

Request for Information


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Project Name:	BR BLDG-NEW ROCHELLE-HVAC	Project Manager:	Mariam Auqeley (302) 502-6557
Project ID:	48100R006805		
RFI Deadline:	03/18/24 5:00 PM EDT		
Bid Deadline:	04/1/24 3:00 PM EDT		

Enter your Request for Information in the space provided below, adding supporting documentation, if applicable. You will receive an email when your question(s) have been answered. Note: RFIs are ordered from newest to oldest.

14 - Answered to all Bidders

Br Bldg-New Rochelle-HVAC

Question: Submitted on 3/13/24 10:51 AM EDT

M1. - Note 4 - Will all return air smoke detectors connect back to a Fire alarm Panel? Who is the a Chase (or LL) fire alarm vendor we should coordinate with?

Answer: Core States Group on 3/14/24 11:59 AM EDT

Attached Files:

[Vendors.png](#)

The duct smoke detectors shall be connected and/or communicate with any existing fire alarm system that monitor the Chase Bank space.

Fire alarm vendor verification should be coordinated with Chase/JLL – but one of the RDC docs we have indicates the following for vendors on the east coast

13 - Answered to all Bidders

Br Bldg-New Rochelle-HVAC

Question: Submitted on 3/13/24 10:49 AM EDT

Going Back to RFI 3, is there a drawing or layout showing locations of existing equipment, ductwork (supply & return) and any existing piping above ceiling?

In order to disconnect the AHU, is the steam connection point identified? And is there a building vendor who needs to be coordinated with on the building's steam system?

Should we provide a number for the demolition of the AHU as an ADD ALT? Should we provide an ADD ALT for the removal of the Old minisplit unit and it's corresponding condenser?

Answer: Core States Group on 3/14/24 11:49 AM EDT

Going Back to RFI 3, is there a drawing or layout showing locations of existing equipment, ductwork (supply & return) and any existing piping above ceiling?

Response: We do not have any existing drawings. This will need to be field verified.

In order to disconnect the AHU, is the steam connection point identified?

Response: Steam connections will need to be field verified.

And is there a building vendor who needs to be coordinated with on the building's steam system?

Response: Coordinate with JLL

Should we provide a number for the demolition of the AHU as an ADD ALT?

Response: Coordinate ADD ALT with JLL

Should we provide an ADD ALT for the removal of the Old minisplit unit and it's corresponding condenser?

Response: Coordinate ADD ALT with JLL

12 - Answered to all Bidders**Br Bldg-New Rochelle-HVAC****Question:** Submitted on 3/13/24 8:52 AM EDT

The plans call for abandonment in place for the 30 Ton air handler in the basement. During the pre bid meeting, it was mentioned that the unit should be dismantled and removed completely from the bank facility. Please confirm that the unit should be fully removed.

Answer: Core States Group on 3/14/24 11:58 AM EDT

Response: Coordinate AHU demo work with JLL and landlord.

11 - Answered to all Bidders**Br Bldg-New Rochelle-HVAC****Question:** Submitted on 3/13/24 8:51 AM EDT

Confirm if and which equipment has been procured by the Owner.

Answer: Core States Group on 3/13/24 10:37 AM EDT

Please refer to JLL PM

10 - Answered to all Bidders**Br Bldg-New Rochelle-HVAC****Question:** Submitted on 3/13/24 8:51 AM EDT

The new mechanical duct and units installation include the Back of House rooms including the ATM room. During the site visit, it was noticed that the existing ACT has many damaged tiles. Is the intent to replace the ACT or leave as is after installation of mechanical duct and components?

Answer: Core States Group on 3/13/24 10:41 AM EDT

Existing ACT tiles were not in project scope. Please refer to JLL PM for direction on replacement in kind

9 - Answered to all Bidders**Br Bldg-New Rochelle-HVAC****Question:** Submitted on 3/13/24 8:51 AM EDT

Sheet M1.0 Note 7 references plumbing drawings for condensate piping. No plumbing needed for the condensate piping.

Answer: Core States Group on 3/14/24 11:57 AM EDT

Response: Contractor to refer to M1.1 for condensate piping routing.

8 - Answered to all Bidders**Br Bldg-New Rochelle-HVAC****Question:** Submitted on 3/13/24 8:51 AM EDT

According to the drawings, the new smoke dampers are not labeled as being fire smoke dampers. Please confirm no fire smoke dampers are part of this project scope and no fire alarm work is part of this project scope.

Answer: Core States Group on 3/14/24 11:56 AM EDT

We currently do not show any smoke dampers or fire smoke dampers. Please further clarify your RFI

7 - Answered to all Bidders**Br Bldg-New Rochelle-HVAC****Question:** Submitted on 3/13/24 8:50 AM EDT

Is the GC responsible for purchasing the Daintree thermostats, remote temperature sensors and duct temperature sensors?

Answer: Core States Group on 3/13/24 10:44 AM EDT

Please refer to JLL PM

6 - Answered to all Bidders**Br Bldg-New Rochelle-HVAC****Attached Files:**

JPM North Ave New Rochelle NY - HVAC Louver Location1.pdf

Question: Submitted on 3/12/24 3:21 PM EDT

Please Advise on Louver Location and exterior finish specification approved by LL.

Answer: Core States Group on 3/14/24 11:54 AM EDT**Attached Files:**

Detail.png

Response: Louver is to be located within the parking garage within the brick wall. Contractor to coordinate final location with landlord prior to commencing work. Refer to Keynote 13 on M10 for more information.

5 - Answered to all Bidders

Br Bldg-New Rochelle-HVAC

Question: Submitted on 3/7/24 1:19 PM EST

Please if the unions have to be local or within a certain jurisdiction/county/town. Is IUJAT Local 726 is ok for electrical work?

Answer: Core States Group on 3/7/24 1:30 PM EST

Please refer to JLL PM

4 - Answered to all Bidders

Br Bldg-New Rochelle-HVAC

Question: Submitted on 3/4/24 4:55 PM EST

Will this project be phased in order to access all the ceiling areas for ductwork replacement?

Answer: Lisbeth Soto on 3/6/24 4:49 PM EST

GC responsibility during construction

Yes and this should be priced for after hours/weekends for minimal disruption to the bank operations.

3 - Answered to all Bidders

Br Bldg-New Rochelle-HVAC

Question: Submitted on 3/4/24 4:54 PM EST

Is there a mechanical demo plan or as built drawings available, to show ductwork and equipment that needs to be removed?

Answer: Core States Group on 3/5/24 12:07 PM EST

We never received any as-builts, and we did not draw any demo plans. I added notes of the demo scope below.

- The contractor is to remove all existing supply and return ductwork from bank and to the existing 30-ton air handler in the basement above the ceiling.
- Contractor to disconnect and abandon the 30-ton air handler in the basement in place.
- The exhaust ductwork is to remain and be reused.
- The existing condensing unit on the roof is to be removed and the new VRF unit is to be installed in the same location.
- Existing refrigerant piping is to be removed, and the new refrigerant piping is to be routed down through the same chase to the Chase Bank.
- Supply and return grilles to be reused.
- Contractor to remove fan coil above ATM area that serves the vestibule.

2 - Answered to all Bidders

Br Bldg-New Rochelle-HVAC

Question: Submitted on 3/4/24 4:43 PM EST

Are there any LL required contractors that we must use?

Answer: Core States Group on 3/4/24 4:51 PM EST

Please refer to JLL PM

1 - Answered to all Bidders

Br Bldg-New Rochelle-HVAC

Question: Submitted on 3/4/24 4:43 PM EST

Is there a LL required roofer at this site?

Answer: Lisbeth Soto on 3/4/24 5:51 PM EST

LL will be sending me preferred vendors. I will send as soon as I receive.