

B I D A D D E N D U M 0 2

The items set forth herein, whether of omission, addition, substitution, or clarification are to be included in and form a part of the construction documents for the project listed above.

This Addendum consists of the following Parts:

Part 1	Divisions #0-1, Bidding and Contract Requirements	
Part 2	Technical Changes, Architectural, Structural and Civil	Not Used
Part 3	Technical Changes, Plumbing, Mechanical and Electrical	Not Used
Part 4	Drawing Changes, Architectural / Civil	Not Used
Part 5	Drawing Changes, Structural	Not Used
Part 6	Drawing Changes, Plumbing, Mechanical and Electrical	Not Used
Part 7	Clarifications	
Part 8	New Issues – List of Included Documents	

PART 1 DIVISIONS #0-1, BIDDING AND CONTRACT REQUIREMENTS

- 1.1 SECTION 011000-Part 1-04 THE CONTRACT – Paragraph 2
The Contractors may utilize the following link to access the “Virtual Photographic Survey” of the interior of the North Wing.
Matterport file supported browsers include Google Chrome, Firefox, and Microsoft Edge
If clicking on this hyperlink does not work, try copy and paste text directly into the browser.
<https://my.matterport.com/show/?m=dUYkcJo7z5o>
- 1.2 ADD SECTION 019113 GENERAL COMMISSIONING REQUIREMENTS
Add Section 019113 GENERAL COMMISSIONING REQUIREMENTS with description of commissioning requirements and involvement in the commissioning process for Contractors.
- 1.3 003100 INFORMATION AVAILABLE TO BIDDERS – REVISE 003100-1.1 as follows:
 - 1.1 GENERAL
 - A. Site Information: Data in subsurface investigation reports included herein are provided to the Contractor for information only. Conditions are not intended as representations or warranties of accuracy or continuity between soil borings. The Owner will not be responsible for interpretations or conclusions drawn from this data by Contractor.
 1. Additional test borings and other exploratory operations may be performed by Contractor, at the Contractor’s option; however, no change in the Contract Sum will be authorized for such additional exploration.
 - B. Hazardous Material Information: Data in hazardous material investigation reports included herein are provided to the Contractor for information only. Conditions are not intended as representations or warranties of accuracy or continuity between sampling locations. The Owner will not be responsible for interpretations or conclusions drawn from this data by the Contractor.

PART 7 CLARIFICATIONS

- 7.1 See Part 1.1 of this addendum with a link to access the virtual survey of the interior of the North Wing.
- 7.2 See attached Sign-In Sheet from the Pre-Bid Walk Thru on May 8, 2024
- 7.3 RFI Question – For the woven-wire mech infill panels, there is a discrepancy between drawings and specifications. Per the drawing it's galvanized, and the specification 057300 calls for stainless steel. Please clarify.
RFI Response – The woven-wire mesh infill panels at the stairs as depicted on Drawing A705 shall be galvanized steel, powder coated in color as selected by Architect.
- 7.4 RFI Question – Please provide additional specifications for the glazing on the metal framed skylight.
RFI Response – At the metal framed skylight, provide 1-3/8" insulated glazing as follows:
Outboard Lite: 3/8" thick clear, heat strengthened (Kind HS) float glass, low-E coated on the second surface and ceramic-coated silk screen fritted pattern on second surface.
 -Low-Emissivity Sputter Coating: Solarban 70; by Vitro Architectural Glass (formerly PPG industries)
 -Ceramic-Coated Silk Screened Pattern: Viraspan 40% coverage, 1/8" dot pattern
 -Pattern: Screen 5006
 -Color: White opaque frit V175
Air Space: 1/2", argon filled.
Inboard Lite: 9/16" thick clear, laminated glass.
 -Provide two lites of annealed glass laminated together unless two lites of heat strengthened glass are required for strength/
 -Interlayer Thickness: 0.060"
- 7.5 RFI Question – Regarding the specs for the duct liner: is all lined duct to be double wall construction? There is a bullet point describing the inner wall but usually if it's double wall that would be its own category. Please clarify.
RFI Response – Ductwork with acoustic lining does not require double wall construction.
- 7.6 RFI Question – If the G.C. bids Contract #5 Hazardous Materials, who is responsible to hold the insurance? The G.C. or the abatement contractor?
RFI Response – Each separate bid is required to have its own set of insurance. If a contractor chooses to bid on two separate contracts, then they need to provide two separate sets of insurances and supporting documentation (See AIA 232 Article 11 and NYSIR Attachment for insurance requirements).
If the Bidding Contractor is sub-contracting out the hazardous materials abatement work, then the Bidding Contractor would not be required to hold the "Additional Requirements Asbestos, Lead Abatement and/or Hazardous Materials" Insurance so long as the hazardous materials sub-contractor provides the "Additional Requirements Asbestos, Lead Abatement and/or Hazardous Materials" Insurance in addition to all other insurances required for a sub-contractor. These both would need to be submitted and approved prior to executing the Contract.

- 7.7 RFI Question – The glass schedule on Page 7 of the Specification 088000 calls for exterior doors and windows to have non-security glazing 1" insulated units. However, Drawing A903 shows the majority of the exterior windows and all exterior doors as being SG-1 of SG-4 glazing. Please clarify which windows are to receive non-security glazing and which are to receive security glazing.
RFI Response – All exterior doors and aluminum assemblies A12, A13, A14, A15 shall have SG-1 glazing (IGU with Schoolguard). Windows tagged A1, A2, A3, A4, A5, A7*, A9, A10 and A11 shall have SG-4 glazing (1" IGU with 3m security film applied). Windows A7 and A8 shall have 1" non-security IGU glazing.
- 7.8 RFI Question – Please confirm if glass SG-4 as shown on Drawing A903 is normal non-security glazing with the 3M security film, or if it is Schoolguard glass with added 3M security film.
RFI Response – SG-4 is normal non-security glazing (1" insulated glazing assembly) with 3M Security Film applied.
- 7.9 RFI Question – Please confirm whether the interior non-rated glazing at hollow metal door / frames is to be 1/4" clear tempered as list on page 7 of the specification 088000 or to be GL-1 fully laminated float glass as listed on drawing A903.
RFI Response – Interior non-rated glazing at hollow metal doors frames be 1/4" fully laminated float glass (2 plies with .030 pvb interlayer) per Drawing A903.
- 7.10 RFI Question – Please confirm if any glass type are to utilize low-iron glass substrates as mentioned throughout the specification 088000.
RFI Response – There are no glass types with low-iron ultraclear glazing in this project.
- 7.11 RFI Question – Please confirm if the frosted glass at the interior hollow metal frames are to be film applied / digitally printed / frosted laminated interlayer.
RFI Response – Frosted glass shall be frosted laminated interlayer for partial height of glazing as indicated on the drawings.

PART 8 NEW ISSUES

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| 1. 019113 GENERAL COMMISSIONING REQUIREMENTS | (4 PAGES) 8.5x11 |
| 2. Pre-Bid Walk Thru Sign-in Sheet | (2 PAGES) 8.5x11 |

**** END OF BID ADDENDUM #2 ****

SECTION 019113 – GENERAL COMMISSIONING REQUIREMENTS

PART 1 – GENERAL

1.1 GENERAL

- A. Section includes general requirements that apply to implementation of commissioning without regard to specific systems, assemblies, or components. Commissioning is intended to achieve the following specific objectives according to the Contract Documents:
- B. Commissioning is intended to verify and document proper installation and intended full performance of building equipment, systems, and integrated systems.
- C. The Owner will engage the Commissioning Agent (CxA) under a separate contract.
- D. Refer to Specification Divisions 22, 23, 26, and 28 for additional requirements.

1.2 COMMISSIONING TEAM

- A. Members Appointed by Contractor(s): Individuals, each having the authority to act on behalf of the entity he or she represents, explicitly organized to implement the commissioning process through coordinated action. The commissioning team shall consist of, but not be limited to, representatives of Contractor, including Project Superintendent and subcontractors, installers, suppliers, and specialists deemed appropriate by the CxA.
- B. Members Appointed by Owner:
 - 1. CxA: The designated person, company, or entity that plans, schedules, and coordinates the commissioning team to implement the commissioning process.
 - 2. Representatives of the facility user and operation and maintenance personnel.
 - 3. Construction Manager
 - 4. Architect and Engineering design professionals.

1.3 INCLUDED SYSTEMS AND EQUIPMENT

- A. Mechanical Systems including but not limited to Rooftop Units, Exhaust Air Systems and Fans, Fan Coil Units, Piping and Valves, Ducts and Dampers, Water Distribution Pumps and the Building Management System. Refer to section 230800 "Commissioning of HVAC" for additional requirements.
- B. Plumbing Systems including but not limited to Domestic Hot System and Elevator Sump Pump System. Refer to section 220800 "Commissioning of Plumbing" for additional information.
- C. Electrical Systems including but not limited to Lighting Controls and Fire-Alarm System. Refer to sections 260800 "Commissioning of Electrical Systems" and 280800 "Commissioning of Digital, Addressable Fire Alarm System".

1.4 OWNERS RESPONSIBILITIES

- A. Assign operation and maintenance personnel and schedule them to participate in commissioning team activities.
- B. Provide the Basis of Design documentation, prepared by Architect/Engineer and approved by Owner, to the CxA and Contractor for use in developing the commissioning plan, systems manual, and operation and maintenance training plan.

1.5 CONTRACTORS RESPONSIBILITIES

- A. Contractor shall assign representatives with expertise and authority to act on its behalf and shall schedule them to participate in and perform commissioning process activities including, but not limited to, the following:
 - 1. Evaluate performance deficiencies identified in test reports and, in collaboration with entity responsible for system and equipment installation, recommend corrective action.
 - 2. Cooperate with the CxA for resolution of issues recorded in the Issues Log.
 - 3. Attend commissioning team meetings held on a variable basis.
 - 4. Integrate and coordinate commissioning process activities with construction schedule.
 - 5. Review and accept construction checklists provided by the CxA.
 - 6. Complete electronic construction checklists as Work is completed and provide to the Commissioning Authority on a weekly basis.
 - 7. Review and accept commissioning process test procedures provided by the Commissioning Authority.
 - 8. Provide all specialized tools, test equipment and instruments required to execute startup, checkout, and testing of equipment
 - 9. Complete commissioning process test procedures.
 - 10. Successful Commissioning requires that installation of all building systems complies with Contract Document requirements and that full operational check-out and necessary adjustments are performed prior to Substantial Completion, with the exception of deferred tests approved in advance by Owner.
 - 11. Contractor shall incorporate all commissioning and closeout documentation and/or verification into a Commissioning and Closeout Manual for the Owner as specified. The manual submitted to Owner must contain all documentation related to the Commissioning process, including but not limited to: all checklists, calibrations, related correspondence, test procedures and results, deficiency reports, data trends, punch lists, and signoffs.

1.6 CxA'S RESPONSIBILITIES

- A. Organize and lead the commissioning team.
- B. Organize and lead commissioning team meetings.
- C. Review submittals as an aid in development of functional testing procedures, to verify compliance with equipment specifications and to advise the Owner, Contractor, and A/E on overlooked procedures or issues with the submittals
- D. Provide project-specific construction checklists and commissioning process test procedures. Develop Pre-functional and Functional Performance Tests based on submitted products and submit to Project Team for review and comment
- E. CxA shall witness any startup and preliminary equipment testing.
- F. Verify the execution of commissioning process activities using random sampling. The sampling rate may vary from 1 to 100 percent. Verification shall include, but is not limited to, equipment submittals, construction checklists, training, operating and maintenance data, tests, and test reports. When a random sample does not meet the requirement, the CxA will report the failure in the Issues Log.

- G. Prepare and maintain completed construction checklist log.
- H. Prepare and maintain the Issues Log.

PART 2 - PRODUCTS

- 2.1 All specialized tools, test equipment and instruments required to execute start-up, checkout, and testing of equipment shall be of sufficient quality and accuracy to test and/or measure system performance within manufacturer's specified tolerances.

PART 3 – EXECUTION

3.1 GENERAL

- A. The Contractor(s) shall inform the Construction Manager approximately 6 to 8 weeks prior to the commencement of equipment start-ups. At that time, the CxA shall conduct a commissioning functional testing schedule meeting with the Commissioning Team in order to establish a coordinated approach to the integration of the function testing activities within the master construction schedule.
- B. Each system shall be operated through all modes of operation (seasonal, occupied, unoccupied, warm-up, cool-down, part- and full-load, etc.) where there is a specified system response. Systems shall also be tested under "black start" conditions in which all systems are powered down to verify correct transition and start-up of systems under emergency power conditions. Verifying each sequence in the specified sequence of operation is required including responses to conditions such as power failure, freeze condition, low oil pressure, no flow, equipment failure, etc.
- C. Each contractor shall comprehensively test all systems for which they are responsible to provide to the project. Systems that contain many repeated identical devices may be selected and demonstrated to the project team based on a sampling strategy at the option of the Owner. However, no fewer than 20 percent of any group of identical devices shall undergo functional testing.
- D. Opposite Season Testing: Testing procedures shall be repeated and/or conducted as necessary during appropriate seasons. "Opposite season" testing is primarily for environmental systems and shall be required where scheduling prohibits thorough testing in all modes of operation. Air Handler and Central heating system testing for heating related modes of operation and control loops shall be tested when there is an adequate differential temperature between the outside air and the conditional air within the facility to place a demand on the operational systems. The CxA shall schedule the opposite season testing during the warranty period to coincide with a design day condition when possible.
- E. CxA shall document results of Functional Performance Test to FPT forms. Deficiency or nonconformance issues shall be noted and reported to commissioning team as a punchlist item with specific responsibility indicated. Corrections of minor deficiencies identified may be made during testing at discretion of CxA. In such case, deficiency and resolution shall be documented on procedure form and to punch list as a resolved issue.

- F. Contractors shall be held responsible for expenses incurred by Owner for retesting due to the Contractor's state of reported readiness or lack thereof as represented on the checklists. Cost to recheck checklist or re execute Functional Performance Test, if Contractor is responsible for deficiency or failure, shall be Contractor's.

****End of Section****

the Palombo Group

Sign In Sheet

Meeting: OUBOCES Arden Hill Alts. North Wing - Pre-Bid Walk Thru Meeting
 Date: 5/8/2024 3:00 PM

Name	Company/Trade	Cell/Email
Dawn Ryan	TPG/CM	845-594-5328/dryan@thepalombogroup.com
Scott Butler	TPG/CM	845-332-0202/sbutler@thepalombogroup.com
Piotr Archacki	TPG/CM	845-743-5996/parchacki@thepalombogroup.com
RAY Countyman	D	239-984-8861-545-551-9532
BOB FAYAS	Julian fine	845-797-4946 - 174519@gmail.com
Vincent Tuoco	GC	844-262-5624 - estimate@gedn.com
JOE CAPORALE	MEHC Electric	201 724 4315 JOEC@meht.net.com
ZEALER, Scott	ENGINEERS	845-291-1272 info@zealassoc.com
Tom Joravoski	UNIMAK	973.478.4925 TOME@unimak.com
Zach Bach	Milken Contractor	631-756-8530 ZBach@milkencontractor.com
Clare Lawe	Deannan Co.	817 291 3519 Clare@buildsource.com
Kerin Sullivan	OUBOCES	914 656 6624 Kerin.Sullivan@ouboces.net
KERRI STREDA	OUBOCES	845-291-0120 kerri.streda@uboces.org
Janine Greer	Dillon & Semenovick	845 800 9454 Janine@dallassemenovich.com
Ron Dwyer	OUBOCES	845-781-4363 Ronald.dwyer@ouboces.org
Michael Doffari	Log/SC	845-454-1192 dtraffon@contactlcs.com
Jim Sass III	Sass Electric	845-849-4937 JimSass3@JSSSS.com
Joe Piazza	Piazza	914-741-4435 Frances@PiazzaBrothers.com
Rob Tawney	Tawntekprises	845 294 8882 Rob@Tawntekprises.com

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Sign In Sheet

Meeting: OUBOCES Arden Hill Alts. North Wing – Pre-Bid Walk Thru Meeting

Date: 5/8/2024 3:00 PM

Name	Company/Trade	Cell/Email
Joe Kata	TAM Enterprises, Inc.	845-294-8882 / JKata@TAMenterprises.com
Peter Sosen	Sosen Contracting	845-222-3357 Posen@1025.com
Rocco Laude	SEWARD ASSOCIATES	845-291-1272
MIKE ADAMS	BEAM ENTERPRISES, INC.	201-582-5995
JAKE JORDAN	BUTLER CONSTRUCTION GROUP	816-374-3065 - ESTIMATING @ BUTLERCONSTRUCTION GROUP.COM
LARRY GOLDSTEIN	QIES-T	845-249-8327
Peter Celly	Titan Roofing	518-219-1505 prell@titanroofing.com
Justin Miller	Titan Roofing	845-893-8037 Jmiller@titanroofing.com
DOUG BOWLE	HVAC PRECISION MECHANICAL HVAC CORP	945-262-4680