



Prime Contract Change Order (CO)

Project Information	
Project #	25-3655
Title	MVP Arena Loading Dock
Address	51 S Pearl Street
City, State, Zip	Albany, ny 12207
Country	

Prime Contract Change Order	
Contract #	25-3655
CO #	25-3655-001
Issue Date	22-Dec-2025
Subject	ASI MC-01 - Fire Suppression Scope

Owner/Customer	
Contact	Michael Martin
Company	Albany County 112 State St
Address	112 State Street
City, State, Zip	Albany, 12207
Country	
Phone	5184875361
Fax	

Prime Contract Company	
Contact	Taylor Paine
Company	BPI Piping
Address	95 Hudson River Rd
City, State, Zip	Waterford, NY 12188-1907
Country	United States
Phone	5182382383
Fax	518-233-0123

You are directed to make the following changes to this Contract:

Fire Protection:

- Revise the 1" branch piping into the existing 2-1/2" sprinkler main to be 1-1/2" (refer to 1/FP-101).
- Remove the existing sprinkler head and riser piping serving existing security vestibule, extend piping to new sprinkler location (refer to 2/FP-101).
- Provide (1) additional sprinkler and branch piping in the Security Vestibule to account for the increase in room square footage (refer to 2/FP-101).

All other terms and conditions of the Contract Documents shall remain in effect.

Original Contract Price	\$444,257.00
Net change by previous Change Orders	\$0.00
Contract Amount Prior to this Change	\$444,257.00
Amount of this Change Order	\$25,788.75
Revised Contract Amount, including this Change Order	\$470,045.75

The Contract time due to this Change Order is to be determined at a later date.

Response: Accept Do Not Accept

Albany County 112 State St
Company

BPI Piping
Company

By _____ Date _____

By _____ Date _____



Prime Contract Change Order (CO)

Proposed Items

Item #	Item Description	Quantity	Unit	Unit Price	Total Price
1	Added Fire Protection Scope as shown in MC-01	1		22,425.00	22,425.00
2	OH&P	1		3,363.75	3,363.75

Subtotal = \$25,788.75

Tax = \$0.00

Total = \$25,788.75

2392 Route 9
Mechanicville, NY 12118

518-459-2776
www.srifire.com



December 22, 2025

To: BPI Piping

C: (315) 408-1656
Email: taylorp@bpipiping.com

Attn: Taylor Paine

Re: Wet-Pipe Sprinkler System Modifications
MVP Arena-Airlock & Security Office
51 S. Pearl St.
Albany, NY 12207

Est. #: 25-162

Subject: Scope of Work

We are pleased to quote you a price of **Twenty-Two Thousand Four Hundred Twenty-Five (\$22,425.00) Dollars** to provide wet-pipe sprinkler system modifications at the above subject project.

Please note the following specific inclusions:

I-1- All work to be performed on normal weekday working hours including corridor work, shutdowns and noise producing operations

I-2- Assumes an overall completion date of on or before 2/28/2026. All work will be performed in a continuous mobilization.

I-3- This quote assumes that adequate heat will be provided, by others during cold weather conditions to allow for water testing of the systems.

- We will not drain our system after testing.

I-4- UL listed fire stopping will be provided for new piping only, requirements of FM4991 fire stopping are **excluded**.

- Sleeves for pipes passing through interior drywall construction are **excluded**.

I-5- We provide a one (1) year limited warranty on materials and workmanship commencing on the substantial completion of the project or when the systems (or products) are first used/activated by the owner, whichever comes first. Any extended warranties are **excluded** (See spec 210500 sec 1.7).

I-6- The proposal is based on the bid document contract requirements, should there be conflicts or inconsistencies between the owner's contract and the bid document contract terms the bid document contract terms shall govern.

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I-7- We will clean up with our own on site installers while we are mobilized on site. Should we fail to do so, we require that that the contractor notify us within 24 hours, in writing, to allow us to perform the clean-up.

- We will not participate in “gang cleanup” crews.

I-8- Insurance limits to be:

- General Liability: \$2,000,000.00 per occurrence
\$4,000,000.00 million aggregate
- Umbrella/Excess Liability: \$ 20,000,000.00
- Professional liability insurance is **excluded**
- OCP insurance is **excluded**
- Performance and payment bond is **excluded**.

I-9- This proposal is based on a payment of net 30 days from the date of our invoice. The maximum retainage to be held will be 5%. The retainage will be reduced to 2.5% upon completion of 90% of our work.

I-10- All materials, means and methods will be provided in accordance with minimum NFPA-13 requirements.

I-11- Fire sprinkler permits and fees.

Please note the following clarifications:

C-1- The proposal is based on drawing FP001 & FP101 dated 12/13/24. Specification sections 210500, 210553, and 211300. Addendums 1-2.

C-2- The fire protection systems will be modified in the areas as shown on the bid documents, please note the following:

- We will “tie-in” to the existing 2 ½” sprinkler main shown on drawing FP101 to provide sprinkler protection in the airlock and security vestibules. An isolation valve with a manual lock and chain, and auxiliary drain will be provided per the owners request.
- New factory white concealed pendent sprinkler heads will be spaced for a maximum of a light-hazard occupancy per NFPA-13. Custom color cover plates are **excluded**. Dry-pendent sprinkler heads are **excluded**.
- Our work will only commence where shown on drawing FP101. All work outside of this space is **excluded**.
- Wet-pipe sprinkler systems will utilize the following pipe and fittings; black steel pipe for all pipe sizes utilizing factory painted groove fittings, couplings, and/or class 125 black cast iron fittings and/or weld-o-lets (at our option).
- A boom lift will be required to provide access for our work. The assumption is made that adequate access to the space will be provided.
- The assumption is made that the existing sprinkler mains, branch lines, etc. are at an elevation that will allow other work to occur. Moving the existing sprinkler piping to accommodate the new layout is **excluded**.
- The assumption is made that plain end pipe with “fit” style fittings are not present. If these fittings are present, an add will be required to remove them.
- Painting of any new or existing sprinkler piping, fittings, hangers, etc. is **excluded**.
- Temporary fire protection and fire watch are **excluded**. Areas outside the scope of work will be “offline” while we complete our work. The system will be shut down and refilled on a daily basis. Shut down fees are **excluded**. The assumption is made that shutdowns will be completed by the MVP Arena staff.
- The existing fire protection valves will remain as is. The assumption is made that the existing system is in good working order.
- The assumption is made that asbestos containing materials are not present. If present, all abatement, air-monitoring, etc. is **excluded** from our scope.

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- All hanging methods will be in accordance to NFPA-13. Clevis hangers are **excluded**.
- The seismic design category is unknown at this time. All seismic and sway bracing is **excluded**.
- All cutting, patching, ceiling removal/replacement to complete our work is **excluded**.
- A system operational test will be provided. Hydrostatic testing is **excluded**.
- This proposal assumes that combustible concealed spaces are not present. Providing coverage for these spaces is **excluded**.

C-3- Any MBE, WBE & SDVOB requirements are **excluded**. We will self-perform all of our work, we have not solicited, nor will we use any subcontractors on this project.

- We are signatory to Road Sprinkler Fitters Local 669 union contractor. Any specified workforce goals are **excluded**.
- Any designated worker hiring rider requirements, including but not limited to hiring of local residents is **excluded**.

C-4- Shop drawings & hydraulic calculations for a light-hazard occupancy will be submitted to the engineer of record for review and approval. (Delta).

- Requirements of the owner's insurance underwriter as well as the authority having jurisdiction are **excluded**
- SRI will prepare a shop drawing, hydraulic calculations, and material submittals for review and approval by the engineer of record in accordance with their design criteria as well as the bid documents. Any additional design delegation or design assist is **excluded** from SRI's scope but may be provided for an additional fee.
- Hydraulic calculations will only be provided to "check" the existing system only. Upsizing, adding to, and/or modifying the existing systems/valves to meet the new hydraulic calculations is **excluded**.
- An engineer's stamp is **excluded**.
- We must be provided with a copy of the building owners NFPA-25 inspection certificate to comply with City of Albany permit requirements.
- We require a full set of contract drawings and specifications, as well as AutoCAD drawings provided to us at no charge. If extraction from a Revit file (or other 3D modeling program) is needed, they are to be extracted (by others) & provided to us at no charge.
- SRI Fire & Security will not be considered the designer or engineer of record.
- The assumption is made that there is adequate water flow and pressure available.

C-5- The Contract Price has been calculated based on the current prices for building materials. However, the market for some of the building materials that are specified in the Contract Documents is volatile, and sudden price increases may occur. SRI Fire & Security agrees to use its best efforts to obtain advantageous prices from subcontractors, sub-subcontractors, and material suppliers. In the event of price increases of materials, equipment, or shipping occurring during the performance of the Contract through no fault of the SRI Fire & Security, SRI Fire & Security will provide written notice to Our Customer stating the increased cost, the building materials, equipment or shipping at issue, and the source of supply, supported by price quotations, invoices or bills of sale. If Our Customer directs SRI Fire & Security to proceed with the purchase at the increased cost, the Contract Price shall be equitably adjusted by Change Order and Our Customer agrees to pay that cost increase to SRI Fire & Security. If Our Customer directs SRI Fire & Security not to purchase the materials, equipment, or shipping at the increased cost, or in the event that shortages prevent or delay the supply of necessary building materials, the Contract Time and Contract Sum shall be equitably adjusted to account for the resultant impact to the Project schedule.

The following items have been **excluded**:

- E-1 - All control, power, alarm, detection, wiring, disconnects, starters and devices.
- E-2 - All cutting, patching, and cutting ceilings/tiles (for sprinkler heads)

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- E-3 - Covering and/or protecting sprinkler heads from paint and/or fireproofing
- E-4 - Beam penetrations.
- E-5 - Fire stopping, sleeves and caulking for existing pipe.
- E-6 - Allowances, alternates and/or unit pricing
- E-7 - Access panels, doors
- E-8 - Painting and labeling
- E-9 - Drip pans or shields.
- E-10 - Ceiling removal and replacement.
- E-11 - Temporary facilities including heat enclosures, light, power, water, and sanitary
- E-12 - Patching fireproofing
- E-13 - Soffits (to conceal piping)
- E-14 - Flushing of the existing system piping.
- E-15 - Bagging and un-bagging sprinklers for the painter
- E-16 - Fire extinguishers and cabinets
- E-17 - Development or implementation of a fire prevention program.
- E-18 - Dumpster costs
- E-19 - Secondary water supply
- E-20 - Heat tracing, electric heating cables and/or insulation
- E-21 - Liquidated damages
- E-22- Protection of installed and/or stored materials
- E-23- Fire and jockey pumps
- E-24- Temporary pumps, water supply, etc.
- E-25- Asbestos, lead paint, abatement, air-monitoring, etc.
- E-26- Sales tax, a tax-exempt certificate will be provided.

The price is firm for a period of fifteen (15) days.

Should you have any additional questions, please feel free to contact the undersigned.

Respectfully,

Nolan Renna

Nolan Renna
Estimator
SRI Fire & Security
Cell: 518-475-8741

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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

SUPPLEMENTAL INSTRUCTION	MC-01 Security and Airlock Vestibule Modifications
DATE OF ISSUANCE	10/15/2025
PROJECT	MVP LOADING DOCK RENOVATIONS
PROJECT NUMBER	2022.374.005
CONTRACTOR	BPI Piping
DISTRIBUTION	FILE

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents. Identified Scope of Work changes resulting in Contract Sum or Contract Time should be presented to the Owners Representative for consideration and follow up. Proceeding with the Work in accordance with these instructions indicates the Contractor's acknowledgment that there will be no change in the Contract Sum or Contract Time.

DESCRIPTION

Per MVP Arena facility's request, the following modifications are indicated on the attached drawings. The drawing revisions are indicated by 'clouded areas' on the drawings.

HVAC:

- Delete scope of work related to installing FCU-7. This includes deleting FCU-7 and the associated supply ductwork, 2 ceiling supply diffusers, motorized damper at unit inlet, threaded rod unit supports, wall thermostat, condensate drain, BMS integration and controls, hot water supply/return piping, chilled water supply/return piping, and connections into the hot/chilled water mains.
- Provide split systems for security vestibule & airlock vestibule. Systems are to have independent controls and not be integrated into existing Siemens BAS. Scope of work includes providing (2) outdoor units with manufacturers wall brackets (disconnects by EC), (2) indoor ceiling mounted cassettes, O.A. ductwork with motorized damper and wall vent for the security vestibule fresh air, (1) external contact control module for controlling the motorized damper, (2) wall thermostats, insulated condensate drain piping, indoor unit integral condensate lift pumps, insulated refrigerant piping between indoor and outdoor units (concealed in grey colored linehide when exterior to building).

Fire Protection:

- Revise the 1" branch piping into the existing 2-1/2" sprinkler main to be 1-1/2" (refer to 1/FP-101).
- Remove the existing sprinkler head and riser piping serving existing security vestibule, extend piping to new sprinkler location (refer to 2/FP-101).
- Provide (1) additional sprinkler and branch piping in the Security Vestibule to account for the increase in room square footage (refer to 2/FP-101).

