

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

**Meeting Minutes for:**

**Capital Project 4466, Building E Utility Plant Renovations and Improvements**

**Pre-Bid Meeting, Tuesday, December 14, 2021, 10:00 am**

**Dr. Robert L. Yeager Health Center Building A, Second Floor Cafeteria Area, 50  
Sanatorium Road, Pomona, NY, 10970**

**Attachments: List of Attendees. Meeting Minutes**

- 1. The Director of Facilities Management, Robert Gruffi opened the pre-bid meeting at 10:11 AM with a brief introduction of the Facilities Management team, as well as representatives of the Mechanical Engineers.**
- 2. A general description of the project was provided as listed in the bid documents. The Project description was noted as follows: Removal of the existing original out of service single low-pressure boiler, air separator, the existing original out of service single chiller and all associated piping, pumps, and related electrical services. Remove existing three (3) low pressure boilers and replace with sufficient service. Evaluate the need for high pressure steam and either remove or remove and replace with one (1) high pressure boiler.<sup>1</sup> Remove and replace boiler water treatment system. Remove and replace all associated boiler feed water systems. Remove and replace all site distribution pump packages, valves and controls. Remove and replace cooling towers, condenser water treatment system, and condenser water pump packages. Remove and replace 2 steam absorption chillers with electric centrifugal chillers. Remove and replace chilled water treatment system. Remove and replace domestic hot water heater. Remove and replace all steam to hot water heat exchangers. Remove and replace selected piping as required. Perform repairs to chimney and breeching. Install new chimney liners. Remove and replace emergency generator to support entire Utility Plant operation (heating & cooling) during a power outage. Remove and upgrade with new fuel oil**

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<sup>1</sup> A correction was made to the Notice to Bidders under the description of work: Remove "Evaluate the need for high pressure steam and either remove or remove and replace with one (1) high pressure boiler." The correct scope of work is to remove only.

**pump packages. Provide new lighting for Utility Plant. Upgrade all electrical control panels. Remove and replace all expansion tanks. Provide new DDC control system for all equipment in the Utility Plant. Abate all asbestos containing materials from the Utility Plant. Trenching and underground utility piping and conduit. Removing of existing concrete equipment pads, slotting of floor, patching and prepping floor. Forming and pouring of new equipment pads.**

- 3. Three contracts will be awarded for this job: General Construction Contractor, Electrical Construction and Mechanical and Plumbing Construction.**
- 4. This is a Prevailing Wage project. Certified payrolls shall be submitted with all payment requests.**

**The bid documentation is available on the Empire State Bid Net.**

- 5. As per the Notice to Bidders, the bids will be received up to 11:00 AM on Thursday, January 6, 2022 by the Legislature of Rockland County at its Chambers in the Allison-Parris County Office Building, 11 New Hempstead Road, New City, New York, 10956.**

**All necessary bid forms are found in the specification and must be carefully filled out.**

**The contractor shall provide all necessary bonds and insurances. A Bid Bond is required as per the information on the Notice to Bidders.**

**This project requires all contractors comply with the Apprenticeship Training Program requirement.**

**The County of Rockland will be responsible for all permits and inspections.**

- 6. The last day of questions will be December 30, 2021 at 3:00 pm.**
- 7. Additional site walkthroughs must be coordinated with County of Rockland Facilities Management, Patrick Horan. Contact information is on the job attendance sheet attached to this addendum.**
- 8. Temporary heating and cooling will be required. The County of Rockland will operate the equipment. The Mechanical Contractor will provide, locate, setup, and maintain this equipment.**
- 9. This project will need to be phased, as an extended utility plant shutdown will not be permitted. Coordination and cooperation between the trades is a must.**

10. **Manufacturers have been specified in the bid documents. If presenting alternate or approved equals, substitution must be specified in your bid. Also, submittals of all alternate equipment must be submitted at the time of bid.**

#### Pre-Bid Meeting Questions

1. **Southeast Mechanical: "Will phasing dates be provided"**
    - a. **RG - No, not at this time. These dates will be decided based on input from each contractor and the County of Rockland after contracts have been awarded**
  2. **Southeast Mechanical: "Temporary heating and cooling is by who?"**
    - a. **RG - Mechanical contractor**
    - b. **OLA - GC may have involvement in components only, but will be provided by Mechanical contractor**
    - c. **RG - Must be hospital grade, and County of Rockland will fuel them**
  3. **Southeast Mechanical: "What is the load of the temporary chillers"**
    - a. **PH – 1000 tons, Two 500 ton units from Power Mechanical**
  4. **Southeast Mechanical: "Is there a specified controls vendor, or someone the County of Rockland already uses"**
    - a. **RG – No , it is open protocol. Equipment by Niagara is preferred. Schneider is not recommended. We need universal equipment, no proprietary units**
  5. **Southeast Mechanical: "Who is responsible for the roofing work, there are many penetrations and roof framing to be done"**
    - a. **OLA – More closing in, than penetrations. The General contractor would own this work, and Mechanical contractor must coordinate this through them.**
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11. **Robert Gruffi reminded all in attendance that all future questions must be submitted through the method and forms in the Appendix.**
  12. **Robert Spina of OLA reminded attendees of the commissioning specifications detailed on this project. This component is very specific and important and will require a great deal of time and effort. A commissioning agent third party will be contracted by the County of Rockland and work with all trades and the mechanical engineer at this time. The County of Rockland will also observe and be involved with this process.**
  13. **Robert Gruffi concluded the meeting advising all attendees to be mindful of lead times and the required submittal / approval process.**

**Meeting adjourned to Utility Plant walkthrough at 10:34 AM.**

