

**Invitation for Bid  
Fresh Meadows Community Library  
Roof, HVAC and Ceiling Renovation**

**IFB 0721-1  
Questions and Answers  
August 30, 2021**

NOTE: As per Addendum 7, the Bid's Table of Contents and section II Scope of Work has be revised to include the following Amended drawings and documents:

<https://www.dropbox.com/sh/7m0t4ej79f3ftgc/AAC0dU5axsdKYLUyNWcakANXa?dl=0>

Bidder's to review Addendum 5, 7 and 8, amended drawings and any and all documents related to the bid including revisions and all addendums.

- Q1. The invitation for bid for the above referenced project provides a link to contract specifications and drawings. However, the link only has drawings. Please, advise how we can obtain specifications.
- A1. The web link provided is for the drawings. The drawings are inclusive of drawings and specifications.
- Q2. Is there an estimated cost range for this project?
- A2. This question seeks information that is not required to submit a responsive bid.
- Q3. What is the construction project duration?
- A3. As per bid section: IV. CONTRACT TERM  
The Successful Bidder is expected to achieve substantial completion of construction five (5) months from the Library's notice to proceed.
- Q4. Does this project require PLA labor?
- A4. No.
- Q5. Is a sidewalk bridge/scaffolding needed for this project?
- A5. This is a means and methods question, neither owner nor designer provide this. Contractor to determine best means to access roof for repairs and installations. See Tenant Protection Plan Note #8, A-001.00 for reference.
- Q6. Is there any anticipated asbestos abatement on this project? No report has been given.

- A6.1 Per the age of the building, it is assumed that ACM is present. See Tenant Protection Note #5, A-001.00: general contractor to retain services of remediation specialist/contractor to manage and remove asbestos from project area and obtain ACP-21 so GC can pull DOB permit. See Tenant Protection Plan Note #5.
- A6.2 See too General Notes #18 on A-001.00. Contractor shall include in his bid the services of a certified testing agency as sub-contractor to produce ACM report. Report shall be delivered to owner and extent of mitigation (if any) shall be determined at that time. The ACM report shall include an estimate that reflects the cost of removing and disposing asbestos containing materials. Bidders to include in its bid price, the services of a certified testing agency as sub-contractor to produce ACM report.
- Q7. On A-500 detail 2 calls out for add alternate 2 which is to replace the vented aluminum soffit. Please confirm if this is part of an alternate as there is no line item for alternates in the bid form.
- A7. 'Add Alternate' note is a hold-over from previous set, no add-alts are to be included in bids. Bidder's bid price shall include soffit replacement, refer to amended drawings. Bidder's bid price to include everything previously identified as an add-alt. Bidders are to not provide add-alt pricing.
- Q8. On A-501 detail 2 calls out to replace the cast stone coping as add alternate 3. Please confirm if this is part of an alternate as there is no line item for alternates in the bid form.
- A8. Similar to above response A7, add-alts are not anticipated as part of this contract. Bid shall include replacing entire stone coping. Please note that a drawing addendum will be issued to clarify this and other such items. Bidder's bid price to include everything previously identified as an add-alt. Bidders are to not provide add-alt pricing.
- Q9. Does the existing metal deck under the roof need to be repaired? Detail 2 on A-500 calls out to repair the deck as part of a contingency.
- A9. The design team did not observe deterioration of the metal deck. It is possible that portions of the deck will be found to be in a condition requiring repair upon removal of the existing assembly, so contractor should carry a contingency for such situations. Should existing deck be verified to be in good condition, the owner will receive a credit. Some cleaning and preparation for the existing deck to receive new roof assembly must be anticipated and accounted for in the bid.
- Q10. Please provide the specifications for the new HVAC equipment enclosure panels that are being replaced on the roof.
- A10. See sheet A-102 and M-101. Features of new enclosure to replace existing include, but are not limited to, meeting or exceeding existing noise attenuation level, existing open-space, match existing appearance, etc.

Q11. Is a bid bond required for this project?

A11. No.

Q12. Are there any MBE/WBE requirements for this project?

A12. No.

Q13. Provide the Insurance Requirements for this project

A13. See addendum 4, which incorporates Attachment 3- General Terms and Conditions for Queens Borough Public Library Contracts, and has been added to the bid throughout. This document includes insurance requirements and other contract provisions.

Q14. Is QPL filing this project/plans with DOB?

A14. Design team is filing with DOB for OT (general construction) and MH (mechanical) work-type approvals.

Q15. Will the Library be occupied during the construction?

A15. The Library will be closed during construction. Contractor shall provide a schedule that accounts for simplified phasing plan per unoccupied building.

Q16. We obtained the Solicitation for the project via the City Record/DCAS System and visited QPL site to obtain the bidding documents, kindly advise if the bids will be opened publicly and if bidders will be furnished with the bid results.

A16. For all bids received in response to this bid, the Procurement Department shall email all bidders within fifteen (15) calendar days of the bid due date, the names of all bidders that submitted a bid and each total bid price. Such email shall inform the bidder that the communication is for informational purposes and does not represent a determination of an award.

Q17. Do we need to bid on all the scope or can we just submit an estimate for the Mechanical only?

A17. Only bids for the entire project will be accepted.

Q18. Can you please provide the contact information for the building Fire Alarm Vendor ? We need his services to disconnect, test and reconnect the duct detectors.

A18. The Library's fire alarm vendor is ADT and contact information is as follows:

Louis Cardiello, Jr.  
Sales & Account Representative  
Desk: 212-967-2450 x.9433  
Cell: 914-490-6469

Nick Delfico, Sr.  
District General Manager  
[NicholasDelfico@adt.com](mailto:NicholasDelfico@adt.com)  
Phone : (917) 769-8900

The Successful Bidder shall subcontract to the Library's fire alarm vendor ADT. The Successful Bidder shall use its electrical contractor and ADT to coordinate with the fire department any devices removed from service, disconnect, test and reconnect duct detectors. Bidders are to reflect these costs in its bid price.

Q19. Who is responsible to clear existing Fire Alarm troubles (if any)?

A19. The Library is responsible for clearing any existing fire alarm signals prior to the start of contractor work.

Q20. Who is responsible to maintain the Fire Alarm System during construction?

A20. The Successful Bidder is responsible and is required to subcontract to ADT. During construction, the Successful Bidder and its subcontractor ADT will be responsible to maintain the fire alarm system per NYC Fire Code. See A18.

Bidder's are to include this work in its bid price.

Q21. Who is responsible to file the new fire alarm devices (and HVAC equipment) with NYC DOB AND FDNY?

A21. There are no new fire alarm devices added to the project, the Successful Bidder and its subcontractor ADT to comply with NYC fire code 901.7.3. See A.18.

Bidder's are to include this work in its bid price.

- Q22. Who is responsible for FDNY Testing?
- A22. There are no new fire alarm devices added to the project. The Successful Bidder and its subcontractor ADT will test any relocated or adjusted devices. See A.18.
- Bidder's are to include this work in its bid price.
- Q23. Has the existing Fire Alarm system been approved by NYC DOB AND FDNY?
- A23. Most recent information in BIS shows fire alarm work-type was approved in 2013, see [DOB job # 420871783](#). See response to item #24 below for approval certification.
- Q24. Will the owner provide a certificate of approval for the existing Fire Alarm System from NYC DOB and FDNY?
- A24. The Library will provide the certificate to the Successful Bidder.
- Q25. Is it possible for you to provide us plan holders' list?
- A25. The Library's bid does not provide for this request.
- Q26. RFI A5 Side Walk Bridge leaving this open to the contractor to decide every bidder will have a different scope. This should be a allowance amount chosen by the library so everyone is bidding the same scope.
- A26. The EOR does not determine means and methods. The Library is at liberty to make a specific allowance for this, but the bidder is expected to determine the most effective and affordable option(s) to facilitate construction.
- Q27. RFI A6 you are leaving Asbestos Removal open to the contractor to estimate without any information on what is hot. Is the Ceiling Tiles Hot? Roofing? Flashing? If you are not able to identify Asbestos this should be handles as an Allowance amount chosen by the Library so everyone is bidding the same scope.
- A27. Without the ACM report it is impossible to determine exactly what is 'hot'. The Library will address any required asbestos removal as a change-order, each bidder only has to provide the cost to sub-contract with a testing agency to provide an official ACM report.
- Q28. Please advise when drawing addendum will be issued for coping stone replacement per RFI A8.
- A28. Addendum is provided presently for coping stone replacement, ACM testing information and other changes.

- Q29. Please provide specification or model number of existing Acoustic Panels so we will be able to match acoustic performance as per RFI A10 this will ensure everyone is bidding the same scope.
- A29. New equipment enclosure panels shall be min. 0.081” thick aluminum extrusions, 5” blade spacing, fluoropolymer coated to match existing color with no reduction in open-space or wind load capacity. Utilize existing structural frame for installation and include contingency for noise-reducing material installation.
- Q30. There is a conflict on the Guaranty Duration Attachment 1-7 indicates 2 Years M002 indicates 1 Year please clarify.
- A30. It is unclear what this question is asking.
- Q31. Attachment 2-4 indicates to hire security service for the duration of the project we assume this will not be required please confirm.
- A31. The assumption is incorrect. Attachment 2 is applicable to this project.
- Q32. Drawing A001 talks about providing a Tenant protection plan prepared by a Registered Architect we assume this is not required please confirm.
- A32. Per library closure for duration of construction, a Tenant Protection Plan is not required. Tenant Protection Plan Notes, however, continue to include useful information.
- Q33. Drawing A100,102 indicates Patch Area Damages caused by leakage we assume we are only responsible for patching that is specifically identified on the drawings please confirm.
- A33. Areas that were observed to be damaged shall be replaced, in addition to any damages encountered after the start of construction. Identifying all damages without destructive testing is not feasible and areas requiring attention may be revealed upon demolition of the existing assembly. Changes to the construction scope per unforeseen conditions will be coordinated between the winning bidder and the Library.
- Q34. There is no Air Balancing or pretesting called for please confirm that is the intent.
- A34. Testing, Adjusting and Balancing report are required for the new mechanical installation.
- Q35. We assume the existing Ceiling Registers & Diffusers are to remain in place and to be covered during ceiling removal and replacement please confirm.
- A35. Most of the proposed work does not involve the air distribution system. Open ductwork and diffusers that are left in place shall be sealed and protected during construction. Repair/Replace any damaged insulation on existing ductwork.

Q36. Please confirm that we can bid on equivalent equipment and materials.

A36. It is acceptable to bid on equivalent equipment and materials that meet or exceed the specifications of those given on the drawings.

Note as per bid section V. Bid Process and Guidelines 8. The determination of equality shall be made by the Library. The full section reads:

In the event a Bidder proposes to furnish substitutions for a service or product, as appropriate, this information shall be identified in writing, including full technical descriptions, catalog cuts and samples, as appropriate, with the Bid. The Library reserves the right to request a representative sample of the item(s) quoted, either prior to award, or before shipment is made. The determination of equality shall be made by the Library. If the sample or other technical description is not in accordance with the Bid, or is otherwise deemed not to be an equal to that specified, the Library may reject the bid, or, if award has been made, cancel the contract at the expense of the Bidder.

Q37. Will the house be removing the Refrigerant from the exiting Roof Top Unit?

A37. Unless noted otherwise, all items to be removed are the responsibility of the contractor. Ways and means the responsibility of the Successful Bidder.

Q38. We assume the 1st floor area of work will be vacated and all work can be done on normal working hours please confirm.

A38. See response to Q32 above, building to be closed to visitors during construction. Contractor to coordinate hours of construction with representative(s) of Queens Public Library

Q39. Is it possible to do an additional walk through ? Is the project presently accessible for our own walk through?

A39. No, the site inspection event already occurred. The location is not accessible for an additional walk through.

Q41. We assume there is no requirement to clean the existing ductwork please confirm.

A41. Contractor to clean all ductwork as necessary after construction is complete. The Successful Bidder to include in its bid price. See addendum 8.

Q42. We have the following additional question response to RFI Answer 41:

Under answer 41, “Contractor to clean all ductwork as necessary after construction is complete. The Successful Bidder to include in its bid price.”

Based on your response you are requiring us to include professional duct cleaning of the existing ductwork please confirm. Please advise if we have the option to cover all Air Outlets//Inlets before we start work in lieu of any duct cleaning.

A42. The Successful Bidder should take all precautions to keep the ductwork clean during construction. However, the Successful Bidder shall clean all ductwork and include this cost in its bid price. See addendum 8.

Q43. We have the following additional question:

In Addendum#7 you confirm security service is required please confirm this will be required when we have manpower on the project only during work hours and not 24/7.

A43. See addendum 8 which adds to the scope of work, “The Successful Bidder to provide security guard services for the building when the Successful Bidder and any of its subcontractors are on site and when the building security system is not armed.”