

**Invitation for Bid for the Flushing Community
Library HVAC Project
IFB 0622-2
Questions and Answers**

July 13, 2022

- Q1. The cover letter states that all bid questions need to be submitted by 7/6, but the bid cover page says 7/5. What is the correct RFI deadline?
- A1. July 6, 2022 is the question deadline. The cover page discrepancy is now corrected.
- Q2. Please confirm that a bid bond is not required to be submitted with the bid.
- A2. This bid does not require a bid bond.
- Q3. Attachment-1 Page 7 you indicate 2 Year Guaranty yet all equipment specifications and elsewhere you indicate 1 Year Guaranty please clarify your requirements.
- A3. As per Addendum 2, Attachment 1, Section 4.09 Guarantee for Materials and Labor changed the period to one (1) year and now states:
- Contractor shall provide a **one (1) ~~two (2)~~** year guarantee for materials and labor from the date of acceptance of work in writing by an authorized representative of the Library (the “Guarantee Period”), in addition to any written guarantees or warranties provided by equipment or materials manufacturers, as applicable. Any materials or work that is or becomes defective during the Guarantee Period shall be replaced by the Contractor with the understanding that all replacements shall carry the same guarantee as the original equipment or materials. Such replacements shall be made immediately upon receiving notification from the Library.
- Q4. Information to Bidders Page 7 you talks about Utilizing the Existing Johnson FX DDC Controls yet the controls specification on M004 you Indicate Honeywell or Johnson Controls and then on drawing M008 you indicate to use Distech controls and integrate with existing CTI supervisor, please clarify?
- A4. BACnet controls to be provided. The existing BMS infrastructure is Distech controls. Provided controls must be BACnet compatible. Control Technologies Inc. is the site maintenance controls contractor, Justin Cassel jcassel@controltechinc.com (347)-696-5554.
- Q5. Information to Bidders Page 7 you talks about Utilizing the Existing Johnson FX Pneumatic Controls please clarify if the new controls are pneumatic or electric.
- A5. The contractor is responsible to convert existing pneumatic control valves using E-P switching to maintain existing controls infrastructure for existing equipment. All new equipment at the roof will be electronic based controls.

Q6. Attachment-2 Page 4 talks about providing a Security Service please advise if this is required as well as what are the days and times required.

A6. As per Addendum 2., Attachment 2 section 4.11 has been revised to state “safety and security management.” The section now reads:

The Contractor shall provide competent **safety and security management service** on the site to safeguard life and property, beginning on the date on which the Contractor commences actual construction work, or on such earlier date on which there is activity at the site related to the work, including without limitation, delivery of materials or construction set-up. The Contractor shall continue to provide such **safety and security management service** until the date of Substantial Completion or other date mutually agreed upon by the Library and the Contractor.

Q7. Drawing T002 talks about a Tennant Protection Plan please advise if this is a required submission.

A7. Occupied dwelling units are not located in the building. A TPP is not required.

Q8. Please provide the Manufacturer and contact information of Fire Alarm service company.

A8. As per Addendum 2, Bid Section, II Scope of Work, 3.0 Electrical System Existing Conditions has been revised to include:

Fire Alarm

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
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.

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

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.

- Q9. Drawing M007 you talk about providing Condenser Water Filtration we assume this is not applicable please confirm.
- A9. The 8-inch condenser water piping is to be reused from the pump room up to the roof, however not for the previous function. Condenser water filtration is not required.
- Q10. Drawing M007 indicates to provide a new Water Treatment System please confirm this is required as well as if a maintenance service with chemicals is required.
- A10. Hydronic water treatment is required for the new source equipment, the treatment apparatus shall be provided at the rooftop prefabricated mechanical enclosure.
- Q11. On the Bid breakdown there is a line Item for a ACM report. Please confirm if we need to hire a specialist to provide an ACM report for this project.
- A11. As per Addendum 2, Bid section FORM # 4, BID SHEET – Flushing Community Library, has been revised to remove all references to “ACM report.”
- Q12. For the For the Chiller Heater, Heat Pump Heater and Modular Chiller Plant you indicate a witness shop test is required witnessed by Owner, Consulting Engineer, Commissioning Agent, contractor and Equipment Representative. Please advise who is responsible to pay for transportation and lodging expenses.
- A12. The installing contractor shall provide equipment performance testing listed in AQ spec. section 1.8 of M-006.00. The witness testing is provided and properly coordinated by the installing contractor. Coordination of testing schedule must be provided in the project schedule provided by the contractor.
- Q13. Drawing M106 AQ 1.3D you talk about exhaust Flue, gas regulator and condensate neutralizer we assume this is not applicable please confirm. You also talk about a break glass switch is this required and is this part of the packaged modular chiller plant.
- A13. Flue, gas regulator and condensate are not applicable.
- Q14. Is the Packaged Modular Chiller Plant Insulated and Heat Traced at the factory?
- A14. All exterior flooded piping shall be heat traced by the contractor and insulated with outdoor rated insulation for piping exposed to weather. The prefabricated mechanical enclosure is temperature controlled via the PTAC unit on M-105.00 and schedule drawing M-501.00.

- Q15. We have received the invitation and we are interested in bidding. But I do have a question. Can we bid just the HVAC portion directly to Library or we'll have to bid as a GC with the whole project? Please advise.
- A15. The bid required bidders to submit a bid for the full project.
- Q16. Also, for some reason I don't have access to the Dropbox link. Could you help me with this, please?
- A16. As per Addendum 1, Drawings have been revised June 21, 2022:
<https://www.dropbox.com/s/mhsrh0c4w6lh4e6/CE3001-009%20QUEENS%20LIBRARY%20-%20HVAC%20Flushing.pdf?dl=0>
- Q17. Drawings E-091 & E-092 are missing from the bid set. Please provide if they are part of the project's scope of work.
- A17. These drawings were removed and not included in the bid set. Disregard Drawings E-091 & E-092.
- Q18. Is there a cost estimate, budget or ballpark figure for the project listed? Is there an actual start date for the project? Could I secure a copy of the plan holders list for the project?
- A18. The Library has not established an estimate. As per the bid the Library anticipates that this project will commence within one-hundred and eighty (180) days from the bid opening date. The Library has not established a plan holders list. The bid is posted on the Library's Procurement Opportunities web page: <https://www.queenslibrary.org/about-us/procurement-opportunities>
- Q19. We assume that we can bid on equivalent Manufactures for the Chiller Heater and Heat Pump Packages please confirm.
- A19. 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 and submitted with the bid, 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.

- Q20. I visited: <https://www.queenslibrary.org/about-us/procurement-opportunities>. I see an HVAC Project but not services. Are they one in the same or is there a separate service bid?
- A20. The bid is for the Flushing Community Library HVAC Project.
- Q21. Drawing M010 expansion tank/air separator detail indicates make up water requirement yet the plan view drawing do not show any make up water please clarify.
- A21. The makeup water is addressed at the existing air separator / expansion tank units in the chiller heater and pump rooms via the existing means.
- Q22. We assume a Hoist and Trolley system is not required for the Systecon Modular Chiller Plant since the pumps are only 3 Horse Power please confirm
- A22. Hoist and trolley not required for pump systems, however, rigging/hoist points shall be provided to safely disconnect major equipment from systems. Points shall be properly supported from enclosure structure. This will be reviewed upon receipt of the prefab enclosure shop drawing.
- Q23. The Systecon Modular Chiller Plant manufacturer indicates the Aermec equipment is ASHARE 15 compliant and a refrigerant monitoring system is not required please confirm this is not required.
- A23. The Systecon enclosure and prefabricated mechanical system within as a whole must be ASHRAE 15 compliant, not just the equipment as individual pieces. Standard 15, Chapter 8 guidelines apply to the construction of the enclosure as it houses the supplemental Aermec WWB Heat Pump equipment. The enclosure is considered to be a Machine Room by ASHRAE Standard 15; an audible and visual alarm is required to be provided by 8.11.5 per drawing M-006, section 2.1.A.6.
- Q24. Please confirm if the Aermec NYK CH-1 requires a witness test please note only virtual witness testing is available if needed.
- A24. Drawing M-006, Section AQ.1.8, requests physical witnessed testing of the prefab rooftop mechanical enclosure system. Witnessed testing should be coordinated in advance with QPL, the Engineer of Record, and Equipment Representative for testing of the equipment. Advance notice via email shall be distributed by the installing contractor a minimum of 5 business days prior to the performance test date.
- Q25. 4-Is a water Treatment system required for this project or is it exiting? If required should it part of the Systecon Modular Chiller Plant?
- A25. All affected piping shall be flushed and treated prior to commissioning the new system equipment. The piping system will be treated at the manual feed locations in the cellar pump room. A shot feeder treatment location shall be provided in the prefabricated rooftop mechanical enclosure per M-007 section AQ.M.

Q26. Drawing E-090 indicates “SEE NOTE 5” at the PUMP ROOM PART PLAN. Please clarify the reference to Note 5.

A26. As per Addendum 3, please refer to revised bid drawings E-090.01 & E-100.01 revision 1 dated 7/6/2022 for clarification of notes.

See Amended Drawings, July 6, 2022:

<https://www.dropbox.com/sh/rkifx4yvmf1gw1i/AAAvIEl6mUVssurnHGH11ZTRa?dl=0>

Q27. Please clarify if all existing steel dunnage is to be cleaned, degreased, and painted per paragraph AQ., O., 1. on drawing M-007.

A27. As per Addendum 3, Dunnage shall be treated and prepared as noted in AQ., O., 1. on drawing M-007 pertaining to the mechanical enclosure. All other affected structural steel please refer to Note 13 on drawing S-001.00.

See Amended Drawings, July 6, 2022:

<https://www.dropbox.com/sh/rkifx4yvmf1gw1i/AAAvIEl6mUVssurnHGH11ZTRa?dl=0>

Q28 A27 response seems to indicate there is an updated S-001.00 drawing in addendum #3 please be advised that S-001.00 was not amended in add#3 please clarify.

A28 No drawing updated, only directional references to existing project requirements between mechanical and structural preparation and treatment of the building steel system.

Q29 A27 directed us to specification sections that I understand as painting only new steelwork if it is your intent to paint all the existing steel please confirm.

A29 Same direction as number A28.