

**FACILITIES MANAGEMENT**

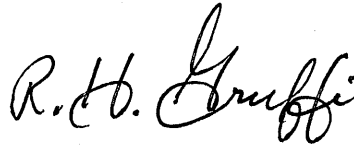
Dr. Robert L. Yeager Health Center  
50 Sanatorium Road, Building A  
Pomona, New York 10970  
Phone: (845) 364-2958 Fax: (845) 364-3810

**Robert H. Gruffi, P.E. LEED AP**  
*Director, Facilities Management*

DATE: April 22, 2022

TO: All Bidders

FROM: Robert H. Gruffi, P.E., LEED AP  
Director, Facilities Management



SUBJECT: Capital Project 2110, Building F Interior and Exterior Renovations and  
Improvements, Bathroom Renovation  
Addendum #1 – Pre-Bid Meeting Minutes, Attendance List, Answers to  
Questions

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**ADDENDUM #1**

This Addendum Consists of:

Pre-Bid Meeting Minutes  
Pre-Bid Meeting Attendance Sheet  
Answers to Questions submitted as of April 22, 2022

This Addendum is hereby included in and made part of the Contract whether or not attached thereto. All requirements of the original Specifications and Drawings shall remain in force except as noted by issued Addenda.

Please sign and return this as acknowledgement of receipt of this Addendum to the Facilities Management Office (845-364-3810).

\_\_\_\_\_  
Name

\_\_\_\_\_  
Company

\_\_\_\_\_  
Date

**COUNTY OF ROCKLAND FACILITIES MANAGEMENT  
CAPITAL PROJECTS  
50 SANATORIUM ROAD  
POMONA, NEW YORK 10970**

**Meeting Minutes for:**

**Capital Project 2110, Building F Bathroom Renovation  
Sanatorium Rd, Pomona, New York 10970**

**Pre-bid meeting, Tuesday April 19, 2022, 10:00 am  
Facilities Management Conference Room, 50 Sanatorium Road, Building A, Pomona,  
NY 10970**

**Attachments: List of Attendees, Answers to Questions.**

**1 – The meeting opened with introductions of all job-related personnel and a description of job bid as follows:**

**The job is Capital Project 2110, Building F Bathroom Reno.**

**The bid package is available on-line through the Empire State Bid Net.  
Per the Notice To Bidders, the bid is due on Thursday, May 5, 2022. The bid opens at 11:00 am. Bids will be opened by the Clerk to the Legislature at the County Legislative Chambers, Allison-Parris County Office Building, 11 New Hempstead Road, New City, NY 10956.**

**A bid bond is required as per the Notice to Bidders**

**This is a prevailing wage rate job. The payment requests shall include certified payroll. The correct signage and posting as required by the State DOL must be posted at the site. In addition, OSHA 10 cards must be provided for all workers on the job.**

**Once the bids are received and the selection of the successful contractor is completed, the award will be made as soon as possible.**

**NOTE: The Total Contract Time and the time duration from the Notice to Proceed to Substantial Completion as listed in the Notice to Bidders is as follows: the contract time to perform the work from issuance of the Notice to Proceed to Substantial Completion is 60 days. The total contract time is 120 days.**

The last day for questions is April 28, 2022 at 5:00 pm. All questions must be submitted on the form supplied in the bid documents.

Two contracts will be issued for the job (GC and Plumbing). The electrical component is in the GC's scope of work. The GC is required to hire an electrician who has a Rockland County license to do all removals, safe offs and electrical installations as per Construction General Notes, J. on Plan A-1.

2 - The job specifics are as follows:

The project scope includes but is not limited to : the complete renovation of 11 bathrooms in Building F including demolition of existing bathrooms, including walls, floors, ceilings, lighting and electric receptacles, plumbing fixtures, doors and wall structures where indicated and the complete construction including new walls, doors and finishes, plumbing fixtures and appurtenances, new lighting, switching and electrical devices, etc. as per plans and specifications.

The bathrooms are on the first and the second floor of Building F. The first floor bathrooms can be demolished at the same time and then replaced. The second floor is partially occupied and a rest room must be maintained in functional condition at all times.

No work can begin until all materials are on site. Once the contractor starts the job, the job shall be manned until completion. The job site must be cleaned on a daily basis. The County will coordinate placement of a dumpster.

The building contract areas have been screened for hazardous material and are clear.

Normal work days begin at 7:30 am and end by 4:00 pm.

Meeting was opened to questions as follows:

Question from James Dogali, Northeastern Interior Spaces: On Plan Page A-3, Reflected Ceiling Notes, Note F says that the new lighting and switches throughout scope of work shall be furnished and installed by the County. Is this correct?

Answer – This is not correct. The GC shall hire an electrician licensed in the County of Rockland to supply and install all electrical lighting, switching, etc. as per plans.

Question from James Dogali, Northeastern Interior Spaces: Toilet Access Notes on Plan Page A-7 indicate that the GC is to supply and install all plumbing fixtures. Is this correct?

Answer – The Toilet Access Notes are to be amended as follows:

- A. The GC shall furnish and install all toilet accessories and components necessary for complete operation, TYP. The complete Toilet Accessory Schedule is found on Plan Page A-7.
- B. The Plumbing Contractor shall furnish and install all plumbing fixtures and components necessary for complete operation, TYP. The Plumbing Fixture Schedule is found on Plan Page A-7.
- C. The GC shall furnish and install all appropriate blocking necessary for proper and solid installation of all wall-hung items, including but not limited to toilet accessories, shelving, fixtures, etc.

Question from James Dogali, Northeastern Interior Spaces: Some room numbers are missing from the finish plan. Please provide the finish schedule for all rooms.

Answer – Room 122 – Men's Room, is the only room not listed on the finish schedule. Room finishes are shown in Details 9, 10, and 11 on Plan A-6.1 with ceiling details identical to Room 115.

Question from James Dogali, Northeastern Interior Spaces: The finish schedule for Room 116, the water fountain area, indicates that the ceiling is gypsum board. There is no detail on how to construct the ceiling. Please advise.

Answer – The ceiling area over the water fountain is indented from the hallway walls. Frame the ceiling with light gage steel framing connected to the walls and cover with gypsum board to create a soffit. The height is to be determined in the field.

Meeting adjourned to do a site walkthrough.

During the site walkthrough, a question arose as to the scope of work involved with the demolition and reconstruction of the small bathroom adjacent to the 1<sup>st</sup> floor South Bathroom (top of page A-2). All walls left intact adjacent to walls that are demolished shall be finished with sheetrock, spackle, paint, etc.

#### **ADDITIONAL SUBMITTED QUESTIONS:**

From Northeastern Interior Services – 1. Are the fees for the permits covered by the County or is the contractor responsible for them?

Answer – The permit fees are covered by the County.

2 – Is the wait time to receive the permits back from Rockland County encompassed in the 60 calendar days to complete construction? If so, the permit turnover time directly effects the completion of the project within the time frame. Please advise.

Answer – The County will issue the permits immediately after award of the contract and will be in force at the time of the Notice To Proceed.

COUNTY OF  
ROCKLAND

FACILITIES MANAGEMENT  
DR. ROBERT L. YEAGER HEALTH CENTER  
POMONA, N.Y. 10970

ROBERT H. GRUFFI, P.E.  
DIRECTOR, FACILITIES MANAGEMENT

SIGN UP SHEET		BUILDING F INTERIOR AND EXTERIOR RENOVATIONS AND IMPROVEMENTS – BATHROOM RENOVATIONS		
TYPE OF MEETING: <b>Pre-Bid Meeting, 10:00 am</b>	DATE: <b>April 19, 2022</b>		PROJECT# <b>2110</b>	
ATTENDEES:	COMPANY	E-MAIL	PHONE:	FAX:
1) Robert H. Gruffi, P.E. <i>RHG</i>	Facilities Management	gruffir@co.rockland.ny.us	845-364- 2958	845-364-3810
2) Christopher Buteux <i>CB</i>	Facilities Management	buteuxc@co.rockland.ny.us	845-364- 3842	845-364-3840
3) Patrick Horan, P.E. <i>PH</i>	Facilities Management	horanp@co.rockland.ny.us	845-364- 3846	845-364-3840
4) Robert Kolka.	Facilities Management	kolkar@co.rockland.ny.us	845-364- 3845	845-364-3840
5) Andrew Palazzi	Facilities Management	palazzia@co.rockland.ny.s	845-364- 2034	845-364-3840
6) <i>James Dogali</i>	<i>Northeastern Interior Services</i>	<i>james@northeasterninterior.com angie@northeasterninterior.com</i>	<i>201-633- 2761</i>	<i>201-353-2404</i>
7)				
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