

BID #0623-1
Invitation for Bid for the
Central Library Cooling Tower Replacement Project
Questions and Answers
July 28, 2023

- Q1. 232113A-1,M001 talks about providing an alternate price for PPR piping, I did not see this on the bid form please advise if this is applicable.
- A1. See Addendum 1, which states:
The bid form shall be submitted based on SECTION 232113 - HYDRONIC PIPING as related to pipe and fitting materials and joining methods for copper tube and fittings, steel pipe and fittings, joining materials and dielectric fittings. Deleted from the specification and what shall be excluded from the bid is SECTION 232113 A-1 - HYDRONIC PIPING – CONDENSER WATER ALTERNATE as related to condenser water piping specifically standard specification for pressure-rated polypropylene (PP) piping systems, polypropylene (PP-R) pipe and fittings for pressure applications, and plastic piping system components and related materials.
- Q2. Drawing M901 talks about providing an alternate price to upgrade the Control System, I did not see this on the bid form please advise if this is applicable.
- A2. See Addendum 1, which states:
Deleted is the price to upgrade the control system as an alternate. The BMS system shall be manufactured by Schneider Electric and installed by TMBA. New control points are to be tied into Ecostruxure BMS via BACNET IP. All existing points and controllers serving the chilled water and condenser water plant equipment shall be migrated from the existing Continuum BMS to Ecostruxure BMS. As part of this work, the existing Continuum BMS shall be upgraded to the latest version of Ecostruxure. Existing field level controllers are compatible with Ecostruxure BMS and shall be re-used. All necessary software, graphics, licensing, and replacement of the network controllers shall be included. All new work shall be added to the Ecostruxure BMS. 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.
- Q3. Please advise if an ACM Inspection report is part of our scope for this project.
- A3. Bid section II. SCOPE OF WORK, states, “Bidder shall include in its bid price the cost to secure a performance bond and ACM inspection and report.”

Bid FORM # 4, BID SHEET – Central Library Cooling Tower Replacement Project, also includes in the schedule of values “ACM Inspection and Report” and this is repeated in the bid form.

- Q4. The DDC Controls specification indicates Siemens only the Drawing indicate to contact TMBA please clarify.
- A4. See answer to question 2.
- Q5. Drawing M001 talks about cleaning and conditioning existing we assume this is not applicable unless you clarify what this pertains to.
- A5. The tower must be cleaned and disinfected in accordance with the requirements of NYC local law 77.
- Q6. Drawing M201 talks about patching a roof opening please advise if there is a warranty on the roof and Manufacturer/Vendor information if applicable.
- A6. The roof in immediate proximity to the subject cooling tower project is not under warranty.
- Q7. Please advise any restrictions on when we can do this work (seasonal?)
- A7. The library cannot entertain closure during execution of the work so careful planning and scheduling in advance is required to ensure the Library’s daily operations are impacted minimally if at all.
- Q8. M101 & M201 you talk about Sanitizing the Tower before and after. Please advise if the house will be doing this as part of their Legionella requirements. Please note the chemical water treatment system is not in our scope.
- A8. See Addendum 1, which states:
Cleaning and disinfection of the tower and piping as required by NYC local law 77 shall be Included in the bid and performed as a part of this work.
- Q9. You call for the Outdoor Condenser Water Piping to field insulated. There is no Heat Trace called for on this project please confirm Heat Trace is not required.
- A9. The condenser water lines are drained in the winter so heat tracing is not required. The condenser water lines must be insulated according to the NYC Energy Conservation code.
- Q10. Drawing M-901.00 indicates “the BMS System Shall be Manufactured by Schneider Electric and installed by TMBA Contact Chris Dazzo at Chrisd@TMBA.com” With this in mind can you please confirm that Distech Controls and N4 Software furnished and installed by Control Technologies Inc. jcasel@controltechinc.com is an accepted as an installer/manufacture for the BMS scope of work for this project? We currently work with the Queens Library System as registered service provider for Building Management

Systems and were interested in bidding this project. We are currently performing work in the building and can provide the same form and function with by providing a system manufactured by Distech Controls and migrate controls and graphics to N4 software.

- A10. See answer to question 2.
- Q11. Please refer to Repair Note 4 on drawing S-103. The last sentence states “Note that additional work may be required upon review of previously hidden conditions.” Please confirm that a change order would be provided by QPL for the additional work that may be required.
- A11. Any additional work that results from concealed conditions that are exposed as a part of this contract shall be submitted to the Library’s Engineer of Record (EoR) for consideration accompanied by any photographic or other evidence and a description of the work to be accomplished and a cost for the additional work.
- Q12. Drawing S-104 has a description that points to the railing around the new catwalk that states “Side mounted OSHA railing (by others)”. Please advise who is responsible to install the railing around the new catwalk.
- A12. Per note #27 under the steel general notes on S-001, miscellaneous steel shall be designed, detailed, and certified by a professional engineer hired by the successful bidder. The successful bidder shall provide shop drawings for review and approval by the Library’s EoR prior to proceeding with the work.
- Q13. Drawing E-200 states “New VFD with main fused disconnect switch supplied by Mech. Contractor and installed by E.C.” Mechanical General Note 5 states “Electrical contractor will provide disconnect switches for all HVAC equipment...” Please advise if the disconnect switches are to be supplied by the Electrical or Mechanical contractor.
- A13. All electrical disconnects for the HVAC work shall be provided and installed by the Successful Bidder’s electrical contractor, with the exception of the VFD main fused disconnect switch, which is to be provided by the Successful Bidder’s mechanical contractor and installed by the Successful Bidder’s electrical contractor.
- Q14. Drawing M-001 refers to a Bid Alternate for polypropylene piping. The Bid Sheet contains a space for this item which will be calculated as part of the total cost. Is this considered an alternate?
- A14. Refer to Response 1.
- Q15. Mechanical Note 12 on drawing M-201 states “Existing roof opening to be patched and sealed. Refer to architectural drawings.” Please provide details.

- A15. The successful bidder must perform a repair that is consistent with the roofing material currently installed and shall provide a ten year minimum labor and material warranty on the roof repair.
- Q16. Who is the manufacturer of the existing roof system? What type of roof system is it? Is there a roof warrantee in place? Please provide details.
- A16. Refer to Response 6. No other information is available at this time.
- Q17. Please refer to the upper deck service platform with guardrails indicated on drawing M-501. Similarly drawing M-802 shows two ladders with safety cage. This scope of work is not indicated on the structural drawings. Please provide details for this work.
- A17. Refer to A12.
- Q18. General note 1 on drawing M-901 refers to an alternate for the BMS system. The bid sheet does not contain a separate space for this alternate. Is this to be included as part of the base bid?
- A18. Refer to Response 2.
- Q19. Drawing S-104 legend indicates steel grating at the new dunnage however detail 8/S502 mentions 2" fiberglass grating. Please clarify what material the grating should be.
- A19. Please provide metal grating per the legend on S-104.
- Q20. Please confirmed that this is not a 220 Prevailing Wage Contract.
- A20. This project is subject to Prevailing Wage. Bid section V. BID PROCESS AND GUIDELINES, item 14 state:
- This project is subject to compliance with the Prevailing Wage Law. The Contractor must conform to the provisions of Labor Law 220. Prevailing Wage schedules can be found: <http://comptroller.nyc.gov/prevailing-wage/wage-schedules/> .
- Q21. We see a performance bond is required, Is a bid bond required?
- A21. Performance bond is required. A bid bond is not required.
- Q22. Please provide M-201 Mechanical note 12 clarification, as new architectural drawing or patched and seal detail.
- A22. Refer to detail #6 on drawing S-202.
- Q23. Is it mandatory to use existing roofing contractor to do patched and seal to cover existing roof warranty? , if yes, please provide contact details

- A23. Refer to A15
- Q24. Provide concrete pad bar detail.
- A24. Refer to detail #6 on drawing S-202.
- Q25. Drawing M201 calls for drainage piping to be insulated please provide insulation and jacketing requirements.
- A25. Drainage piping does not require insulation nor jacketing.
- Q26. Please advise if the Cooling Tower Filtration piping is to get insulated. Will the drain and waste piping from that system require insulation?
- A26. All filtration piping must be insulated in accordance with project specification section 230700. The drain and waste piping do not require insulation.
- Q27. Upper Deck Service Platform Drawing M504 elevations show an upper deck service platform with guard rails above the cooling tower. However, the structural drawings do not show an upper deck. Please clarify.
- A27. The project scope includes an upper deck service platform with guardrails, all part of miscellaneous steel. Refer to A12 for additional information.
- Q28. Steel or Fiberglass Gratings Drawing S104 notes require steel subway grating. However, in contrast, detail 8 on drawings S202 stipulates fiberglass gratings. Please clarify.
- A28. Refer to A19.
- Q29. Railings Drawing S104 stipulates railing are “by others”. Please confirm the railings and toe plates for the railing is by others respectfully,
- A29. Refer to A12.
- Q30. Please provide M-201 Mechanical note 12 clarification, as new architectural drawing or patched and seal detail. (Is there any architectural drawing?)
- A30. Refer to A15.
- Q31. Is it mandatory to use existing roofing contractor to do patched and seal to cover existing roof warranty? , if yes, please provide contact details?
- A31. Refer to A6 and A15.

Q32. Do we have to carry BMS work or Library can handle by self?

A32. Refer to A2.