Project Manual

For construction contracts greater than $20,000

Orvis Activity Center – Temporary Pool Infill

Project No. TBD

September 10, 2025

SUNY Alfred State College
10 Upper College Drive, Alfred, NY 14802
Paul Schroeder, Director of Construction

Notice to Bidders and Newspaper Advertisement

The State University of New York at ***Alfred State College*** will receive sealed bids for project number ***TBD*** titled ***Orvis Activities Center – Temporary Pool Infill*** until ***3:00 p.m.*** local time on ***October 7, 2025 via electronic delivery in PDF to Paul Schroeder II, Director of Capital Construction, at Schroepw@AlfredState.edu***, where such proposals will be publicly opened and read aloud.

All work on this Contract is to be completed within/by ***within 180 calendar days after the date of the Notice to Proceed***

Complete sets of Contract Documents for bidding may be obtained from ***Paul Schroeder II, Director of Construction, via email at Schroepw@AlfredState.edu***

A pre-bid meeting will be held on Monday, September 22, 2025, at 1:00 p.m. at the Front Entrance of the Orvis Activities Center at 10 Upper College Drive, Alfred NY 14802

Bids must be submitted in accordance with the instructions contained in the Information for Bidders. Security will be required for each bid in an amount not less than five (5) percent of the Total Bid.

It is the policy of the State of New York and the State University of New York to encourage minority business enterprise participation in this project by contractors, subcontractors and suppliers, and all bidders are expected to cooperate in implementing this policy.

The State University of New York reserves the right to reject any or all bids.

Division 1 - General Requirements
SECTION A - Description of Work

1. Work to be Done

The work to be done under the Contract, in accordance with the Contract Documents, consists of performing, installing, furnishing and supplying all materials, equipment, labor and incidentals necessary or convenient for the construction of Project Number TBD, titled Orvis Activities Center- Temporary Pool Infill and carry out all of the duties and obligations imposed upon the Contractor by the Contract Documents.

The main features of the work shall include, but not be limited to the following:

a. Complete a delegated design based on the report completed by Ryan Biggs Clark Davis Engineering for infilling the existing pool
b. Procurement, installation and associated work as per the delegated design to complete the infill of the existing pool
c. Finish floor covering will be supplied and installed by others.

2. Work Not Included:

Work not included in the work of the Contract are those items marked "N.I.C"; movable furnishings, except those specifically specified or indicated on the Drawings; and items marked "by others".

SECTION B - Alternates

1. General

a. Refer to Proposal Form. State thereon the amount to be added to or deducted from the Total Bid for the Alternates described herein.

b. Extent and details of the Alternates are indicated on the Drawings, and described in the Specifications.

c. Where reference is made in the description of the Alternate to products, materials, or workmanship, the specification requirements applicable to similar products, materials or workmanship in the Total Bid shall govern the products, materials, and workmanship of the Alternate as if these specification requirements were included in full in the description of the Alternates.

2. Alternates: N/A

SECTION C - Special Conditions

1. Time Progress Schedule

a. The Contractor shall schedule the Work for expeditious completion in accordance with Section 3.01(2) of the Agreement. The proposed schedule must be established in cooperation with the Campus and account for Campus calendar restrictions listed in this section that affect the Contractor's access to the work areas and construction activities. At each periodic meeting, the Time Progress Schedule required by Section 3.02 of the Agreement shall be reviewed for compliance with phasing requirements. Revise and update the Time Progress Schedule to properly depict the work required to maintain continuity of campus operations.

RYAN BIGGS CLARK DAVIS ENGINEERING, DPC

July 31, 2025

Mr. Paul Schroeder
Alfred State College of Technology
10 Upper College Drive
Alfred, NY 14802

Re: Alfred State Orvis Activities Center Pool SPR Scanning and Temporary Infill Recommendation Report

Ryan Biggs | Clark Davis Project 15408

Dear Mr. Inman:

At your request, I made a site visit on April 24, 2025, as a follow up to the report from June 23, 2023 to review the interior of the pool at the Orvis Student Activity Center at SUNY Alfred in Alfred, New York. The purpose of the visit was to scan the inside of the pool after it had been emptied to review the area for additional voids beneath the slab and to review the possibility of temporarily infilling the pool for use as a gymnasium.

The opinions and comments stated in this report are based on limited visual and surface penetrating radar observations only. Architectural, mechanical, electrical, and plumbing conditions were not evaluated by Ryan Biggs | Clark Davis Engineering & Surveying, D.P.C.

Introduction

The Orvis Student Activity Center is a three-story, 72,929-square-foot athletic facility built in 1968. The building houses a gymnasium, natatorium, theater, fitness center, and ancillary support spaces, including locker rooms and offices. The structure is a concrete-encased steel structure with masonry partition walls. The building is built into the side of a hill and has multiple levels at grade.

The pool is 42 feet by 75 feet and holds approximately 165,000 gallons of water. The pool is at the second level of the structure and is a slab-on-grade structure. To the south of the pool, the building steps down to the lowest level. The deep end of the pool is on the south end approximately 24 feet from the transition down to the lowest level (basement).

It was reported that the pool has been losing approximately 8,000 gallons of water per week since 2018. After our observations, this figure was updated to approximately 11,000-13,000 gallons per week. Water with levels of chlorine, indicating pool use, has been detected coming from the toe of the hill to the south of the building at two locations.

Campus facilities indicated that there are numerous natural springs around campus and that these springs move around and do not always present themselves in the same locations.

The SUCF construction representative indicated that there is a layer of dense clay throughout campus on which the ground water travels.

The original structural foundation Drawing S-1 dated 1965 and the pool tile shop drawing dated 1966 were provided.

Following the 2023 report, the pool was drained and taken out of use.

Observations

1. In nearly all of the scans, it appears that the thickset mortar bed for the tile has debonded from the concrete structure along the base of the pool.

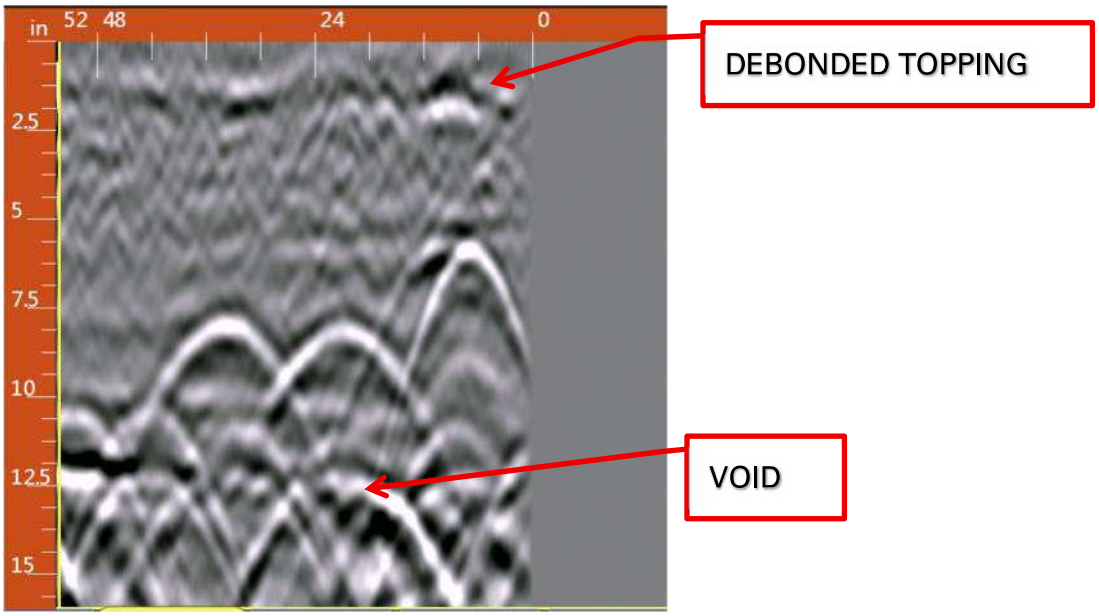


Figure 1

2. In the shallow end of the pool, minor voids were observed under the slab in areas on both the east and west sides of the pool. The areas are identified in green on the attached plan.

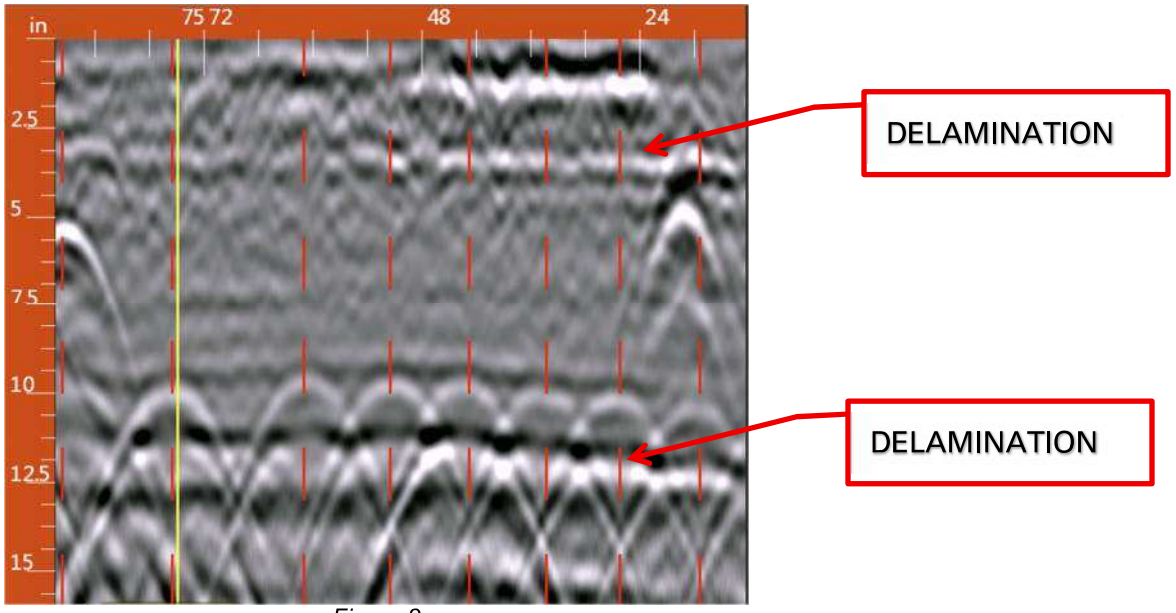


Figure 2

3. Along the west side of the pool, voids and possible delamination's near the bottom of the slab under the reinforcement were observed down the sloped portion of the pool and in the deep end. These areas are identified in blue on the attached plan.

4. At the pool walls, there was no indication of voids at any of the scanned locations.

Conclusions

1. The scanning of the pool slabs further indicated that there are potential voids under the slab in several areas, which would occur if the subbase was settling due to loss of fines.
2. Based on the extent of the voids under the slab, it is likely that springs and other natural sources of water have contributed to the widespread area of settlement that was observed.
3. The pattern of voids and delamination appear to lead the southwest corner of the pool. This is the location where the worst of the pool deck settlement was observed.
4. The voids appear to be minimal in depth and the building structure does not appear to be affected, as no indicators of structural distress were observed. Additionally, the presence of the voids should not cause any issues with the temporary infill of the pool.
5. The possible delamination that was observed is likely a result of the presence of moisture under the slab resulting in the bottom of the slab being saturated and causing corrosion of the slab reinforcement causing the delamination.

Infill Recommendations

It is understood that the infill is intended as a short-term solution to utilize the pool space until a renovation project and more suitable infill solution can be completed. The following recommendations are not intended to be a long-term solution to infilling the pool.

Based on the observed presence of potential voids below the slab, we recommend that any infill solution be designed to minimize the load on the slab as much as possible.

The floor infill shall be designed to support a live load of 100 psf.

At the pool deck, blocking should be installed to level the floor with the raised rim around the pool.

In general, the blocking and infill framing should be spaced at 12” on center and decked with two layers of ¾” plywood to reduce the amount of flex and bounce in the floor system. The floor should be glued and screwed. Consideration should be given to the addition of insulation for the purpose of sound attenuation. A hatch should be incorporated into the design to allow the infill framing to be periodically reviewed. The existing pools gutter should be infilled with 2x blocking to provide bearing at the perimeter for the infill framing.

The following options for infilling the pool are recommended.

Stick Built:

Two 2x12 walls should be built down the length of the pool. The wall should be constructed with a double top and bottom plate with studs at 12” on center. The wall should be braced in plane with 2x6 diagonals attached to the face of the wall. The wall should be braced out of plane with 2x12 braces at 8’-0” on center minimum. The walls should be spaced to create three equal spans.

The floor should be framed with Top Chord Bearing open web wood joists spaced at 12” on center. The trusses should be designed for a live load of 100 psf and dead load of 10 psf and a minimum depth of 11 5/8”.

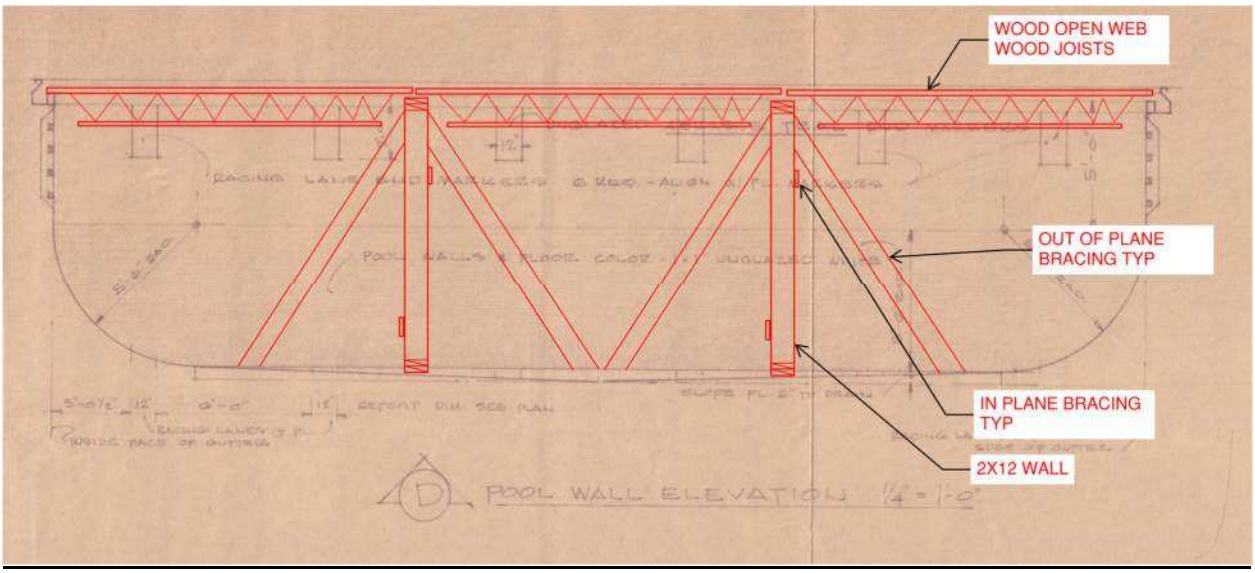


Figure 3 – Stick Built Infill Schematic Section

System Scaffold/Modular Shoring System:

A subframe of System Scaffold or a Modular Shoring System should be installed. The scaffold should be spaced at approximately 7’-6” on center with U brackets installed to support wood beams. The scaffold system should be fully designed and stamped by an engineer.

The floor should be framed with (3)2x12 beams spanning between the scaffold running the length of the pool and 2x6 joists at 12” on center spanning the short direction of the pool framed over top of the 2x12 beams.

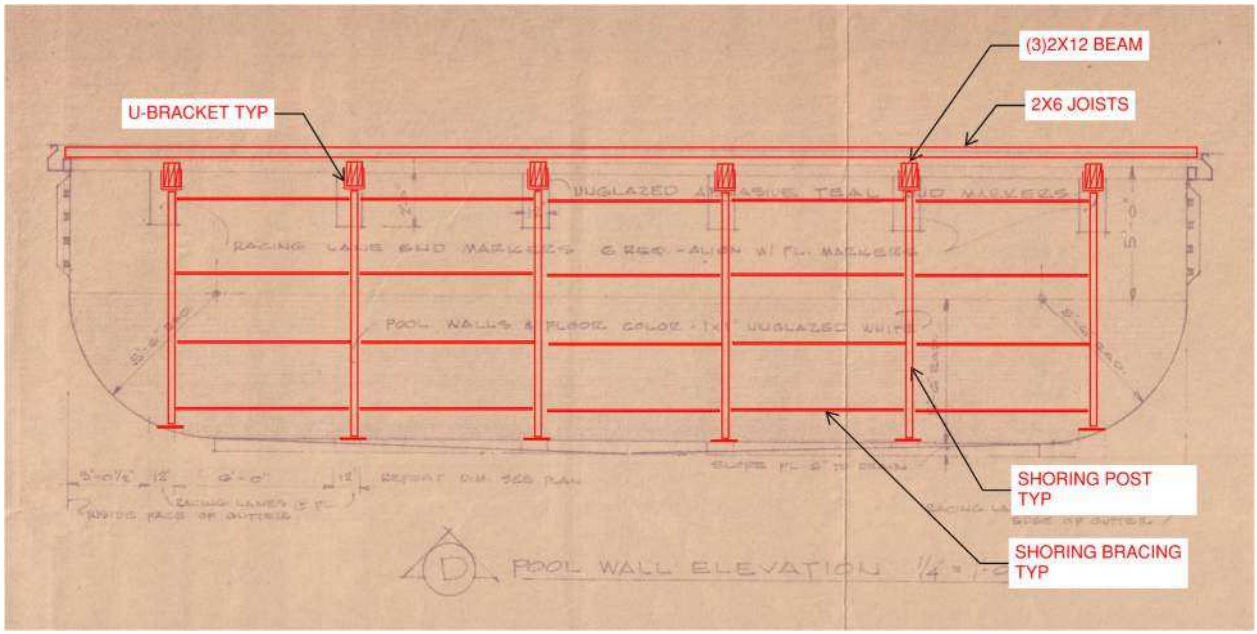


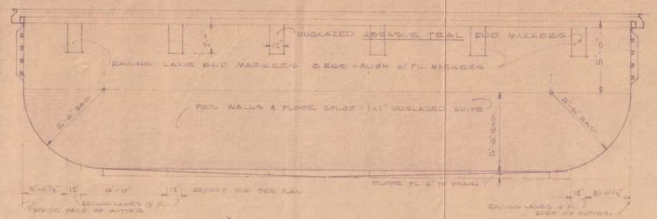
Figure 4 – Scaffold Infill Schematic Section

If you have any questions regarding this report, please call our office.

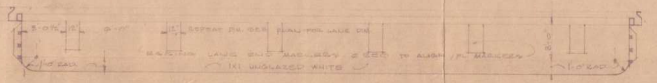
Sincerely,

RYAN BIGGS | CLARK DAVIS
ENGINEERING & SURVEYING, D.P.C.

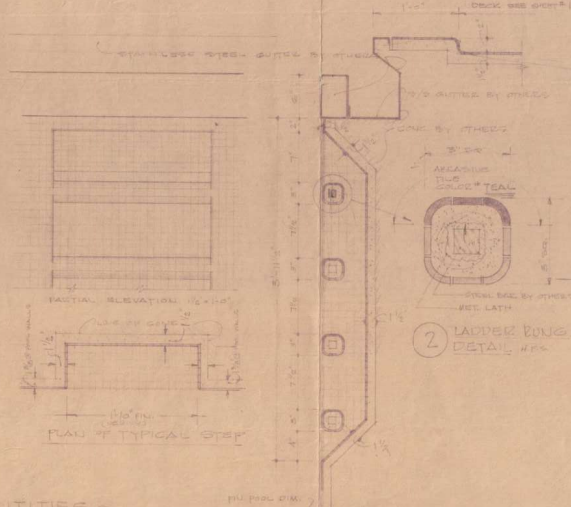
Kyle Oberdorf, P.E.
Senior Engineer



D POOL WALL ELEVATION 1/4"=1'-0"

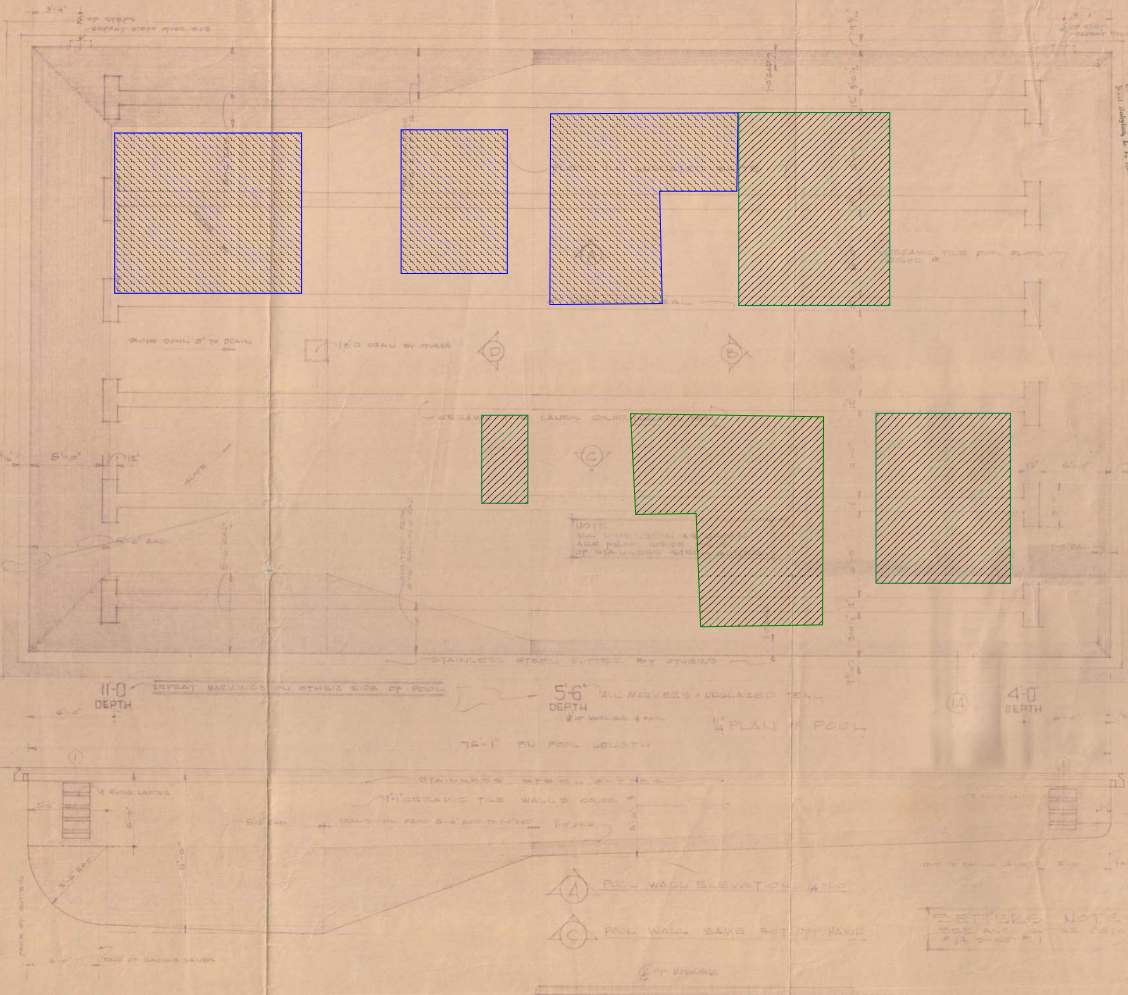


E POOL WALL ELEVATION 1/4"=1'-0"



Z LADDER RUG DETAIL

1 SECTION THRU LADDER, 5' DEEP END, 1 1/2"=1'-0"
LADDER & SHALLOW END 3" RUNGS



POOL QUANTITIES

COLOR	AREA	QUANTITIES
WHITE	FLOOR & WALLS	9,741 S.F.
* TEAL	LANE MARKERS	455'-0"
TEAL	LETTERS	SEE PLAN
BRICK	COVE @ C.B.S.	242'-0"
BRICK	BEAD @ C.B.S.	242'-0"
BRICK	BEAD @ COPING	4
BRICK	COVE @ COPING	4

* ABRASIVE TEAL @ END MARKERS ONLY

ASV 10/7/66
L. A. WENGER CONTR. CO., INC.
780 Conklin Avenue
West Babylon, L. I., New York

JOHN SHOPER BURROWS
ARCHITECT
229 MAIN BEACH AVENUE
EAST ISLAND, N. Y.
APPROVED
APPROVED AS NOTED
RESUBMIT
APPROVAL DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR CORRECT DETAIL, CONFORMITY TO SPECIFICATIONS, FIELD MEASUREMENTS AND QUANTITIES.
BY
DATE 10-18-66

ANTHRACITE MARBLE AND TILE CO.
PITTSTON, PA.
BUILDING
LOCATION
ARCHITECT
CONTRACTOR
STOCK & FINISH
SHEET No.
DATE
SCALE
DRAWN BY
CHECKED BY