See coating system installation instructions provided below:

**Procedure:**

1. Shotblast and remove debris from the concrete slab (substrate).
2. Using a roller, prime prepared substrate with neat Sikagard 616, (4-7 mils).
3. Apply binder coat (50 mils) of Sikagard 664 with a 3/16" x 3/16" notched rubber squeegee while primer is still wet. Allow the binder to self-level.
4. Slowly broadcast an oven-dried sand into the binder, making several passes, allow the binder to bleed through the sand before making the next pass, cover completely.
5. After the broadcast has reached sufficient cure, remove excess sand. Topcoat with neat Sikagard 664 using a roller or flat squeegee.

**Additional Requirements:**

1. Refer to the manufacturer's recommendations provided in Sikagard -664 product data sheet for the following:
  - a. Further details of the substrate preparation requirements.
  - b. Substrate moisture content testing required.

**Materials:**

1. Refer to the procedure for the epoxy layers and required thicknesses.
2. Oven-Dried Coarse Sand – Sherwin Williams 5310 Dry Silica Sand
3. The contractor may submit an equivalent coating system for engineer approval.

**QUESTION 5 :** Are there any existing condition surveys available to the contractor for the roofing system? What type of materials are to be used to replace the roofing system. Does the existing roof system have any hazardous material components that need to be abated by a licensed contractor?

**ANSWER:**

**CITY RESPONSE:** FD does not have any existing drawings on the existing roofing systems

**McLaren Response:** No surveys are available. Roofing to be replaced in like and kind. Any abatement will be a separate contract.

**QUESTION 6 :** Is there an alternative precast panel manufacturer? The size of the project is too small for High Precast Group to provide a proposal for.

**ANSWER:** Contractor can supply a different manufacturer subject to Engineer approval.

**QUESTION 7 :** For the precast wall panel system Please provide the manufacture's standard details that are applicable to this project. A 2" mortar setting bed as detailed does not appear on the manufacturer's standard details.

**ANSWER:** Contractor can supply a different manufacturer / system subject to Engineer approval. D/S-300 indicates *"Existing 4" precast façade to be removed and replaced. The panel fastning method shall be designed by the contractor"*

**QUESTION 8 :** Please advise what type of contaminates are anticipated in the soil so the contractor can provide a cost estimate in the proposal. (IE, Fuel oils, PCBs, heavy metals, process chemicals, etc.)

**ANSWER:** See answer to #26

**QUESTION 9:** Can the owner provide an alternate exterior system for the precast panels? Is it the contractor's responsibility to provide the design and engineering of the panel and wall system? Is it the owner's intent to delegate the wall design and engineering to the contractor?

**ANSWER** Contractor can supply a different manufacturer subject to Engineer approval. Panels are to be design and engineered by contractor. The wall design is per the contract documents.

**QUESTION 10 :** The interior masonry block appears to be an 8x8x16 single sided glazed unit. Please provide a manufacturer for this masonry unit. Please provide a color to match the existing block. The glazed masonry unit suppliers we've contacted make a similar product to what is indicated on the plans except the sizes are not the same and the masonry units are clay bodied which is consistent of a "brick" type product. Would this be acceptable? What are the specification requirements if it is a clay bodied unit?

**ANSWER:** Contractor to suggest manufacturer during submittal. Color to be selected in field with samples and approved by owner. Contractor shall use a 8" CMU with Tile finish set in grout. We understand that tiles may not be completely match to be determined during submittal. Simple mockup should be constructed for approvals in field.

**QUESTION 11 :** What is the condition of the exiting overhead door frame and lintel. Does the header lintel need to be replaced. Is the contractor replacing the overhead door and its components? Please provide a specification for the new overhead door system if required.

**ANSWER:** Replacement of the overhead frame and lintel is not in the contract. See responses #1, #2, #3.

**QUESTION 12 :** Is there a licensed plumber required for the removal and reinstallation of the floor drains? JR Smith is referenced but no model number is provided, please confirm model number.

**ANSWER:**

**CITY RESPONSE:** Per Westchester County requirements a licensed plumber is required for this work.

**McLaren RESPONSE:** A licensed plumber is required. Contractor to use Jay R Smith Model Number 2290 as basis of design or approved equal and shall be field verified/approved prior to ordering.

**QUESTION 13 :** Please advise on the scope of work for the exterior bollards. Plan notes on S-200 are unclear. Notes state to replace in kind and to verify the desired height of the bollard with ownership. What is the indented depth, height, and construction details of the proposed bollards.

**ANSWER:** See attached Revision drawings.

**QUESTION 14 :** What, if any, are the security requirements on the project for the existing fire house while under renovation?

**ANSWER:** Fire Station 14 is considered a secure facility. Contractor shall be responsible for ensuring controlled access into the work area during all times. Method of securing area of work (garage bays) may be by temporary fencing, walls, etc. but must be submitted and approved. Fencing or walls must be minimum 6'-0" high and able to be secured. Partition wall as defined in the answer to Question 31 will suffice for internal security protection.

**QUESTION 15 :** Please provide a detail for the transition of precast panels to the brick façade near the gas service.

**ANSWER:** See attached Revision drawings detail F/S-301.

**QUESTION 16 :** Is the contractor responsible for removing and re-installing any existing furniture, lockers, and or equipment from the interior of the building? This is in addition to the items detailed on S-201 & 202 and bid item 7.

**ANSWER:**

**CITY RESPONSE:** Lockers and furniture on the apparatus floor shall be relocated by the Fire Department

**QUESTION 17 :** Per the schedule of bid items, specifically item #10 identifies a traffic bearing membrane. Please provide specifications for this system. Notes; on S-001 note 1.Q identifies a sika epoxy coating. Is the sika product the desired item or does the owner want a traffic membrane typical for a parking garage structure with a slip resistant surface; please provide specifications.

**ANSWER: CITY RESPONSE:** FD recommends the coating have an anti-slip aggregate but will defer to McLaren for specification and number of coats.

**McLaren RESPONSE:** See Response #4. Bid Item name clarified. See attached revised Bid Item Sheets.

**QUESTION 18 :** What is the proposed project schedule? Will the demolition and building work be performed in the winter months? Will the contractor be required to provide heating and protection from the exterior elements?

**ANSWER:**

**CITY RESPONSE:** FD is willing to permit start of work to be delayed with a start date no later than March 15<sup>th</sup> 2025 to avoid inclement weather delays/issues. It is contractors responsibility to provide heating and protection from exterior elements if required based on contractors proposed project timeline.

**QUESTION 19 :** Per S-001 Bid Notes 1. General bid: The notes state that the contractor cannot scale any dimensions from the plans to figure for quantities. Please provide the quantity removal/replacement of the 6" CMU block. What bid item will this work be paid under.

**ANSWER:** Bid Item quantity clarified. See attached Bid Item Sheet.

**QUESTION 20 :** Please provide jam details for the overhead door and how it will be coordinated with the façade precast wall panel returns as shown on F/S-300.

**ANSWER:** Jam will be installed in like and kind and overall dimensions are not being changed. Jam will be removed, straightened out, and installed as previously installed.

**QUESTION 21 :** Under structural notes 2. "Post Tensioned Anchorages" Please provide where post tension anchors are anticipated to be installed.

**ANSWER:** Post Installed anchorages are wherever mechanical or adhesives are called out in the contract documents.

**QUESTION 22:** Is this a lump sum bid or unit price bid?

**ANSWER:** Unit Price Bid

**QUESTION 23:** There is no line item in the cost breakdown schedule for Roofing/ Repair work, Mobilization, Bond & Insurances, excavation for foundation/footing for the exterior wall, Line item needed for General requirement/General condition. Line item in cost breakdown schedule for miscellaneous works

**ANSWER:** Bid Item clarified. See attached Bid Item Sheet. Include Mobilization, Bond & Insurances General requirement/General condition in the unit bids, it will not be a separate item.

**QUESTION 24:** Regarding the glazed tile block that needs to be replaced, the drawings call for 8" x 16" units but the size of the existing tile blocks are 6" x 12". Please clarify the correct size required and provide a preferred supplier and spec for the block/tile so everyone can bid on the same block.

**ANSWER:** See response to question #10

**QUESTION 25:** Regarding the removal and replacement of the existing garage doors, are we to include the removal and replacement of the existing damaged exterior trim and weatherseal with new ones? Are we to include painting of these if they are being replaced?

**ANSWER:** Damaged trim will be removed, straightened out, and reinstalled. Include resurfacing and painting in the bid item.

**QUESTION 26:** As pointed out during the walkthrough on 8/13, it is noted on the drawings to "assume the soil is contaminated", but it is not known what that contamination is. Including a number for an unknown item does not make sense. One of two things would make sense – City of Yonkers does testing now to determine if in fact the soil is contaminated or add a line to the bid as an allowance to make that determination of contamination, not just put it all on one line as a Lump Sum and included as part of the excavation.

**ANSWER:**

1. Provide unit pricing for non-hazardous contaminated soil to be transported to a Treatment, Storage and Disposal Facility subject to 6 CRR-NY 360.13 Subpart 361-5 regulations (TSDF) by a Part 364 licensed transporter.
2. The city will have either an in house or retained environmental engineer to test the soils after the bid award but prior to construction to verify the soil contamination below the slabs and in the sidewalk areas.
3. Testing results will be shared with the contractor and it be determined if the disposal facility will accept the soils.
4. If the soil is contaminated above facility thresholds, adjustment to the bid item will be required.

**QUESTION 27:** The amount/depth of required excavation needs to be clarified and not shown as a Lump Sum. Please clarify and provide an estimated quantity so everyone is bidding on the same scope for this item

**ANSWER:** McLaren will estimate the soil cubic yard quantities for removal and disposal. See Revised bid item sheet

**QUESTION 28:** Please clarify the width and depth of the asphalt area that will need to be repair once the temporary fencing is removed. Are we to replace square areas where the posts are removed or are we sawcutting a perimeter and replacing it to make it uniform?

**ANSWER:** Refer to Note 5 provided on Sheet S-100. The paved area shall be restored to its original condition [prior to the fence installation]. This includes the areas affected by the fence foundations (squares where the posts extend down) and other locations where the fence installation will negatively impact the asphalt pavement. This does not include replacing the entire asphalt area.

**QUESTION 29:** Are there any permits required for any of the work?

**ANSWER: ANSWER:** Yes, electrical, plumbing and general construction permits are required. All permit fees will be waived. **\*\*See Trade forms in Bid Net for both Electrical and Plumbing**

**QUESTION 30:** Will we be able to place a debris container on the street for the slab removal?

**ANSWER:**

**CITY RESPONSE:** Yes.

**QUESTION 31:** We are assuming that a temporary wall needs to be built between the offices/interior of the fire station and the project work area. Please confirm as this is not shown on the drawings.

**ANSWER:**

**CITY RESPONSE:** A temporary wall will be required to be installed between the apparatus floor and the occupied firehouse areas. Wall shall be constructed to prevent construction dust and debris from entering the occupied area.

**QUESTION: 32.** The soil report says we have a ground water table at 20". We might need to do dewatering. Will we need a line item for dewatering in the cost breakdown schedule.

**ANSWER:** Refer to McLaren's Geotechnical Engineering Report dated January 30, 2018, the water table is 7.5' feet below the top of the existing slab. Dewatering is not required.

**QUESTION: 33.** There is a lot of containment soil to be removed. Please provide a line item for it in the cost breakdown schedule

**ANSWER:** See #26 response

**PLEASE NOTE: CLOSING DATE IS NOW ON 9.20.202 2:00 PM EDT**

**ADDENDUM 2- IFB-7214- Fire Station#14**

– ACKNOWLEDGEMENT – Please return via email or with your bid to:

**Francis Brown:** [FRANCIS.BROWN@YONKERSNY.GOV](mailto:FRANCIS.BROWN@YONKERSNY.GOV)

**LEGAL NAME OF  
CONTRACTOR:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Bidder's Representative:** \_\_\_\_\_ **Title:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_