

CEC, INC. ADDENDUM #2

**IRWIN BUILDING RENOVATIONS
IRWIN, PENNSYLVANIA 15642
WESTMORELAND COUNTY**

Prepared For:

**BOROUGH OF IRWIN
424 MAIN STREET
IRWIN, PA 15642
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Prepared By:

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PITTSBURGH, PENNSYLVANIA**

CEC Project 347-133

June 4, 2025



Civil & Environmental Consultants, Inc.

CEC, INC. ADDENDUM #2**June 4, 2025****IRWIN BUILDING RENOVATIONS****PROJECT NO. IRWIN 2025****Contract No. IRWIN 2025-1.1 - General Construction****Contract No. IRWIN 2025-1.2 - Plumbing Construction****Contract No. IRWIN 2025-1.3 - H.V.A.C. Construction****Contract No. IRWIN 2025-1.4 - Electrical Construction****Contract No. IRWIN 2025-1.5 – Asbestos Abatement****Drawings**

1. None

Specifications

1. 220500 - Plumbing

Requests for Information

1. It was stated at the pre-bid meeting that demolition is to be included but not shown on the drawings. Can mechanical / HVAC demo drawings be provided? **Response: Demolition drawings were not prepared for mechanical scope. Refer to AR01-1000 & 1001 for demolition areas. As noted during the site visit there is an HVAC unit above the existing first floor office/break room. The unit was not accessible during the design process and size/age unknown but is planned to be removed. The boiler and associated piping/radiators/etc on the basement and first floor are to be fully removed. No demolition work is anticipated on the second floor.**
2. It was stated at the pre-bid meeting that the boiler will be abated by the abatement contractor. Who is responsible to demo the boiler after abatement, Abatement Contractor or Mechanical Contractor? **Response: Mechanical contractor is responsible for the abatement and demolition of the boiler for phasing purposes.**
3. Who is responsible for project dumpsters? **Response: Each discipline will be responsible for their own dumpster.**
4. Can estimated budgets be provided for the project? **Response: No budgets are being provided.**
5. Is the bid date June 6th (Builders & Website) or June 10th (Documents)? **Response: June 10th. See official bid notice in question #19.**
6. Are bids to be delivered (Documents) or emailed (Per Website)? **Response: Both, see official bid notice in question #19.**
7. Confirm the following allowance is to be carried by the GC only.
Allowance No. 1: Lump-Sum Allowance: Include the sum of \$5,000 (Five thousand dollars and zero cents). This allowance is for the anticipated Building Permit costs as indicated in Section 011000 "Summary". **Response: Correct.**
8. Will the owner be hiring a commissioning agent? Note from TAB spec, The TAB specialist's test and balance engineer shall conduct the inspection in the presence of Commissioning Authority. **Response: Not at this time.**
9. Can specs be provided for all equipment. (Heat Pump Systems, Exhaust Fans)? **Response: Please refer to mechanical schedules on ME02-2002**
10. No condensate pipe is shown for the indoor Trane units. Provide on drawing and who is to furnish and install? Material type? **Response: Mechanical contractor to install condensate drain with trap and air break as required. Drain to be PVC material. Drain to be routed thru floor to basement level**

existing sanitary drain. The existing utility sink on the east side of the basement is the closest known sanitary connection. Contractor to field verify nearest sanitary drain location.



11. I wanted to confirm that no addenda have been released so far. Also, will there be an addendum forthcoming? **Response: Addendum #1 was released and this is Addendum #2.**
12. Also, please provide a spec for the awning under alternate 2. **Response: The borough has elected to add signage to this area versus the awning. Add alternate #2 is no longer required. Signage will be provided by the borough.**
13. The documents call out for an asbestos abatement contractor but in this addendum, it states that HVAC is responsible for abatement of the boiler. Why would this not be on the abatement contractor and after abatement, the HVAC contractor can dispose of the boiler. **Response: Per our site visit, we didn't want schedules to clash and to allow the mechanical contractor to control the demolition/removal as needed. I doubt the borough will need the boiler now but that is the reason.**
14. Openings 009A and 012A are labeled as HM doors/frames, but the hardware is DHM.
 - Should Door 012A be DHM? **Response: Yes, Door 012A is to be DHM (Detention Hollow Metal)**
 - Door 009A is in a gypsum wall with ACT ceiling. Is anything detention required for this door? Detention hardware can't go on a non-detention door, so if detention hardware is required, then a detention door/frame is required. This can be a big cost difference and we want to make sure all GCs are pricing it the same and that the owner is aware this can be a big price add to include detention items. **Response: Door 009A shall be Hollow Metal and does not need to be detention rated, door to remain as door type B.**
15. Opening 002A has no Hardware Set Listed. Please advise what Set should be here. **Response: Door 002A to receive Door Hardware Set 4.0.**
16. Nothing from Arrow lock is labeled on the Hardware Schedule. Are we to provide the final keying here and the Cores, or should we figure to only provide Construction Cores for temporary use and Irwin Borough provides the final core/keying? **Response: Provide construction cores for temporary use and Irwin Borough will provide final core/keying.**
17. A Key Control Cabinet is listed. Typically, these are provided when the building is new as they should have one already. Should a new Key Control Cabinet be included in the bid price? **Response: Include a key control cabinet, as called out in spec. section 08 71 00, 2.5.I, in the bid price.**
18. Hardware Spec - States that Exit Devices should be Arrow S1250 Series as the Facility Standard and No Substitution, but the Yale 7000 Series is listed in the Hardware Sets. Is Yale correct? **Response: Use the Yale 7000 Series Exit Devices called out in Spec Section 08 71 00, 3.8, Hardware Set 6.0, and revise spec. section 08 71 00, 2.9. B. 1.a to read "Yale 7000 Series".**
19. Would you clarify a discrepancy on the above-mentioned bid date. PBX has the bid due as June 6th but the invitation to bid says June 10th. Also, should this bid be hand delivered or emailed? **Response: On May 10 and May 17, 2025, the Borough published a notice indicating that it was seeking Bids for the Irwin Borough Building Renovations Project. That notice is amended,**

extending the time period to submit bids. Bids will now be accepted until 9AM on June 10, 2025 via email submission to smaritzer@cecinc.com and one hard paper copy being delivered at the Borough Building, 424 Main Street, Irwin, PA 15642. The bids will be publicly opened at 10AM on June 10, 2025 at the Borough Building.

20. Please confirm that a Sherwin Williams equivalent to the basis of design for the seamless flooring system is acceptable. If not, please provide an alternate manufacturer/system. The basis of design, Prime Coat, is declining to bid this project. **Response: Sherwin Williams will be considered an equivalent. The Polycrete SLB with Colorfast topcoat, which is a urethane cement system would be acceptable.**

Attachments:

1. None

SECTION 22 05 00

PLUMBING

PART 1 GENERAL

1.1 SUMMARY

- A. This Section includes furnishing labor, materials, equipment, and performance of operations required to complete plumbing installations as shown on the Drawings and specified in this Section. Terminate work described in this Section at a point 5 feet outside walls of buildings, or as shown on Drawings.

1.2 REFERENCES

- A. Current Local, Regional and State Plumbing Laws, Regulations and Codes.
- B. Multiple ASTM & ASME Specs defined in specific sections throughout this document.

1.3 GENERAL REQUIREMENTS

- A. **All work** and supplied material to comply and pass inspections required by the most current adopted Plumbing Codes and applicable amendments for the insurance company, local, region and state having jurisdiction of this installation. Editions of codes and standards current and adopted at the time of signing the Contract govern.
- B. Provide and install nonconductive transition fittings, between dissimilar pipematerials.
- C. Provide and install:
 - 1. Plumbing equipment and fixtures
 - 2. Fixture traps and vent drains
 - 3. Trap seal protection were required
 - 4. Service lines to each fixture with individual isolation valves
- D. Install fixtures and plumbing equipment supplied by others.
- E. Provide qualified personnel, either licensed master plumbers, or personnel under the supervision of a licensed master plumber to perform the work. Work includes: Sanitary drainage systems, storm drainage systems, sanitary vent systems, potable water systems, and any system and/or elements connected to one or more of these systems named in this paragraph.

- F. The Drawings are diagrammatic, unless delineated on the Drawings, showing only the arrangement and approximate location of the various lines. Do not locate underground pipe at an elevation lower than adjacent parallel structural foundations unless it is far enough away so that the angle from bottom of pipe to bottom of structural foundation is less than 45 degrees.
- G. Coordinate with the Owner before deviating from the plumbing layout and elevations shown on the Drawings. In the event of a conflict or omission in the Drawings or Specifications, notify the Owner before proceeding with that part of the work in question.
- H. Drawings indicate required size and points of termination of pipes to suggest proper routes to conform to structure, avoid obstructions, and preserve clearances. However, Drawings do not indicate each necessary offset. Provide installation to conform to structure, avoid obstructions, preserve headroom, maintain adequate clearance, and clear passageways.
- I. Prior to commencement of this portion of work, review peculiarities and limitations of workspace available for installation of materials and equipment furnished and installed. Install materials and equipment to provide easy access for operation and maintenance.
- J. In instances where work under this Division is required in or adjacent to an existing building or service area, notify Owner of need to schedule this portion of work to avoid disruption to existing operations. If damage to existing materials, processes, and equipment occurs as a result of work under this Division, repair or replace damaged materials and equipment to Owner's satisfaction.
- K. Where work is performed in or adjacent to existing building, structure, manufacturing area, processing area (including, but not limited to, areas used for packaging, filling, transporting, inspecting, compounding, milling, grinding, mixing, testing, or validating), office area, equipment room, or service area, inspect conditions for renovations or repairs required to existing items and provide labor and materials necessary to alter, renovate, or repair existing items so as to facilitate incorporation of this portion of work as specified and as indicated on Drawings.
- L. Provide materials, apparatus, and methods of installation that meet with the approval of the Owner.
- M. Provide and install plumbing equipment, plumbing fixtures, valves, drains, and specialties that result in secure, watertight, non-leaking connections to water supply systems and drainage systems without deforming or dimensionally altering the connected pipe or the connected item. This includes the selection, provision, and installation of gaskets, sealant, and adaptor fittings as required.
- N. Provide and install drain traps with a means to maintain a liquid seal in accordance with requirements of local codes and authorities having jurisdiction.
- O. Do not provide or install a plumbing fixture, device, or piping that will provide a cross connection or interconnection between a distributing water supply for drinking or domestic purposes and a polluted supply such as a drainage system or soil or waste pipe so as to make possible the back flow of sewage, polluted water, or waste into the water supply system.

- P. Fixture Supports:
1. Select, provide, and install fixture supports and carriers suitable for and compatible with the wall construction type, floor construction type, pipe connection type, and available installation space at each supported fixture location.
 2. For each fixture support or carrier, furnish and install hardware required to attach and secure supports or carriers to wall elements, floor elements, and supported fixture.
 3. Furnish and install fixture supports specifically designed and constructed for support of the fixture for which such support is specified and required.
 4. Fixture supports constructed from pipe, conduit, structural shapes, and other field materials are unacceptable unless approved prior to installation by CEC and the Owner.
- Q. Provide pipe, tubing, pipe fittings, tube fittings, valves, water system specialties, plumbing fixtures, and other system components that contact potable water of any temperature that comply with NSF/ANSI 61.
- R. Provide plastic system components and elastomeric system components, including but not limited to plastic pipe, plastic fittings, plastic valves, flange gaskets, and coupling gaskets, that contact potable (drinkable) water that comply with NSF 14 and NSF/ANSI 61.
- S. Provide pipe, tubing, pipe fittings, tube fittings, valves, water system specialties, plumbing fixtures, and other system components that contact potable water of any temperature and contain lead (Pb) that have a lead limit of 0.25 percent. Certified "lead-free" (0 percent Pb) materials are acceptable.

PART 2 PRODUCTS

2.1 VALVES

- A. Provide and install valves for systems specified under this specification with bodies rated at not less than Class 125 or 125-pound (125 psig steam at not less than saturated conditions) where shown or as required.
- B. Provide and install solid bronze valves where sizes are 3 inches and smaller.
1. Gate Valves: Crane Figure LF438 (threaded ends) or Crane Figure LF1320 (solder joint ends).
 2. Check Valves: Swing check, Crane Figure LF37 (threaded ends) or Crane Figure LF1340 (solder joint ends).
 3. Ball Valves, Threaded Ends: Watts LFB6080.
 4. Ball Valves, Solder Joint Ends: Watts LFB6081.

- C. Provide and install iron-body, bronze trimmed, flanged end valves where sizes are 4 inches and larger.
 - 1. Gate Valves: 250 psig CWP, outside screw and yoke (OS&Y), epoxy coated inside and out, American Series 2500.
 - 2. Swing Check Valves: 125-pound, epoxy coated inside and out, resilient seat, American series 2100.
 - 3. Wafer or Silent Type Check Valves: Nibco W-920-W-LF, Class 125.
 - 4. Butterfly Valves: Lug type cast iron body, aluminum bronze disc, 416 stainless steel stem, EPDM seat, lever operator for sizes 4 inches and smaller, gear operator for sizes 6 inches and larger, NSF approved, WattsBF03-121-4-5/G-M2.

2.2 PLUMBING FIXTURES

- A. LV-1, Lavatory (Wall-Hung Type, ADA Compliant):
 - 1. Fixture: American Standard Lucerne, Model 0355.012 or 0356.421, 20 inches by 18 inches, white vitreous china, for floor-mounted concealed arm carrier, three-hole punched on 4-inch centers for faucet.
 - 2. Faucet: T&S Brass B-2711-F05 with 0.5-gpm flow restrictor.
 - 3. Trim: 3/8-inch supply stops with loose key, 17-gauge chrome-plated cast brass P-trap, McGuire ProWrap for trap, tailpiece, and hot and cold water supply piping.
 - 4. Strainer: McGuire 155A chrome-plated grid strainer with tailpiece.
 - 5. Carrier: J.R. Smith 700 series concealed arm.

- B. SH-1, Shower (Stall, ADA Compliant):
 - 1. Enclosure: Dreamline, Model QWALL5, fiberglass enclosure, 34 inches long by 48 inches wide by 76-3/4 inches high, complete with fold-down seat, and grab bars.
 - 2. Hand Spray: T&S Brass B-0925-02 with 2.0 gpm flow restrictor, 60-inch flexible stainless steel hose with in-line vacuum breaker, and 24-inch chrome-plated glide bar.
 - 3. Mixing Valve: Powers e427E thermostat-type.
 - 4. Trim: Inlet strainers, checks, integral stops, temperature limit stop, and two wall hooks.
 - 5. Drain: McGuire 1266A, 3-1/2-inch stainless steel grid drain, 2-inch outlet.
 - 6. Color: White.

2.3 SLEEVES AND PENETRATIONS FOR PIPING SYSTEMS

- A. Sleeves:
 - 1. Walls:
 - a. Interior and Exterior Walls: Schedule 40 carbon steel.
 - b. Concrete: Cast iron wall sleeves with integrally cast water stop.
 - c. Interior Partitions: 22 gauge (U. S. Standard) minimum galvanized sheet steel.
 - 2. Interior Floor: Schedule 40 carbon steel.
 - 3. Slab-on-Grade: Cast iron wall sleeves with integrally cast water stop.

4. Underground (Beneath Foundations, Footings, Grade Beams): Standard weight corrugated steel, bituminous coating inside and outside, with close-fitting bituminous coated plate at each end.
- B. Sleeve and Penetration Packing:
1. Modular Wall and Casting Seals: Link-Seal as manufactured by Thunderline Corporation, Flexicraft PipeSeal, Sleeve and modular wall and casting seal to be furnished together as a single integrated unit.
 2. Penetration Packing (With or Without Sleeve) for Interior Walls and Interior Elevated Floors:
 - a. UL listed, FM approved materials and sealant systems, by 3M Fire Barrier Wrap/Strip FS-195+.
 - b. Flexible elastomeric material unless specified otherwise.
 - c. Include additional materials and accessories to meet requirements of manufacturer and this Article.
 - d. Compatible with penetrated surface.
 - e. Hazard Ratings:
 - 1) Pipes Penetrating Fire Rated Walls, Fire Rated Ceilings, and Fire Rated Floor Slabs (1 hour or greater): Material having maximum flame spread of 25 and maximum smoke develop rating of 50, selected to maintain fire rating of penetrated surface.
 - 2) Pipes Penetrating Other Interior Walls: Material having maximum smoke develop rating of 50, selected to prevent smoke transmission through penetration.
 - 3) Pipes Penetrating Non-Rated Interior Floors: Mineral wool and fire-rated caulk.

PART 3 EXECUTION

3.1 FIELD PREPARATION

- A. Install fixtures and accessories in accordance with the plumbing laws, rules, and regulations of the AHJ.
- B. Drawings do not attempt to show exact details of fixtures. Provide required connections to fixtures including offsets. Do not use diagrams made to show fixture locations for obtaining material quantities. Submit changes in location of fixtures to Owner for review and approval before proceeding with the work. Verify measurements and dimensions at the site.
- C. Where preparation of the structural components of the building is required for installation of fixtures and material regarding the work, ensure such preparation is done by the affected trade to the satisfaction of the Owner.

3.4 SAFETY EQUIPMENT INSTALLATION

- A. System Shutoff Valves:

1. Provide shutoff valves with a visual indication of position (open or closed).
2. Furnish shutoff valves with lockable valves and locked in the open position.

3.5 TESTS OF PLUMBING SYSTEMS

- A. Perform test in sections if required by the Inspector, Owner or CEC. The test results are to be documented and approved by Inspector, Owner or CEC.
- B. If an inspection during a test under this Article shows defects or shows conditions judged to be defective by Owner, CEC or the Plumbing Inspector, replace such defective work or material and repeat inspections and tests at no cost to Owner.

3.6 MISCELLANEOUS REQUIREMENTS

- A. Cutting and Repairing:
 1. Make cutting of the building construction only with written permission of Owner or CEC. Use rotary cutting tools to avoid damage to structures.
 2. Avoid cutting structural members, piping, and conduit.
 3. Do not use impact tools, except where rotary tools are not practical.
 4. Provide additional support at openings in masonry walls so that structural integrity of unit remains unaffected.
 5. Provide airtight seal at pipes, sleeves, ducts, and other penetrations through surface.
 6. Repair new and existing work damaged under execution of tasks under this Specification and specifications referenced in this document.
 7. Repair damage to building, piping, wiring or equipment as a result of improper cutting for installation by skilled mechanics for the trade involved. All repair is the responsibility of the plumbing contractor and must be completed to the satisfaction and at no cost to the Owner.
 8. Repair penetrations in existing construction due to removal of pipes, ducts, and conduits.
 9. Finish adjacent surfaces to match existing adjacent surfaces.
- B. Pipe Openings in Floors and Walls:
 1. Wire brush clean and coat carbon steel sleeves to 3 mils dry film thickness with Tnemec Series 66-1211, or approved equivalent, prior to installation.
 2. Fit and seal penetrations in fire-rated walls or in accordance with the manufacturer's installation instructions or Owner's written approved equal.
 3. Pack annular spaces between pipe and sleeves or between pipe and inside of penetration hole through exterior walls and ground floor slabs with sleeve packing. Sealing method must fill space completely.
 4. Seal piping penetrations in basement walls and pit walls with modular wall and casting seals.
 5. Provide and apply additional caulking and sealing materials as recommended by manufacturer for the material and construction of the penetrated surface.
 6. Seal floor openings on grade by grouting with concrete.

- C. Cleaning and Adjusting:
1. At completion of the work, clean parts of the installation.
 2. Clean equipment, pipe, valves, and fittings of grease, metal cuttings, and sludge which may have accumulated by operation of the system for testing.
 3. Repair stoppages, discolorations, or other damage to parts of the building, its finish, elements, or furnishings, due to the Contractor's failure to properly clean the piping system, without cost to the Owner.
 4. At completion of the work, adjust the hot water system, flush valves, and automatic controls for proper operation.
- D. Where trap primers are required and indicated, install and correctly adjust trapprimer valves and trap primer distribution units in accordance with manufacturer's written instruction and as required to satisfy local code requirements.

END OF SECTION