

February 8, 2010

Addendum No. 2
Lehman College – New Child Care Center – Invitation for Bid
Project No: LM054-094

The Due Date for this project scheduled for 11:00 a.m., on Thursday, February 11, 2010 has been postponed until 11:00 a.m., on Thursday, March 4, 2010. Bids will be opened at 2:00 P.M., Thursday, March 4, 2010.

This Addendum is issued for the purpose of conveying below the Clarification and Questions and Answers and amending the subject Bid Documents and is hereby made part of said Bid to the same extent as though it were originally included therein.

Clarifications

The following Specification Sections have been provided for your information:

Section 04 20 00 – Unit Masonry
Section 09 51 13 – Acoustical Panel Ceilings

1. Project Manual & Contract - Volume 2: Part X, Specifications; Section 011116, Summary of Work; Paragraph A. Design Work; Item 2.
Delete: Contractor shall submit at least three (3) proposed professional firms for each professional discipline required, ...
Add: Contractor shall submit the name of the proposed professional firm for each professional discipline required, ...

Bullet 4.
Delete: Evidence of quality of prior work, either for CUNY or outside references (including the name, address, and telephone of five (5) references for Modular Construction design projects ...
Add: Evidence of quality of prior work, either for CUNY or outside references (including the name, address, and telephone of at least three (3) references for Modular Construction design projects ...
2. Child Care Center shall be a structural steel frame modular building with concrete floor.
3. Exterior surfaces shall be full sized clay brick masonry on sheathing with protective membrane over galvanized steel studs; aluminum frame store front main entrance; aluminum windows; with an enclosed crawl space with materials recommended by Architect and approved by CUNY. Specification 0420 00 (Unit Masonry) attached.
4. Suggested Layout:
First Floor – Vestibule, Reception Area, Coat Closet, Director's Office, Assistant Director's Office, Two (2) Classrooms with one (1) shared bath, Pantry, Multi-

Purpose Room. Two (2) ADA compliant toilets adjacent to Multi-Purpose Room; Janitor's closet; Mechanical Spaces.

Second Floor – Four (4) Classrooms with two (2) shared baths, Conference Room, Two (2) Offices; Storage Spaces.

5. Typical Classroom contains two (2) sinks/counters with wall mounted cabinets above and cabinets below; a storage room for cots; a shared bathroom with child height fixtures for every two (2) class rooms. The NYC Department of Health has requirements for number of fixtures based upon number of children and space requirements per child. Each shared bathroom requires three (3) water closets and three (3) laboratories; and each classroom requires an observation window.
6. "Cubbies" (coat locker units) are required for storage space to hold boots, books, hats or lunch boxes. Made of 5/8"-thick hardwood, unit measures 54"w x 11 1/2"d x 48"h. Units can be purchased ready made, to be installed.
7. Built-in reception desk required with standard features, including an addition with space provided for built-in equipment to monitor access and CCTV systems.
8. Multi-Purpose room to contain folding partition wall as a room divider.
9. Contractor's engineer shall confirm load capacities in Davis Hall for electricity and sanitary connections.
10. The Pantry will not be used as a kitchen. It shall have counter space, storage cabinets, a sink, and additional space and power allocated for a microwave oven and a 25CY refrigerator. The equipment is not part of the contract.
11. Bidders shall submit two (2) copies of the Bid Proposal.

Questions and Answers

Question 1. What type of flooring is in this project?

Response 1. See Specification 09 65 00 Resilient Sheet Flooring with welded seams.

Question 2. Is "The New Child Care Center Playground" a part of this project or existing? See page 8 of 76 B.2 of General Requirements.

Response 2. The new Child Care Center Playground will be bid as a separate project after construction of the modular Child Care Center.

Question 3. Need existing utility plans to determine extent of design and engineering required to relocate existing. This can be a huge \$. Please issue the existing as-built site plan showing utilities including origin and termination. It is mentioned that there are storm pipes below grade, under the building footprint. Do they connect to the city sewer? Do they service any other area than the building site itself? Are storm and sanitary drainage required to be run separately?

Response 3. There are no major underground utilities. Location of underground electrical conduits for light poles and underground piping for area drains can be determined on site. Storm and sanitary pipes are required to be run separately. Sanitary can be run to Davis Hall and storm to detention tanks on site or a detention tank tied to the sanitary waste pending engineer's survey of capacities. See Clarification 9.

- Question 4. Will there be separate utility service connections to the street or will we be connecting to existing campus systems? It only mentions water connection to Davis Hall, but indicates backflow preventer, meter and curb valve as part of project. It is mentioned that there are communication and electric lines below grade. What type of power and communication lines (size, depth,) and what do they service?
- Response 4. There are no street connections. All utilities will be connected to Davis Hall pending engineer's survey of capacities. See Clarification 9. Sub metering of electrical and water usage will be required. Back flow prevention will be required as per New York City Department of Environmental Protection ("NYCDEP") regulations. Electric and data for the new building will run in conduit to Davis Hall sub-basement.
- Question 5. I assume demolition of existing buildings and relocation planning is not part of project.
- Response 5. Yes, that is correct.
- Question 6. Can a wheelchair lift be substituted for the access ramp to Davis Hall?
- Response 6. No.
- Question 7. Are all materials up to Architect?
- Response 7. All materials are as per the specifications. The Architect may make recommendations from specified materials with final review and approval by CUNY.
- Question 8. Are CADD as-built drawings required?
- Response 8. Yes.
- Question 9. Is existing site survey in contract?
- Response 9. No. Contractor must retain licensed surveyor.
- Question 10. Are there any existing structures or elements that are being removed that require toxic material testing? Lead, PCBs, Asbestos. Soil contamination?
- Response 10. Yes. Existing ramp and stairs at Davis Hall must be tested prior to demolition. If necessary, soil must be tested prior to disposal off site.
- Question 11. Indicates that must be "CUNY Approved licensed architect". Is there any pre-approval list or process? Can we submit the Architect/Engineer for approval prior to bid?
- Response 11. There is no pre-approved list. The name of the Architect/Engineer should be submitted with the bid.
- Question 12. Indicates that after contractor is selected they must submit 3 firms for each discipline. Are we required to get bids from 3 architects, 3 mechanical engineers, 3 electrical eng, 3 civil, 3 struct. etc... and then CUNY decide which of each we will use? Is there anything we need to submit with bid regarding the design team? If owner rejects first Architect the next one will most likely have a higher fee which the successful bidder will have to absorb. As an alternative have proposal include the Architect's resume and day care experience. The Contractor and Design Firms are a team that must be partnered prior to submitting a proposal. – Please clarify.
- Response 12. See Clarification 1.

- Question 13. Does successful bidder have to absorb all cost related changes that Lehman College requests after award of contract? Who absorbs cost of design changes requested by owner i.e. siding to Brick design, 4,000 sq. of unspecified space?
- Response 13. Any change to the Contract shall be handled in accordance with the Contract Documents. See Clarification 3. See Response 15.
- Question 14. Electric design indicated to provide "provisions for telephone, voice, data and Security" Is the design and installation of these systems in the contract? Is the "telephone system" a raceway and outlet system only without telephone CPU and instruments?
- Response 14. Telephone, voice, data and security to be connected to MDF located in Davis Hall. Telephone handsets and switch in new building are not required.
- Question 15. Page 4 requires an approximate foot print of 6,500 square feet (two story) but the space requirements provided on page 5 require much less square footage, somewhere in the region of 11,500 square feet. Which requirement prevails and if the larger space is required, what do we do with the additional space?
- Response 15. Refer to Space Program in Volume 1. See Clarification 4. The gross square footage ("gsf") is 13,000 square feet ("sf") representing 6,500 sf per floor. The net square footage is 7,120 sf. The additional space is used for corridors, stairs, mechanical rooms, elevator, elevator mechanical room, storage, janitor closet, vestibule, etc.
- Question 16. The space program does not indicate if there are preferences for specific rooms to be in close proximity to certain others. Are there any such preferences?
- Response 16. See Clarification 4.
- Question 17. This section states all electrical, plumbing and welding work is to be performed by contractors possessing NYC licenses/certificates. Much of this work will be performed in a factory outside of the State of NY; will this requirement have to be met for such work performed in the modular factory in other states? Could you please confirm that requirements called for in Div. 1 General Requirements Page 3 of 76 Item #7, 8, and 9 regarding plumbing, electrical, and welding work only applies to work being done at the Lehman College site, and this does not apply to work being done at the off site plant were modular units will be constructed.
- Response 17. Requirements for Certificate of Occupancy requires final sign off for plumbing, electrical and HVAC systems to the satisfaction of the New York City Department of Building ("NYCDOB") code and any other agency having jurisdiction of this project; as such, any work must comply with these requirements. Controlled inspections of work done out of state such as welding must be performed by a licensed NYCDOB approved inspector during fabrication.
- Question 18. This section states the first floor will have a concrete slab. This is uncommon in modular construction; would a steel floor system with wood or composite decking be acceptable over the 36" crawl space?
- Response 18. No.
- Question 19. This section states the first floor will have a concrete slab. Are there any requirements for the second floor?
- Response 19. The second floor shall also have a concrete slab.

- Question 20. This section states the exterior walls are to be of pre-insulated ground face CMU, standard CMUI, insulated aluminum panels, glazed storefront, aluminum windows and aluminum curtain wall, as specified. Where are these specified exactly?
- Response 20. See Clarification 3.
- Question 21. This section states the roofing shall be SBS roofing on metal deck steel joists. SBS roofing is not common in modular construction; would a single ply membrane roof over metal deck, with a similar warranty, be acceptable?
- Response 21. No.
- Question 22. The section states we are to connect to an existing Siemens BMS; who is the best person to contact to coordinate this work?
- Response 22. This question is premature. This information will be given to the successful bidder.
- Question 23. Will there be any infants/toddlers in this facility; and if so how many should we plan for? Regarding the occupancy classification of the facility, will there be more than 30 children under the age of two cared for at one time in the building?
- Response 23. There will not be more than 30 children under the age of two cared for at one time in the building. The total number is not available at this time.
- Question 24. It is difficult to find architects with 5 or more modular building projects. Can the experience of the engineering consultants and modular manufacturer be used for this qualification?
- Response 24. See Clarification 1.
- Question 25. Will CUNY provide a list of acceptable modular manufacturers and modular unit and specifications such as exterior wall finishes?
- Response 25. CUNY will not provide a list of acceptable modular manufacturers. See Clarification 3 for exterior wall finishes.
- Question 26. What is the location and extent of "acoustic wall panels"?
- Response 26. To be determined by Architect during the Design Phase.
- Question 27. Elevator cab appears to be oversized for the building; can you confirm cab size and weight rating?
- Response 27. Provide one (1) 3,000 lbs capacity single stage dual jack holeless hydraulic passenger elevator operating @ 150 fpm. Refer to Section 142400 for dimensions.
- Question 28. What is the extent and location of "ground face concrete block"?
- Response 28. To be determined by Architect during the Design Phase.
- Question 29. Shouldn't the buildings be formally LEED certified? (LEED) Certification.
- Response 29. This is a New York State funded project. Refer to New York State Executive Order 111.
- Question 30. What are the contract limit lines for the sitework?

Response 30. The contract limit lines are from Shuster Hall to the north, Davis Hall to the south, the perimeter fence along Goulden Avenue to the west and the steps leading to the campus to the east.

Question 31. What is the location and extent of "Asphalt Paving"?

Response 31. To be determined by Architect during the Design Phase.

Question 32. How many amps are available in this building?

Response 32. This shall be determined by the Contractor's electrical engineer during design phase.

Question 33. Will an NYC Department of Buildings Electrical Advisory Board filing be required?

Response 33. Yes.

Question 34. Where in the building is our point of connection for electrical service?

Response 34. This shall be determined by the Contractor's electrical engineer during design phase.

Question 35. Are spare switches available for connection?

Response 35. No.

Question 36.

- What size is the water main available for this building and what is the pressure?
- Where in the building is point of connection?
- What size is the sanitary connection?
- Where in the building is the point of connection?
- What is the elevation of the sanitary connection?

Response 36. This shall be determined by the Contractor's engineer during design phase.

Question 37. Are soil borings available?

- What is the condition of the soil?

Response 37. See Volume 2, Exhibit B for Geotechnical Evaluation.

Question 38. Is CUNY assuming a pile foundation? How do we determine the depth of piles? Are mini-piles the only acceptable method for a deep foundation?

Response 38. See Volume 2, Exhibit B for Geotechnical Evaluation. Foundation system to be determined by the Contractor's engineer during design phase.

Question 39. Are there leaching rings or drywells below grade?

Response 39. No.

Question 40. Must welders at the manufacturing facility be certified for NYC DOB?

Response 40. Welders must be licensed by the state in which they are working. See also Response 17.

Question 41. Will CUNY provide its own inspection agencies to verify work performed by the Contractor? Offsite at the manufacturing plant? At the jobsite? At whose expense?

Response 41. CUNY will provide inspection services offsite at the factory and at the jobsite at its own expense. Also, see Response 17.

- Question 42. Is a detention tank required?
- Response 42. All such work must comply with NYC DEP or any other NYC agency requirements. See Response 3.
- Question 43. Is there a staging area available to store units prior to erecting?
- Response 43. Due to limited space there is no adequate parking area for staging of units upon delivery any fees and permits associated with the rental of a lot, road closing or street parking shall be the responsibility of the Contractor.
- Question 44. Are there any display cases, award cases, or wardrobes required?
- Response 44. No cases required only wardrobe (cubbies) see Clarification 5.
- Question 45. As per Section 09 20 00 (Gypsum Drywall) – 1.04 E Mold Resistance – must all drywall be paperless drywall?
- Response 45. Yes, as directed.
- Question 46. Are there any specifications and details for the suspended ceiling system? Should it be 2 x 2 or 2 X 4, etc?
- Response 46. The ceiling tiles shall be 2 x 2. See Specification 09 51 13 (Acoustical Panel Ceilings) attached.
- Question 47. NYC code requires fire dampers at all fresh air intakes over 144 square inches not above 30" from grade. Will this require fire/smoke dampers at the rooftop unit penetrations to the building?
- Response 47. This shall be determined during design phase.
- Question 48. Please provide a list of occupancy loads for individual rooms (particularly: classrooms, multipurpose and conference room to properly size HVAC equipment for ventilation loads.
- Response 48. Information is not available at this time. This shall be determined by mechanical engineer during the design phase.
- Question 49. Is a single VAV RTU for the entire building with electric reheat VAV boxes desired or multiple rooftops to achieve zoning?
- Response 49. A single VAV RTU for the entire building with electric reheat VAV boxes is desired. This shall be determined by mechanical engineer during design phase.
- Question 50. Can plenum return be utilized or does return need to be fully ducted?
- Response 50. This shall be determined by the Contractor's mechanical engineer during design phase.
- Question 51. Is mechanical crawlspace ventilation required for this building?
- Response 51. Yes.
- Question 52. Is there a separate Emergency Power Service or will this be accomplished with individual battery powered devices?

- Response 52. Emergency power can be accomplished with individual battery powered devices for emergency lighting.
- Question 53. Does the design team require professional liability insurance? None specified.
- Response 53. Design team shall be required to provide certificates of insurance. Details shall be provided in a follow-up addendum.
- Question 54. The Modular Building Manufacturer will account for the majority of the cost of this project, wherein a 75% total subcontract limit is imposed. Is the modular portion (fabricator and installer) considered part of this subcontract limit?
- Response 54. No. The Modular Building manufacturer shall be considered a supplier.
- Question 55. Is the modular unit fabricator considered a subcontractor or supplier? Are they subject to or required to conform to N.Y.C. prevailing wages, separation of trades – mechanical, electrical and plumbing work and MWBE target percentage goals?
- Response 55. The modular unit fabricator is considered a supplier. This is not a Wicks Law project.
- Question 56. What event triggers the commencement of the 450 days for completion?
- Response 56. See Volume I, Part II - Information for Bidder, Section 6 – Time of Completion.
- Question 57. How many days will CUNY allow for regulatory filings and related approvals?
- Response 57. Contractor shall account for required approvals within the completion time.
- Question 58. If CUNY requests Liquidated Damages for delays in the Schedule from the Contractor's subcontractor, will the Contractor have to match that contribution/penalty?
- Response 58. If Liquidated Damages are assessed, it shall be upon the Prime Contractor. Liquidated damages are not a penalty. Actual damages are uncertain and difficult to ascertain. This amount represents a good faith attempt to calculate an appropriate compensation based on anticipated actual damages.
- Question 59. Is there a Community Board involved and if so has any presentation of the project been made?
- Response 59. At this time the Community Board is not involved and no presentations have been made.
- Question 60. What is the anticipated Award and Notice to Proceed dates for this project?
- Response 60. CUNY intends to award a contract after the completion of the review and evaluation process to determine the lowest responsive and responsible bidder. Contractor shall refer to the Contract Documents.
- Question 61. Will CUNY customarily withhold any percentage of a progress payment application beyond the customary retainage? What is the customary retainage?
- Response 61. Contractor shall refer to the Contract Documents.
- Question 62. If the Contract is suspended for lengthy period through no fault of the Contractor or terminated for convenience, for reasons such as lack of appropriations, will CUNY pay for all materials and work performed to date of termination, including all work completed as the manufacturer and costs to make the uncompleted building safe and relocate or store or dismantle the building?

Response 62. Contractor shall refer to the Contract Documents.

Question 63. Has the NYC Comptroller been informed of this project, and how many days are allowed for the Comptroller's approval?

Response 63. This Project is New York State funded. Please refer to the Contract Documents.

Question 64. Please clarify the penalties for Withdrawal of Bid. Section 10 (a) allows bidder to withdraw after 90 days, but before award.

Response 64. Please refer to the **Information for Bidders** sections of the solicitation including, but not limited to, Part II, Part V, and the Bid Bond Form.

This Addendum is issued pursuant to Standard Form of Agreement, Article 1 & Invitation to Bid Form. Bidders are asked to acknowledge receipt of this Addendum by returning it signed with their submitted Bid. Failure to do so shall be considered grounds for rejection of your Bid.

Contact: Michelle Bent, DDCM.ContractsDept@mail.cuny.edu

By signing in the space provided below, the Bidder acknowledges receipt of this Addendum.

This Addendum must be signed by the Bidder and submitted with the Bid.

Name of Bidder

Name of Authorized Bidder Representative	Title	Signature	Date
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