



# YONKERS PUBLIC SCHOOLS



## SCHOOL FACILITIES MANAGEMENT CONTRACT MANUAL AND SPECIFICATIONS

for the

**PROJECT NAME: Reconstruction of Portions of the Building Envelope, Interior Finishes and Site Work**

**SCHOOL NAME: Paideia School 24**

**BID NO. ITB-6192**

**OPENING DATE: September 29, 2017 AT 2:00 PM**

**SED # 66-23-00-01-0-024-007**

**YPS JOB # 10745**

Contract 1 - General Construction - Masonry & Roof Contract 4 - Plumbing

Contract 2 - General Construction Interior & Site Contract 5 - Electrical

Contract 3 - HVAC

### BOARD OF EDUCATION

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Executive Director  
School Facilities Management

YONKERS PUBLIC SCHOOLS  
One Larkin Center  
Yonkers, New York 10701

BIDDER TO FILL OUT (PRINT):

LEGAL BUSINESS NAME OF BIDDER:

JOE lombardo Plumbing + Heating of  
351 Spook Rock Rd Suite 109A Rockland  
Sutter new york 10901 Inc

ADDRESS:

(P.O. Boxes are not acceptable)

CONTACT:

Ronald Lombardo TITLE: President

PHONE NO.:

845-357-8537 FAX: 845-357-8529

E-MAIL:

Ron@Josephlombardo.com

DATE:

10/6/2017

- DO NOT RETURN ENTIRE BID PACKAGE -  
ONLY RETURN WHAT IS LISTED IN "INFORMATION FOR BIDDERS", PAGE 6

ATTACHMENT A - BID SHEETS

RECONSTRUCTION OF PORTIONS OF THE BUILDING ENVELOPE, INTERIOR FINISHES AND SITE WORK  
AT THE  
PAIDEIA SCHOOL 24

BID #: ITB-6192      ISSUE FOR BID: 08/18/2017

YPS PROJECT #10745

SED PROJECT #6623-0001-0-024-007

PLUMBING - CONTRACT 4

ITEM	APPROX. EST. QUANTITY (A)	ITEMS WITH UNIT BID PRICES WRITTEN IN WORDS	UNIT BID PRICES (B)		TOTAL AMT. BID (A) X (B)	
			DOLLARS	CENTS	DOLLARS	CENTS
1	1	Lump Sum: <b>Base Bid</b> Price to Complete Plumbing Work as Described in the Contract Documents. <i>Sixteen thousand five hundred</i> <i>Eighty-nine 32/100</i> Lump Sum	\$16,589	32	\$16,589	32
2	1	Necessary: Miscellaneous Additional Work for Owner Directed Work, if so Desired by the District.  <i>Twenty Thousand and -----00/100</i> Necessary	\$20,000	.00	\$20,000	.00

**TOTAL BID - ITEMS 1 & 2, INCLUSIVE**

Written in Words: *Thirty-six thousand five hundred*  
*Eighty-nine* Dollars *thirty-two* Cents

Written in Figures: *\$36,589.32*

CONTRACTOR: *Joe Lombardo Plumbing + Heating Rockland Inc*

ADDRESS: *321 Spook Rock Road Suite 109A*  
*Suffern New York 10901*

PREPARED BY: *Ronald J. Lombardo*

TELEPHONE NO.: *845-357-6537*

DATE: *10/6/2017*



City of Yonkers/Yonkers Public Schools  
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**CITY OF YONKERS/YONKERS PUBLIC SCHOOLS**  
**Purchasing**

*Mike Spano, Mayor*  
*Tom Collich, Director*

**TO: PROSPECTIVE BIDDERS**

September 18, 2017

**FROM: KIM SANSEVERE, PRINCIPAL BUYER**

**RE: IFB-6192 Reconstruction of Portions of the Building Envelope, Interior Finishes and Site Work Paideia School 24**

**ADDENDUM NO. 1 -CITY RESPONSE TO REQUESTS FOR INFORMATION/ATTACHMENTS**

**THE OPENING DATE HAS BEEN POSTPONED TO FRIDAY, OCTOBER 6, 2017 AT 2:00 pm**

The contents of this addendum alter and amend the original Bid requirements and take precedence over the related items therein. This addendum forms a part of the contract documents. Bidders must acknowledge receipt of all addenda when submitting their bids. Failure to acknowledge receipt may render a bidder non-responsive and ineligible for award. Bidders are responsible for ensuring that they receive all addenda. All addenda will be posted on the Empire State Purchasing Group System (<http://www.empirestatebidssystem.com/>).

**This Addendum consists of 4 pages, 2 specification sections, and 26 drawings and sketches.**

The following changes are hereby made:

**A. MODIFICATIONS TO SPECIFICATIONS**

**1. SECTION 01 1000 SUMMARY, 1.10 DEFINITIONS**

**ADD:**

A. "Burglar Alarm Contractor" – Owners contractor providing security alarm system monitoring. Work not part of Contract #5.

B. "PROVIDE" – The Term "provide" shall mean "furnish and install complete and ready for safe and regular use and/or operations of the item, material or service indicated."

C. "Security Contractor" – Owners contractor providing security system design and commissioning. Work not part of Contract #5.

**2. SECTION 01 1000 SUMMARY, 1.03 Description of Alterations Work, E.3**

**ADD:**

3. Provision of a building wide security system.

- a. All security devices and equipment shown on the SE drawings will be FURNISHED by the Owner unless otherwise noted. Contract #5-Electrical Construction (EC) shall INSTALL and terminate all devices and equipment.

- b. All wire, conduit, supporting devices, boxes, connections, stub ups and rough in will be PROVIDED by the EC. EC shall connect and punch down the device to the patch panel/ control panel designated in the SE drawings. EC shall machine label, tag on both ends, and test for continuity, on all connections. EC shall certify network cabling and provide supporting reports to the owner to ensure proper wire has been installed, proper installation and cable lengths. EC shall test for ground faults and wire integrity on card access, burglar alarm and door stations wiring prior to turn over to owner.
- c. The EC shall provide firestopping for all penetrations required for work of their contract.
- d. Commissioning shall be done by the Owner. EC shall have a responsible electrician/foreman with knowledge of the project on site installation during commissioning to correct any gaps in continuity.
- e. The existing security system shall not be disconnected until the new system of this contract has been installed and approved. The existing security system will be removed by the Owner's designated security monitoring company.
- f. All burglar alarm device wiring is to be home-run to first floor wall field device closet. Use standard "quad" wire (22/4 solid).

3. SECTION 08 0671 DOOR HARDWARE SET

**REPLACE:** Entire section with section dated 09/15/17 attached in this addendum. (9 pages)

4. SECTION 09 5100 SUSPENDED ACOUSTICAL CEILINGS, 2.01.D ACT-2 Acoustical Tile

**DELETE:** Entire ACT-2 Painted Mineral fiber, 24" x 24" description.

**ADD:** ACT-2 Painted Mineral fiber, 24" x 48" x 7/8", beveled edge, White, Similar or equal to #551 Cirrus High NRC Angled Tegular by Armstrong.

**DELETE:** 2.01.E, ACT-3 Acoustical Tile Type Cementitious wood fiber plank. Not needed on this project.

5. SECTION 26 0805 TELECOMMUNICATIONS AND CAMERA CABLING SYSTEM

**ADD:** Entire section (8 pages) dated 09/15/17 attached in this addendum. Section applies to all data and communications wiring utilizing CAT 6.

B. **MODIFICATIONS TO DRAWINGS**

**ABATEMENT**

1. SHEET AA100 FIRST FLOOR ABATEMENT PLAN

**CHANGE:** Bottom entry in legend: "Remove and dispose of cementitious coating and underlying asbestos containing tar typ..." change **FROM** 2,500 sq. ft. **TO** 875 sq. ft."

2. SHEET AA101 ROOF ABATEMENT PLAN

**REPLACE:** Entire sheet dated 08/21/2017 with sheet dated 09/15/2017 included in this addendum.

**ARCHITECTURAL**

1. SHEET A031 PART SITE PLANS AND DETAILS:

**REPLACE:** Detail 4/A031 with sketch SKA001 included in this addendum.

**REPLACE:** Detail 5/A031 with sketch SKA002 included in this addendum.

**REPLACE:** Detail 6/A031 with sketch SKA003 included in this addendum.

3. SHEET A032 PART SITE PLANS AND DETAILS:

**REPLACE:** Details 1 & 2/A032 with sketch SKA004 included in this addendum.

**ADD:** Detail Details 9 and 9a shown on SKA005 included in this addendum.

4. SHEET A501 ROOF DETAILS:  
**REPLACE:** Entire sheet dated 08/21/17 with new sheet dated 09/15/17 included in this addendum. Flashing and roof membranes were indicated but did not print on original bid document.
5. SHEET A502 ROOF DETAILS:  
**REPLACE:** Entire sheet dated 08/21/17 with new sheet dated 09/15/17 included in this addendum. Flashing and roof membranes were indicated but did not print on original bid document.
6. SHEET A602 DOOR SCHEDULE AND DETAILS  
**CHANGE:** Door 117 Door Type **from: FL to: V3.**

## MECHANICAL

1. SHEET H101 LEGEND NOTES PART FIRST & SECOND FLOOR PLANS REMOVALS AND NEW WORK:  
**REPLACE :** Entire sheet dated 8/18/17 and replace with sheets dated 9/15/17 attached in this addendum.
2. SHEET H102 THIRD FLOOR PLAN:  
**ADD:** Support rooftop piping with "Micro Industries" Model 2.5 typical, or similar, approved equal.

## ELECTRICAL

1. ALL ELECTRICAL "E" SHEETS E001 thru E702:  
**REPLACE :** Entire set of electrical drawings (15 pages) dated 8/18/17 and replace with sheets dated 9/15/17 attached in this addendum.
2. SHEET SE-200 SECURITY RISER DIAGRAM  
**REPLACE:** Entire sheet dated 08/21/17 with new sheet dated 09/15/17 included in this addendum.
3. SHEET SE-303 CCTV ONE LINE  
**REPLACE:** Entire sheet dated 08/21/17 with new sheet dated 09/15/17 included in this addendum.

## C. BIDDER RFIS and CLARIFICATIONS

1. SPECIFICATION SECTION 09 5100 ACOUSTICAL CEILINGS  
Q: "Sheet A400 for the ACT Ceilings, it is indicated Type 1 and **Type 2**, 2x2 and **2x4**, then in spec 095100-4 it indicates Type 1 and **Type 3**, 2x2 and **2x2**....then on 095100-1 to 095100-2 there are (3) types of ACT indicated, but none are 2x4...and there are (3) Types when there are (2) types on the job. Which ACT type is required?  
  
A: Ceiling type 1 is 2x2 tegular edge. Ceiling type 2 is 2x4 tegular edge. Ceiling Type 3 is not required on this project. See addendum note #A4 for specification clarification.
2. AA101 ROOF ABATEMENT PLAN  
Q: "As per drawing AA-101, the abatement legend refers to asbestos containing tar coating at the existing Terra Cotta copings. Please confirm that Terra cotta units must be treated as contaminated materials."  
A: Yes, as per the Renovation Survey for Asbestos Containing Materials, lead Based Paint & PCB's, the terracotta coping units on Roofs A & C are coated with an Asbestos Containing Tar and shall be removed and disposed of in accordance with Drawing H101 & Spec. Section 02 8200.

3. A101 FIRST FLOOR PART PLANS NEW WORK

Q: Clarify scope of ceramic wall tile installation

A: Bathroom wall tile scope includes full height installation of new ceramic tile over existing tile on the wet walls containing the toilet and sink plumbing of Toilets 111 and 112. The Plumbing contractor is to remove the fixtures and install new fixtures and carriers as shown. GC will open the masonry wall for the PC and provide rough patching of masonry and final finish tile surfacing and mounting of equipment shown on plans and elevations 5 & 6/A101.

4. LIST OF ALTERNATES:

Q: Please provide clarification on all alternates, how many and what is included in each alternate. The drawings are conflicting

A: Alternates for all contracts are shown on Bid Proposal Sheets BSP-1 thru 5.

Alternates include:

GC-1 Work of Contract 1, Shown on A201 and A202

H-1 Work of Contract 3, Shown on H103

E-1 Work of Contract 5, Shown on the "E" drawings.

5. ELECTRICAL DRAWINGS

Q: Please clarify if the Type H fixtures in the gym are part of the base bid or part of an alternate. The drawings are conflicting.

A: H fixtures are part of Alternate E-1. See revised electrical drawings E102 and E202 attached in this addendum.

**\*\* End of Addendum \*\***

**Attachments** – Specification Sections 08 0671 (9 pages) 26 0805 (8 pages), Drawings AA101, A501, A502, SKA001, SKA002, SKA003, SKA004, SKA005, H101, E001, E101, E102, E103, E104, E201, E202, E203, E204, E301, E302, E501, E601, E701, E702, SE-200 and SE-303.

**IFB-6192 - ADDENDUM NO. 1 - ACKNOWLEDGEMENT**

Legal Name of Bidding Firm: Joe Lombardo Plumbing + Heating of Rockland Inc

Address: 351 Spook Rock Road Suite 107A Suffern NY 10901

Bidder's Representative: Ronald J Lombardo Title: President

E-mail: Rona@josephlombardo.com

Signature: [Signature] Telephone: 845-357-6537

Fax: 845-357-8529 Date: 10/6/2017



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Email: thomas.collich@yonkersny.gov

CITY OF YONKERS/YONKERS PUBLIC SCHOOLS  
*Purchasing*

*Mike Spano, Mayor*  
*Tom Collich, Director*

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TO: PROSPECTIVE BIDDERS  
FROM: KIMS SANSEVERE, PRINCIPAL BUYER  
RE: IFB-6192: Reconstruction of Portions of the Building Envelope, Interior Finishes and Site Work - Paideia School 24  
ADDENDUM NO. 2- CITY RESPONSE TO ADDITIONAL REQUESTS FOR INFORMATION/ATTACHMENT

October 2, 2017,

THE OPENING DATE REMAINS FRIDAY, OCTOBER 6, 2017 AT 2:00 pm

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The contents of this addendum alter and amend the original Bid requirements and take precedence over the related items therein. This addendum forms a part of the contract documents. Bidders must acknowledge receipt of all addenda when submitting their bids. Failure to acknowledge receipt may render a bidder non-responsive and ineligible for award. Bidders are responsible for ensuring that they receive all addenda. All addenda will be posted on the Empire State Purchasing Group System (<http://www.empirestatebidssystem.com/>).

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1. SPECIFICATION SECTION 028200 ABATEMENT

Q: "As per the abatement specification section, they refer to the work under CR 56 NYSDOL regulations. This regulation (Page 104 for Roof and Façade Abatement) limits the work to the use of non-mechanical equipment for removals. Is it possible to get a variance for this to perform the removals (such as the cementitious stucco) through the use of mechanical equipment for this work?"

A: As per the abatement specification section **028200**

**1.3 Permits and Compliance.**

F. The Contractor shall be responsible for obtaining all Variances as may be required for the Project or as requested by the Owner. Approval of the Owner is required prior to submission of a Variance application to any regulatory agency. Failure to obtain Owner approval may result in Owner not permitting variance to be used on the project.

Q: "With regard to the tunnels, is 800 sf the total for both tunnels or just the one most impacted?"

A: The quantity indicated is for both tunnels as shown on drawing AA-100.

The following changes are hereby made:

A. MODIFICATIONS TO SPECIFICATIONS

1. ATTACHMENT "B" TECHNICAL SPECIFICATIONS TABLE OF CONTENTS

**DELETE:** Reference to section: "01 2100 Allowances"

Section not included in specification. Allowances for each contract can be found on the Bid Sheets.

**DELETE:** Reference to section: "03 3000 Cast in Place Concrete"

Section not included in specification. See Division 32 for exterior concrete requirements.

2. SECTION 09 9123 INTERIOR PAINTING

**ADD:** Entire section dated 9/26/17 attached in this addendum. (7 pages)

**\*\* End of Addendum \*\***

**Attachments** – Specification Sections 09 9123 Interior Painting (7 pages)

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IFB-6192 - ADDENDUM NO. 2 - ACKNOWLEDGEMENT

Legal Name of Bidding Firm: De Lombardo Plumbing + Heating Rockland Inc  
Address: 351 Spook Rock Road Suite 109A Suffern NY 10980  
Bidder's Representative: Ronald J Lombardo Title: President  
E-mail: Ron@JosephLombardo.com  
Signature: [Handwritten Signature] Telephone: 845-357-6537  
Fax: 845-357-8529 Date: 10/6/17