

**DEPARTMENT OF GENERAL SERVICES, PURCHASING DIVISION**

Dr. Robert L. Yeager Health Center  
50 Sanatorium Rd, Building A  
Pomona, New York 10970  
Phone: (845) 364-3820 Fax: (845) 364-3809  
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**Paul Brennan, FNIGP, NIGP-CPP, CPPO**  
*Director of Purchasing*

**ADDENDUM # 1**

**RFB-RC-CP1519-001**  
**Capital Project 1519 Cooling Tower Replacement**

The information in this addendum supersedes any contradictory information set forth in the contract documents. Acknowledge receipt of this addendum in the space provided on the signature page of the bid proposal. Failure to do so, may subject the bidder to disqualification. This addendum forms a part of the contract documents.

**Attached are the pre-bid meeting minutes, sign in sheet and Q&A.**

**SIGNED:**

*Paul J. Brennan*

**PAUL J. BRENNAN, FNIGP, NIGP-CPP, CPPO**  
**DIRECTOR OF PURCHASING**

ADDENDUM

10/17/24

**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*

**RFB-RC-2024-1519-001**

**COURTHOUSE COOLING TOWER REPLACEMENT**

Harley Toledo, Southeast Mechanical Corp:

1. Who is this current BMS Contractor on site?

**Response:** *The existing BMS is a Trane product. There is no BMS Contractor on site.*

## **FACILITIES MANAGEMENT**

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*Director, Facilities Management*

### **Pre-Bid Meeting Minutes** **Capital Project 1519 Cooling Tower Replacement** **RFB-RC-CP1519-001**

Wednesday October 16, 2024 11:00 AM  
Auditorium, 3<sup>rd</sup> Floor Building A

- The meeting began at 11:10 AM with a brief introduction to the Facilities Management Staff. A description of the project was provided as follows:
  - This project is for the Cooling Tower replacement at the Rockland County Courthouse in New City NY. The existing B.A.C. cooling tower is on the rooftop of the 2001 Courthouse addition. It is five stories up with limited access. The existing cooling tower has reached the end of its useful life expectancy. However, this cooling tower is currently operational year-round and provides cooling throughout this facility. Equipment lead times are estimated to be approximately six months. Separate contracts will be issued for Electrical and Mechanical Construction. The awarded Mechanical Contractor shall be responsible for the rigging and replacement of all new equipment and the removal and disposal of this existing cooling tower.
  - As approximate project budget of \$500,000.00 was provided.
  - The project is estimated to start in January 2025.
- The project will be awarded to a Mechanical and Electrical Contractor. All certified payrolls must be submitted with all payment requests covering the entire billing period. Sealed Bids for the above referenced Bid Number and Title will be received until **3:00 PM** on **October 30, 2024**, at the Rockland County Purchasing Department, 50 Sanatorium Road, Bldg. A, 6<sup>th</sup> Floor, Pomona, NY 10970, at which time they will be publicly opened and read.
- The Deadline for Questions is **10/24/2024 at 12:00 PM**. Responses to bid questions will be posted as an addendum.
- The Bid security or deposit required to accompany this Bid is Ten Percent (10%) of the total Bid price in the form of a Certified Check or Bid Bond. Payee to be: Commissioner of Finance, County of Rockland, 50 Sanatorium Road, Building A, 8<sup>th</sup> Floor, Pomona, New York 10970.

- Please follow the Bidding Forms Carefully. 8.1-8.16 Page 15 of the Contract. This contract is in excess of \$10,000.00. These forms will apply to the winning bidder. Certificate of Affirmative Action Plan is REQUIRED.
- The total Contract Time from the issuance of the Notice to Proceed until the total closeout of the project shall be **330 Calendar Days**. The Contract Time to perform the construction work shall be **270 Calendar Days** from the issuance of the Notice to Proceed to Substantial Completion. This accounts for estimated product lead times.
  - Within (3) days of receipt of the Notice to proceed the awarded contractor must submit a construction schedule for the work. (From the Date of the Notice to Proceed letter to the Completion)
  - Normal working hours shall be Monday to Friday 7:00 AM – 4:00 PM
  - The awarded contractors are responsible for scheduling and adherence to the project deadline. Weekends and Overtime are inclusive of this project and will not be reimbursed by Change Order.
  - Lifting operations will not be permitted during normal working hours. This must take place over a long weekend when the Courthouse can be closed.
    - Facilities Management will coordinate the scheduling with the awarded contractors and NYS Court system.
- All Contractors are required to follow County of Rockland Flow Control Law (Local Law No. 2 Chapter 350).
- The Department of Facilities Management is the Authority having Jurisdiction on this Project. An Underwriter certificate is required to be provided by the Electrical Contractor.
- The B.A.C. model specified has been confirmed to fit the existing piping arrangement and dunnage. If a contractor wishes to substitute a proposed equal, one review will be permitted. Additional reviews by the Engineer of record will result in back charges to the awarded Mechanical contractor.
  - Any required modifications to the dunnage or existing piping, as a result of the manufacturer/product substitution will be the contractor's responsibility. This will not be reimbursable by a change order.
- Attendees were reminded that this work will take place at the Courthouse Building. This building is open and occupied. Safeguards must be in place at all times to protect visitors and workers, especially during overhead operations.

**Questions:**

1. Ryan McCormick, Thermal Dynamics: Is the entire building operational?  
Response: *Yes.*

2. David Taylor, Trax Mechanical: Will the contractors be permitted to store tools or a gang box on site?  
Response: *Yes, but the County of Rockland is not responsible for these tools left on site.*
3. Nick Wolf, MDS: Will Victaulic pipe fittings be permitted?  
Response: *Pipe and Fittings must be approved by submittal.*
4. Nick Wolf, MDS: What manufacturer is the existing BMS?  
Response: *Trane*
5. Nick Wolf, MDS: Is there glycol in the existing system?  
Response: *No, it utilizes a heat exchanger.*
6. Nick Wolf, MDS: Crane operations must be off hours or on overtime, but other work can be done on regular time, correct?  
Response: *Yes.*
7. Ryan McCormick, Thermal Dynamics: Will the electrician be required to follow the installation schedule provided by the mechanical contractor?  
Response: *Yes, they are subject to the same project requirements.*
8. Colin McTague, ENL Mechanical: Is building access control limited? If so, will we be issued access control cards during construction?  
Response: *Building Access is limited, and workers will not be given cards. All workers must wear ID and will Facilities Maintenance staff will coordinate access to and from the work site.*

**Meeting Adjourned to a walkthrough of the Facility. Attendees were reminded that individual follow up walkthrough requests will not be permitted. If a follow up walkthrough is held, the details of the event will be posted as an Addendum.**

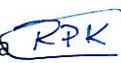
## FACILITIES MANAGEMENT

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Director, Facilities Management

## SIGN IN SHEET

DATE: October 16, 2024 11:00 AM		PROJECT#1519-001 COURTHOUSE COOLING TOWER REPLACEMENT		
TYPE OF MEETING: PRE – BID MEETING				
ATTENDEES	COMPANY	E-MAIL	PHONE	FAX
1) Robert H. Gruffi, P.E.	Facilities Management	gruffir@co.rockland.ny.us	845-364-2958	845-364-3810
2) Patrick Horan, P.E. 	Facilities Management	horanp@co.rockland.ny.us	845-364-3846	845-364-3810
3) Robert Kolka 	Facilities Management	kolkar@co.rockland.ny.us	845-364-3845	845-364-3810
4) Andrew Palazzi	Facilities Management	palazzia@co.rockland.ny.us	845-364-2034	845-364-3810
5) Paul Pietropaolo	Facilities Management	peitropP@co.rockland.ny.us	845-364-3844	845-364-3844
6) JOSEPH FURTA 	LOMBARDO P: H	Joe@JOSEPHLOMBARDO.COM	845-494-0009	
7) BRIAN TUOLO	THERMODYNAMICS	BR@THERMODYNAMICS.COM	845-857-4118	
8) RYAN MAZURKOWICZ	" "			
9) NICK WOLF	MDS	—		
10) MANISH SHETTY	ENL Mechanical	ms@enlmechanical.com	732-456-5005	
11) Collin McTague	" "	admin@enlmechanical.com	" "	
12) DAVID TAYLOR	Trox mechanical	dt@Troxmechanical.com	347-371-3013	
13) RAFAL PISZCZALKA	PANCO MC			
14) Bob Puris / Kevin Tolaw	Emprise Partners	KTolaw@newtechmechanical.com	603-666-6686	

15)	ATTENDEES	COMPANY	E-MAIL	PHONE	FAX
16)	Kamran DASHI	RKBest construction <sup>INC</sup>	RKbestinc@gmail.com	6469446250	
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