

**20 Nolan Park Renovation**

RFP Responses to questions received from proposers

October 21, 2021

**To:** RFP Proposers

**From:** Nicole De Feo, Senior Project Manager, Design + Construction

**Subject:** Responses to questions received from RFP Proposers for the 20 Nolan Park Renovation

**Intent:** This clarification is a part of the Contract Documents and modifies the original RFP Documents. Acknowledge receipt of this clarification by initialing in the space provided below and returning a copy with your proposal. Failure to do so may subject the RFP Proposer to disqualification.

**Documents:** RFP Question Responses

Attachment A: Mechanical Riser Update

Attachment B: Branch Box Update

Attachment C: Walk-through Sign-in sheets

## 20 Nolan Park Renovation RFP Responses

October 21, 2021

20 Evans Road, Nolan Park  
Governors Island

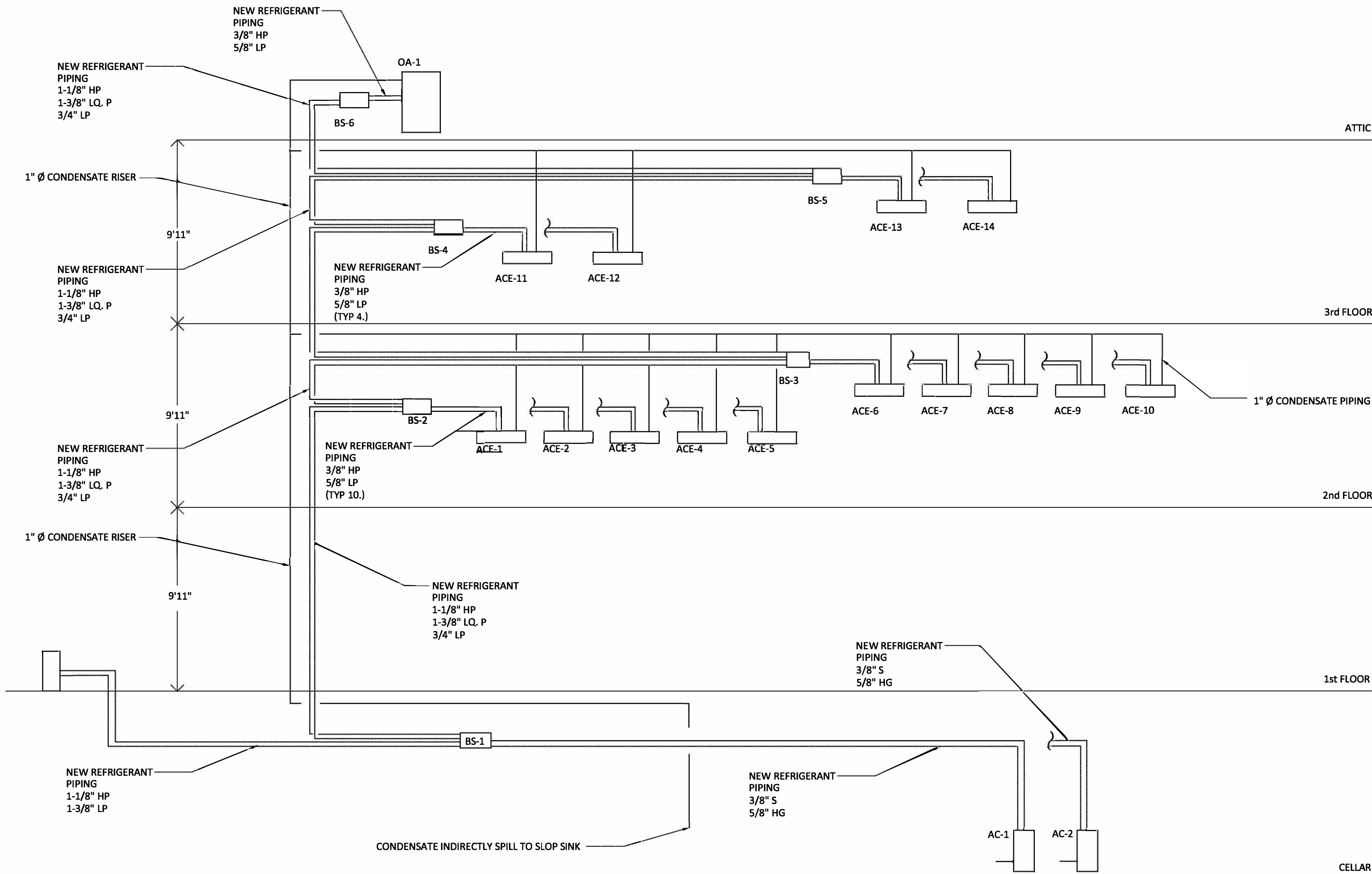
RFI#	Date	Question	Response	Dwg
1	10.01.2021	Please provide clarification on the wood windows, spec section 085200, 2.2 A4. Acceptable Fabricator: Duratherm Windows Corp. Zeluck Inc., or Woodstone and does not note manufacturer. While, window schedule drawing A-601 calls out manufacturer as Graham.	For the all window option(base and alternates) an 'approved equal' to the provided spec is permitted.	1/A-601, 1/A-601A, 1/A-601B
2	10.08.21	Is there a Bid Bond required for this project? If so what is the Percentage?	A bid bond is not required for this project.	
3	10.13.21	The existing interior & exterior surfaces have loose flaking paint and some plaster that will need to be removed. It is assumed that this paint contains lead. Will this be performed by the Painter or Abatement contractor?	It should be assumed that <u>all</u> existing interior and exterior paints contain lead. All painted surfaces shall be abated(removed or encapsulated) by the abatement contractor(AC) except for the items noted below which contain lead paint and will be demo'ed in phase 2 of the project: 1. Porch floor and framing. 2. Porch Vestibule framing and substrate as needed to maintain the structural stability of the Porch Roof. 3. Porch columns as needed to maintain the structural stability of the Porch Roof. 4. Second egress opening for the new stair from cellar.	DM-100, Abatement Narrative & Sequence
4	10.13.2021	If an Abatement company performs the lead removal of interior/exterior flaking paint, how will these surfaces be left? Skim coat ready?	The remaining surfaces will be left encapsulated.  Most encapsulated surfaces should be in a state to receive a skim coat but this will need to be confirmed with the Abatement Contractor's lead encapsulation paint specification.	DM-100, Abatement Narrative & Sequence
5	10.19.2021	Can the Engineer provide an ACR piping detail for the branch selector boxes as they call for ball valves. Need to know what is to be valved off.	See attachment A and B. Attachment A provides an updated riser diagram of VRF system and Attachment B is branch box specification sheet with the required ball valve indicated.	Attachment A and B
6	10.19.2021	Is there a Geotechnical Report for this project?	No specific Geotechnical Report was preformed for this project but TGI has records of previous borings completed near the site.	
7	10.19.2021	Was there a Phase 1 or 2 Environmental Site Assessment performed for this project?	An EPA Phase 1 or 2 Environmental Site Assessment that has not been preformed for this site.	
8	10.13.2021	Will the electrical and plumbing permit file through the DOB and through Con Edison?	The licensed plumber performing the work would be required to pull the work permit associated with DOB NOW application # M00580893 and any other forms required to complete the proposed work.  The licensed electrician performing the work would need to filing their own separate stand-alone application.  TGI/LiRo will handle any load letter or incoming service request or issues as a separate park wide project.	5/G-100
9	10.13.2021	The drawing show a French drain at the bottom of the new outdoor stair landing. Where will this french drain go or connected to?	Since the issuing of this drawing set the storm water management strategy has been revised. This revision will be issued in a forth coming Addendum.	1/A-100
10	10.13.2021	In the kitchen is the GC providing the Appliances?	GC will provide Appliances.	1/A-602, Fixture and Appliance Schedule
11	10.13.2021	In the kitchen is the countertop quartz or wood?	The countertop will be an HPL laminate over Lauan plywood or Medex substrate.	3/A-602, Finish Types
12	10.13.2021	We just want to make sure that all demolition as per Drawing DM will be done prior to the commencement of the project.	All demo work to be completed except for the items noted below which will be demo'ed in phase 2 of the project: 1. Porch floor and framing. 2. Porch Vestibule framing and substrate as needed to maintain the structural stability of the Porch Roof. 3. Porch columns as needed to maintain the structural stability of the Porch Roof. 4. Secondary cellar egress opening through masonry wall.	DM-100, Abatement Narrative & Sequence
13	10.13.2021	The drawing call for refinish the existing wood floor in office 110 and 104 and new oak floor in the office 109 105 106 and 108 but I believe it's the opposite, Can you confirmed.	Please refer to sheet A-141 for proposed 1st floor floor finishes.  Rooms 110, and 104 are type FLR-7: new wood flooring.  Rooms 105, 106, 108, and 109 are FLR-6: refinished existing wood flooring.	1/A-141
14	10.08.2021	The Refrigerant piping for the VRF system is not clear please update flow diagram showing the quantity of piping runs .	See attachment A which provides an updated VRF piping diagram with additional information.	Attachment A

15	10.06.2021	define the scope of the lead abatement work being performed by others	Please refer to the our response to EW Howell RFI no.3.	DM-100, Abatement Narrative & Sequence
16	10.06.2021	what are the travel restriction	Please refer to exhibit M--Island Logistics--in the RFP for detailed information on ferry schedules, vehicle requirements and accessible roadways.	
17	10.06.2021	Is this project a PLA project.	No.	
18	10.06.2021	Please forward the list of contractors currently doing work on governors island	JR Cruz, Mass Electric, Spectraserv, Reicon, Acme, Mamais, B&G Electric	
19	10.06.2021	Please forward the sign in sheet form the 9.30 walk thru	See attachment C for sign-in sheets from all walk-throughs	Attachment C
20	10.06.2021	On bid sheet listed under Project management is Project executive to Assistant project engineer required on this project	No.	
21	10.06.2021	Is safety officer required?	No.	
22	10.06.2021	Is a watchman required?	No.	

## **Attachment A**

REFRIGERANT RISER NOTES

ALL REFRIGERANT PIPE SIZES SHOWN SHALL BE CONFIRMED BY EQUIPMENT MANUFACTURER BASED ON ACTUAL PIPE RUN LENGTHS MEASURE INFIELD.



JAKLITSCH /GARDNER  
ARCHITECTS P C

453 WEST 17TH ST, 4TH FL · NEW YORK, NY 10011  
TELEPHONE 212.620.9166 · FAX 212.620.9982

PROGRESS PRINT - NOT FOR CONSTRUCTION

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OWNER THE TRUST FOR GOVENORS ISLAND 10 SOUTH STREET, SLIP 7 NEW YORK, NY 10004 T: 646.584.2611	COST ESTIMATOR LIRO PROGRAM & CONST. MANAGEMENT ONE STATE STREET PLAZA, 28TH FL NEW YORK, NY 10004 T: 516.434.8963
CONSTRUCTION MANAGER LIRO PROGRAM & CONST. MANAGEMENT ONE STATE STREET PLAZA, 28TH FL NEW YORK, NY 10004 T: 516.434.8963	SPECIFICATIONS CONSTRUCTION SPECIFICATIONS, INC. PO BOX 468 MORGANVILLE, NJ 07751 T: 732.870.0700
MEP WB ENGINEERS + CONSULTANTS 110 WILLIAM STREET NEW YORK, NY 10038 T: 646.778.5863	
STRUCTURAL ENGINEER GEDEON GRC CONSULTING 100 OVERLOOK CENTER, 2ND FLOOR PRINCETON, NJ 08540 T: 609.375.2038	

REVISIONS:		
NUMBER	DESCRIPTION:	DATE:
1	DD SET FOR CLIENT REVIEW	12/10/20
2	ISSUED FOR FILING	07/07/21
3	100 CD SET	09/17/21
4	ISSUED FOR FILING	09/17/21
5		
6		
7		
8		

20 NOLAN PARK  
20 EVANS ROAD  
NEW YORK, NY 10004  
JOB # M00551619-I1

MECHANICAL  
RISER DIAGRAM

DRAWN BY: TK	CHECKED BY: DLF
SCALE: NONE	DATE: 10/29/19
SEAL:	DRAWING NUMBER:

M-501.00

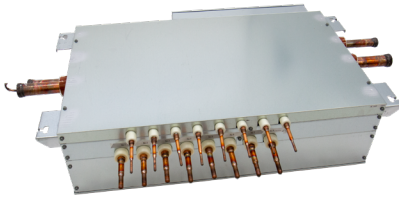
NEW YORK CITY BUILDING DEPARTMENT NOTE  
THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

## **Attachment B**

Job Name:

System Reference:

Date:



## SPECIFICATIONS

<b>Indoor Unit Capacity Connectable to 1 Branch</b>	Btu/h	54,000
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<b>Number Of Branches</b>	8
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Electrical Requirements		
Electrical Power Requirements	208 / 230V, 1 phase, 60Hz	
Minimum Circuit Ampacity (MCA)	A	0.83 / 0.97
Maximum Overcurrent Protection (MOCP)	A	15

Power Input (208 / 230V)		
Cooling	kW	0.137 / 0.176
Heating		0.076 / 0.098

Current Input (208 / 230V)		
Cooling	A	0.66 / 0.77
Heating		0.37 / 0.43

<b>External Dimensions</b>	In. (mm)	9-7/8 x 35-7/8 x 21-1/2 (250 x 911 x 545)
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<b>Net Weight</b>	Lbs. (kg)	106 (48)
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<b>External finish</b>	Galvanized steel plate (Lower part drain pan: Pre-coated galvanized sheets + powder coating)	
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<b>Connectable Outdoor / Heat Source Unit Capacity</b>	72,000 to 336,000
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Refrigerant Piping Diameter to Indoor Unit (Brazed)			
		Liquid	Gas
Less than 18,000 Btu/h	In. (mm)	1/4 (6.35)	1/2 (12.7)
Greater than 18,000 Btu/h	In. (mm)	3/8 (9.52)	5/8 (15.88)
	In. (mm)	3/8 (9.52)	3/4 (19.05)
	In. (mm)	3/8 (9.52)	7/8 (22.2)

<b>Field drain pipe size</b>	In. (mm)	3/4 NPT
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<b>Refrigerant</b>	R410A
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## ACCESSORIES

Branch Joint (Downstream capacity ≤72,000 Btu/h)	CMY-Y102SS-G2*
Branch Joint (Downstream capacity 73,000-96,000 Btu/h)	CMY-Y102LS-G2*
Branch Joint (Downstream capacity ≤126,000 Btu/h)	CMY-R201S-G*
Branch Joint (Downstream capacity 127,000-216,000 Btu/h)	CMY-R202S-G*
Branch Joint (Downstream capacity 217,000-234,000 Btu/h)	CMY-R203S-G*
Branch Joint (Downstream capacity 235,000-360,000 Btu/h)	CMY-R204S-G*
Branch Joint (Downstream capacity ≥316,000 Btu/h)	CMY-R205S-G*
Condensate Pump (Blue Diamond)	X87-721
Condensate Pump (Sauerermann)	SI3100-230
Ball Valve (3/8" SAE Brazed)	BV38BBSI
Ball Valve (5/8" SAE Brazed)	BV58BBSI
Reducer (Between ODU and Sub)	CMY-R302S-G1*
Reducer (Between Main and Sub BC)	CMY-R303S-G1

\*See Data Book or Install Manual for more details

Refrigerant Piping Diameter to Outdoor Unit (Brazed)			
		High Pressure	Low Pressure
072	In. (mm)	5/8 (15.88)	3/4 (19.05)
096	In. (mm)	3/4 (19.05)	7/8 (22.2)
120	In. (mm)	3/4 (19.05)	7/8 (22.2) or 1-1/8 (28.58)
144 to 192	In. (mm)	3/4 (19.05)	1-1/8 (28.58)
216	In. (mm)	7/8 (22.2) or 1-1/8 (28.58)	1-1/8 (28.58)
240	In. (mm)	7/8 (22.2) or 1-1/8 (28.58)	1-3/8 (34.93)
264 to 288	In. (mm)	1-1/8 (28.58)	1-3/8 (34.93)
312	In. (mm)	1-1/8 (28.58)	1-3/8 (34.93) or 1-5/8 (41.28)
336	In. (mm)	1-1/8 (28.58)	1-5/8 (41.28)

Refrigerant Piping Diameter to other BC Controller (Brazed)				
		High Pressure	Liquid Pipe	Low Pressure Pipe
072	In. (mm)	5/8 (15.88)	3/8 (9.52)	3/4 (19.05)
073 to 108	In. (mm)	3/4 (19.05)	3/8 (9.52)	7/8 (22.2)
109 to 126	In. (mm)	3/4 (19.05)	1/2 (12.7)	1-1/8 (28.58)
127 to 144	In. (mm)	7/8 (22.2)	1/2 (12.7)	1-1/8 (28.58)
145 to 216	In. (mm)	7/8 (22.2)	5/8 (15.88)	1-1/8 (28.58)
217 to 234	In. (mm)	1-1/8 (28.58)	5/8 (15.88)	1-1/8 (28.58)
235 to 288	In. (mm)	1-1/8 (28.58)	3/4 (19.05)	1-3/8 (34.93)
289 to 360	In. (mm)	1-1/8 (28.58)	3/4 (19.05)	1-5/8 (41.28)
361 or above	In. (mm)	1-3/8 (34.93)	3/4 (19.05)	1-5/8 (41.28)

Sound power level (measured in anechoic room)		
Rated operation	dB(A)	68
Defrost		74

Sound pressure level (measured in anechoic room)		
Rated operation	dB(A)	50
Defrost		56

## NOTES:

1. Installation/foundation work, electrical connection work, insulation work, power source switch, and other items shall be referred to the Installation Manual.
2. The equipment is for R410A refrigerant.
3. Install this product in a location where noise (refrigerant noise) emitted by the unit will not disturb the neighbors. (For use in quiet environments with low background noise, position the BC CONTROLLER at least 5m away from any indoor units.)
4. Sound pressure/power level differs depending on the connected outdoor/heat source unit capacity or operation condition. The sound pressure/power level at the rated operation is the value of the cooling mode.
5. The sound pressure/power level values were obtained in an anechoic room. Actual sound pressure level is usually greater than that measured in anechoic room due to ambient noise and deflection sound.
6. The sound pressure level values were obtained at the location below 1.5m from the unit.
7. The solenoid valve switching sound is 56 dB (sound pressure level) regardless of the unit model.
8. Refrigerant piping diameter for connection of plural indoor units with 1 branch shall be referred to the Installation Manual.
9. This unit is not designed for outside installations.
10. When brazing the pipes, be sure to braze, after covering a wet cloth to the insulation pipes of the units in order to prevent it from burning and shrinking by heat.
11. Indoor unit capacity connectable to 1 branch is changed depending on the indoor unit type and connection method. Please refer to the Installation Manual for more information.
12. For the refrigerant pipe size, refer to Installation Manual of outdoor units/heat source units.

# Model: TCMBM0108JA11N4 - DIMENSIONS

TCMB0108, 1012, 1016JA

Unit: mm(in)

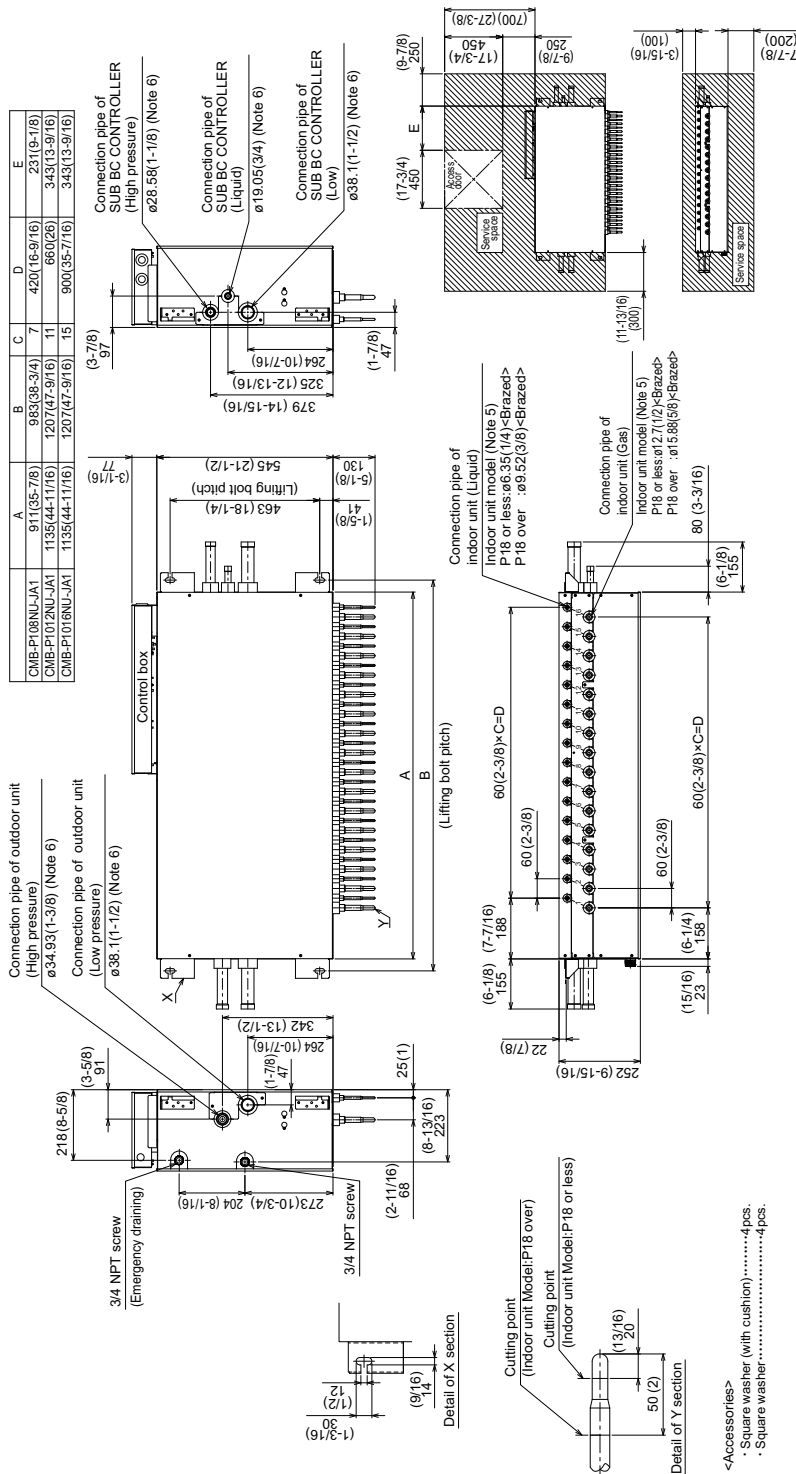


Table-2. To other BC controller (Note 6)

Total downstream	High press. Pipe	Liquid Pipe	Low press. Pipe
Indoor unit capacity			
~72	ø15.88(5/8)	ø8.52(3/8)	ø19.05(3/4)
73~108	ø18.03(3/4)	ø8.52(3/8)	ø22.27(7/8)
109~146	ø19.05(3/4)	ø12.7(1/2)	ø28.58(1-1/8)
147~216	ø22.27(7/8)	ø15.88(5/8)	ø28.58(1-1/8)
217~234	ø22.27(7/8)	ø15.88(5/8)	ø28.58(1-1/8)
235~288	ø28.58(1-1/8)	ø19.05(3/4)	ø34.93(1-3/8)
289~360	ø28.58(1-1/8)	ø19.05(3/4)	ø41.28(1-5/8)
361~	ø34.93(1-3/8)	ø19.05(3/4)	ø41.28(1-5/8)

Table-1. To outdoor/heat source unit (Note 6)

Connectable unit capacity	High press. Pipe	Low press. Pipe
072	ø15.88(5/8)	ø19.05(3/4)
096	ø15.88(5/8)	ø22.27(7/8)
120	ø19.05(3/4)	ø22.27(7/8) or ø28.58(1-1/8)
144 to 192	ø22.27(7/8)	ø28.58(1-1/8)
216	ø22.27(7/8) or ø28.58(1-1/8)	ø28.58(1-1/8)
240	ø22.27(7/8) or ø28.58(1-1/8)	ø34.93(1-3/8)
264 to 288	ø28.58(1-1/8)	ø34.93(1-3/8) or ø41.28(1-5/8)
312	ø28.58(1-1/8)	ø41.28(1-5/8)
336	ø28.58(1-1/8)	ø41.28(1-5/8)

\* For the refrigerant pipe size, refer to Installation Manual of outdoor units/heat source units.

Note 1. Suspension bolt(ø10) and nut(M10) prepare in the field.

2. Take notice of service space as shown.

3. Please take service space for connection pipe of SUB BC CONTROLLER.

4. Install this product in a location where noise (refrigerant noise) emitted by the unit will not disturb the neighbors.

(For use in quiet environments with low background noise, position the BC CONTROLLER at least 5m away from any indoor units.)

5. Refer to the Installation Manual for refrigerant piping diameter size when connecting plural indoor units with 1 branch.

6. Refer to the Table-1.2 connection pipe of outdoor unit or SUB BC CONTROLLER diameter size.

7. Refer to the Installation Manual for insulation of connection pipe and drain piping.

8. Do not place the BC controller directly on the floor.

<Accessories>

• Square washer (with cushion).....4pcs.

• Square washer.....4pcs.



## **Attachment C**

# THE TRUST FOR GOVERNORS ISLAND

## 20 Nolan Park Renovation

Site visit sign-in  
September 30, 2021

NAME	COMPANY	EMAIL	TELEPHONE
Mike Tsakiris	mama's	Mike Duncan's.com (917) 284-1299	
Melanie Swatkins	EW Howell	m swatkins@ewhowell.com (516) 330-4688	
Bob Zinkel	EW Howell	bzinkel@ewhowell.com 516-250-5289	
Tom DiMARCO	GREENWAY USA	Tdimarco@greenwayusa.com 718 644 6023	
MATT NOLTY	Greenway USA	mnolty@greenwayusa.com 516 712 5965	
Nick BURBEE	Richter + Rymer	nburbee@richter-rymer.com (212) 736 4500	
David Cannizzaro	JCC	davidc@jccconstruction.net (718) 482-9662	
Ted / Hooks	Unity Constr.	Theodore H. buildunity. com 516 784 9543	
Jennifer Williams-Garvey	JAG Interiors & Contracting Services	jenniferejagics.net (718) 813-7353	
ARBERT DANITI	Iannelli Const	Estimating@IANCC.com 917.270.9109	
Sean Bernieri	Jannell Construction	SB3@Ianc.com (718) 836-2000	
MATT Siegle	McGowan	ms@mcgowanbuilders.com 201.865.4666	
Paul Hagan	Brickens	phagan@brickens.com 914 237 2709	
Katrina Saidai	Disalvo Interiors	Katrina@disalvointeriors.com 516 499 1942	
Belvinder Singh	7 Seas Infotech Corp	7seasinfotech@gmail.com 929-218-8505	
Umaed Singh	Rising Star Infotech	Rising.Star.411@gmail.com 347 658 8114	
+ Nuno de Sa	tor Dano		
ANDREW MINER			

# THE TRUST FOR GOVERNORS ISLAND

## 20 Nolan Park Renovation

Site visit sign-in  
October 7, 2021

<u>NAME</u>	<u>COMPANY</u>	<u>EMAIL</u>	<u>TELEPHONE</u>
JD Borawski	JAG	JEAN DAVID @ JAGICS.NET	347 993 2830
Ektu Solanki	Nsp Enterprises	ekta@nspeutep105es.com	917 495 6714
Ricardo Ramos	S3C	richie@dbcnnyork.com	917 709 6384

# THE TRUST FOR GOVERNORS ISLAND

## 20 Nolan Park Renovation

Site visit sign-in  
October 13, 2021

NAME	COMPANY	EMAIL	TELEPHONE
Gee Singh	CUM	g.singh@cumconstructioncorp.com	646-290-4555
Jeff Hoffman	PERFECT PAINT	JHOFFMAN@PERFECTBUILDING.	
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RAJ NAIK	PAL - Environmental Services	rnaik@palcorp.com	973 382 4455
Tom Larsen	LANE ASSOCIATES	TLARSEN@LANE.US	516-425-5029
Jonathon Hartmann	Demar Plumbing	jhartmann@demarnyc.com	917-675-0169
Nick Kalavanos	Demar Plumbing	NKalavanos@demarnyc.com	631-512-7344
Rich Esposito	EW HOWELL Construction	RESPOSITO@EWHOWELL.COM	516-921-7100
Vince Lepre	Fiftythree Restorations	VINCE@FIFTYTHREERESTORATIONS.COM	
MIKE REVELL	STATENOR	MIKE@STATENOR.DEM	212 566 1053
		CON	646.477 4963