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April 8, 2025

**BID ADDENDUM NO. 1 - TO ALL PLAN HOLDERS OF RECORD**



License Expiration Date: 11/30/2026

**Cortland Enlarged City School District – 2024 Capital Project – Barry Addition  
Barry Primary School – SED #11-02-00-01-0-004-014**

**KING + KING PROJECT # 24-44-8522**

GENERAL

- A. All Bidders and Contractors shall take note of the following changes, additions, interpretations, clarifications, etc., in connection with the Drawings and Specifications and other Contract Documents. The following instructions have precedence over anything contrarily shown on the drawings or described in the Specification Documents.
- B. Bidders shall carefully examine all items and determine for themselves what Subcontractors are affected, and notify all Bidders on subcontracts of changes, explanations, interpretations, or additions affecting their work.
- C. Work described in this Addendum shall be in accordance with Specifications for like items in remainder of building and complete with all labor and materials required.
- D. The directions, instructions and information contained in this Addendum shall be incorporated into the Bidding Documents and shall be taken into consideration and be included in the Contractors' bids.
- E. Bidders shall acknowledge receipt of this Addendum by inserting its number and date in the space designated in the Bid Form. Failure to do so will be considered an informality, and may be cause for disqualification of the bid.
- F. This Addendum consists of **3** pages and the following attachments:
  - 1. Pre-Bid RFI Log dated 04/8/25
  - 2. 04/2/25 Pre-Bid Meeting Agenda
  - 3. 04/2/25 Pre-Bid Meeting Sign-In

A. PART 1 – GENERAL REQUIREMENTS

A. CLARIFICATIONS - NONE

B. SPECIFICATIONS:

1. **REFER** to all specifications. **REVISE** all SED project #'s in the specifications from "SED #11-02-00-01-0-004-012" to read "SED #11-02-00-01-0-004-014."

C. DRAWINGS- NONE

II. PART 2 – ARCHITECTURAL

A. CLARIFICATIONS - NONE

B. SPECIFICATIONS:

1. **REFER** to 011100 MULTIPLE CONTRACT SUMMARY. **ADD** the following paragraph:

" 1.15 WORK BY OTHERS

A. All work, materials and services associated with new and relocated cameras."

C. DRAWINGS- NONE

III. PART 3 – SITE - NONE

IV. PART 4 – ASBESTOS - NONE

V. PART 5 – STRUCTURAL - NONE

VI. PART 6 – MECHANICAL - None

VII. PART 7 – ELECTRICAL

A. CLARIFICATIONS - NONE

B. SPECIFICATIONS - NONE

C. DRAWINGS

1. DRAWING D E0.02 "DEMOLITION PLAN – FIRST FLOOR"

- a. **ADD** General Note C; shall read as follows: "ALL WORK, MATERIALS AND SERVICES ASSOCIATED WITH CAMERA RELOCATIONS SHALL BE PROVIDED BY THE DISTRICT'S CCTV SYSTEM INTEGRATOR."

2. DRAWING D E1.02 "CONSTRUCTION PLAN – FIRST FLOOR POWER AND SS"

- a. **REVISE** General Note I to read as follows: "ALL WORK, MATERIALS AND SERVICES ASSOCIATED WITH NEW AND RELOCATED CAMERAS SHALL BE PROVIDED BY THE DISTRICT'S CCTV SYSTEM INTEGRATOR. ALL CAMERAS SHOWN ON THIS DRAWING SHALL BE CONNECTED TO DATA

RACK CER-A IN STORAGE 401D. REFER TO DATA RISER DIAGRAM FOR ADDITIONAL INFORMATION.”

3. DRAWING D E9.01 “DETAILS AND RISERS”

- a. At Data Riser Diagram, **ADD** Detail Note 4 to the new camera and existing to be relocated camera. Detail Note 4 shall read as follows: “ALL WORK, MATERIALS AND SERVICES ASSOCIATED WITH NEW AND RELOCATED CAMERAS SHALL BE PROVIDED BY THE DISTRICT’S CCTV SYSTEM INTEGRATOR.”

VIII. PART 8 – PLUMBING / FIRE PROTECTION - None

END OF ADDENDUM NO. 1



Pre-Bid RFI Log

Cortland Enlarged City School District  
2024 Capital Improvement Project - Barry Addition

4/8/25

Dwg



No.	Date	Requested By	Question	Ref	Response
1	3/26/25	Streeter Associates	<p>1.What is the approximate size of the GC Package?</p> <p>2.Roughly what does the GC Package, or the Work in general, entail?</p> <p>3.Roughly what is the overall general schedule?</p> <p>4.Is it expected, mandatory, to work second shift for any extensive amount of time (assuming the work goes over the academic year)?</p>		<p>1. Roughly \$5 million.</p> <p>2. Demolition / Abatement / sitework / removal of existing school wing and construction of new wing, tying back into the school.</p> <p>3. Start this summer and finish next summer.</p> <p>4. The schedule is set up that majority of the work could be done "A" shift.</p>
2	3/26/25	TMC Flooring	There is no Milestone schedule at the end of Spec section 013216.		The milestone schedule is located after Spec Section 011100
3	3/27/25	King & King Mechanical	Can you provide the budget for the HVAC contract?		The HVAC contract budget is \$760,000.
4	3/27/25	TMC Flooring	V402 Vestibule. Drawing calls out Walk-Off & Schedule is calling out LVT. There is no 2nd carpet listed in Legend or Spec's, F.Y.I.		Vestibule V402 has both. The walk-off mat is recessed with LVT at the perimeter as indicated in the drawings. The walk-off mat is called out in the spec.
5	3/31/25	Convergent	<p>1. Section 281300 2.1 – Control Panel I would like to confirm that the end user's current access control system is C-Cure 9000.</p> <p>2- Plan D E1.02 My takeoff has at least 11 cameras listed on Plan D E1.02 however, no cameras are listed in the spec. Are cameras a part of this job as well? If they are, what is the current VMS the end user is utilizing? Do they have model's spec'd out for this job?</p>		<p>1. The Access Control System is Honeywell.</p> <p>2. There are 3 new cameras and 6 existing-to-be-relocated cameras in the bid; 2 of the cameras shown on the drawing are existing to remain. All work, materials and services associated with the camera work shall be provided by the District's CCTV System Provider, Day Automation. This will be clarified by addendum.</p>
6	4/2/25	Constructconnect	<p>Is there a cost estimate , budget or ballpark figure for the project listed?</p> <p>Is there an actual start date for the project?</p>		<p>GC: \$5,000,000 HC: \$ 760,000 PC: \$ 350,000 EC: \$ 600,000</p> <p>Start date is 5/12/25</p>



Watchdog Building Partners, LLC  
3445 Winton Place, Suite 102  
Rochester, NY 14623  
(585) 760-7855

Cortland Enlarged City School District  
2024 Capital Project - Barry Addition  
Pre-Bid Meeting Agenda

Date/Time: April 2, 2025

Location: 209 Tompkins St. Cortland NY 13045

Barry Primary School Maintenance Building

SED No.: 11-02-00-01-0-004-014

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1. **Introductions:**

- a. Welcome, and on behalf of the Cortland Enlarged City School District, King + King Architects, and Watchdog Building Partners, thank you for coming today and for your consideration to bid this Capital Project.

2. **Sign-In Sheet:** Print neatly and provide all requested information. Business cards are welcome.

Owner:

Cortland Enlarged City School District  
1 Valley View Drive  
Cortland, NY 13045  
Representative: Robert Edwards, Superintendent of Schools

Architect:

King + King Architects LLP  
358 West Jefferson Street  
Syracuse, NY 13202  
(315) 682-6180

Sarah Welch, Project Manager  
[swelch@kingarch.com](mailto:swelch@kingarch.com)  
(315) 671-240

Construction Manager:

Watchdog Building Partners, LLC  
3445 Winton Place, Suite 102  
Rochester, NY 14623  
(585) 760-7855

Derek Brown, Project Manager  
[Dbrown@watchdogbp.com](mailto:Dbrown@watchdogbp.com)  
(585) 760-7855

Frank Gaglianese, Field Superintendent  
[Fgaglianese@watchdogbp.com](mailto:Fgaglianese@watchdogbp.com)  
(315) 719-8556



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Brandie Wingrove, Construction Administrator  
[Bwingrove@watchdogbp.com](mailto:Bwingrove@watchdogbp.com)  
(585) 233-5730

3. **Purpose:**

- a. The purpose of this meeting is to collect contractor questions and make appointments to walk the site while reviewing the Scope of Work for the project.
- b. Questions asked at the meeting will be responded to formally in writing in the form of an Addendum. Verbal responses are to be interpreted by the contractor and at their own risk.

4. **Project Summary:**

- a. Scope of work for this Project:
  - Contract #100: General Construction  
Budget: \$5,000,000
  - Contract #101: Mechanical Construction  
Budget: \$760,000
  - Contract #102: Plumbing Construction  
Budget: \$350,000
  - Contract #103: Electrical Construction  
Budget: \$600,000

5. **Plan Viewing:**

- a. Bid Documents may be examined in the office of the Owner and in the following locations:
  - King + King Architects LLP, 358 West Jefferson Street, Syracuse, NY 13202
  - Plan and Print Systems, Inc., 6160 Eastern Avenue, Syracuse, NY 13211
  - Builders Exchange of Rochester, 180 Linden Oaks, Suite 100, Rochester, NY 14625
  - Syracuse Builders Exchange 6563 Ridings Road Syracuse, NY 13206
  - Associated Building Contractors of the Triple Cities 15 Belden Street Binghamton, NY 13903

6. **Plans Available:**

- Contract Documents may be downloaded from the Plan and Print Systems, Inc. website for a **nonrefundable** cost of \$49.00. Electronic Contract Documents on a flash drive may also be obtained from Plan & Print (Telephone: 315.437.5111, Fax: 315.463.1510) upon payment of a **non-refundable** \$49.00 plus shipping and handling per flash drive. Contact Plan & Print for shipping and handling costs. Checks shall be made payable to **Plan & Print Systems, Inc.**
- Contract Documents may be obtained at Plan & Print Systems, Inc., 6160 Eastern Ave, Syracuse, NY 13211 (Telephone: 315.437.5111, Fax: 315.463.1510) upon receipt of a \$100.00 deposit per set. Checks for deposit for Contract Documents shall be made payable to Cortland Enlarged City School District. Cash will not be accepted as a deposit. Prospective Bidders will be issued a maximum of two (2) sets each. Subcontractors, Material Suppliers, etc., will be issued a maximum of one (1) set each. Contract documents will be delivered via UPS Ground service upon request and receipt of an additional non-refundable delivery and handling charge, payable by separate check to Plan & Print Systems, Inc. Contact Plan & Print for shipping and handling costs. Any sets required in excess of the above-mentioned maximums are to be obtained directly

by interested parties at the full cost of printing, **at their cost**, directly from Plan and Print Systems.

**7. Bids:**

- a. Separate sealed bids will be received by the Cortland Enlarged City School District at the District Office 1 Valley View Drive, until 3:00pm local time on April 22, 2025, at which time they will be publicly opened and read aloud.

**8. Bid Questions (RFI's):**

- a. All project related questions are to be submitted on the RFI form provided and sent via email to PM, FS, CA and K+K.
- b. No pre-bid RFI's will be accepted after 12pm 4/14/2025.

**9. Qualifications:**

- a. Upon request after the bid opening, the bidder shall submit a fully executed AIA A305 Contractor's Qualification Statement, to be qualified as the lowest responsible bidder.
- b. All equivalents must be submitted on the provided form ahead of the award of contracts. Reference project manual.
- c. Procore- Each Prime Contractor will be responsible to access, view, and upload information/documents including but not limited to requests for information, submittals, shop drawings, and proposal pricing using the Management software.

**10. Bid Security:**

- a. Refer to the Instructions to Bidders.
  - Bid Bond or Certified Check made payable to the Owner in the amount of 5% of the Base Bid.

**11. Performance and Payment Bonds:**

- a. Bonds shall be written on AIA Document A312 and in the amount of the Contract Sum.

**12. Insurance Requirements:**

- a. Refer to AIA Document A232-2009 Supplementary General Conditions for Insurance Requirements.

**13. Allowances:** Refer to specification section 012100.

**14. Unit Prices:** Refer to specification section 012200.

**15. Alternates:** Refer to specification section 012300.

**16. Inspection of Site:**

- a. All bidders are required to certify they have visited the site. Submission of a Bid certifies this.
- b. A tour/walkthrough (if needed) will occur after all of today's Pre-Bid Questions.
- c. Please contact PM/FS if an additional date/time is needed to visit the site during the bidding period.



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17. **Questions:** During walk through of cluster. It was determined that the existing structure has a CMU interior and brick exterior.