

RE: Addendum #1

Project Title: IFB 22-10 Multicultural Center Renovations

Issued Date: **September 23, 2021** 

#	Item	Description
1	Questions & Answers	Questions & Answers have been posted as part of this Addendum.
2	Additional Documents	Additional Drawings & Specifications have been included within the corresponding project table on the Office of Procurement & Contracting website.
3	Schedule of Events	The Schedule of Events has been modified within the IFB Document (p.3) and on the final page of this Addendum (p. 19).
4	Proposal Page	The Proposal Page (p. 13) has been modified to include Alternate #1 Landscape Seating Wall: Deduct.

The information contained herein clarifies, revises, supplements and/or supersedes the specific parts of the documents referred to and shall be attached to and become part of those documents as if originally forming a part thereof. Except herein as modified, all other provisions of the documents shall remain in full force and, unless otherwise described in this Addendum, shall comply with the requirements originally specified. All other conditions of this project will remain in effect.

- Office of Procurement & Contracting: <a href="https://stockton.edu/procurement-contracting/index.html">https://stockton.edu/procurement-contracting/index.html</a>
- Please direct any questions to: <a href="mailto:RFP-Purchasing@stockton.edu">RFP-Purchasing@stockton.edu</a>

## **ADDENDUM ACKNOWLEDGEMENT**

I acknowledge that I have received and reviewed this Addendum

Company Name (please print)			
Name (please print)			
Signature			
Date			

THIS ACKNOWLEDGEMENT PAGE MUST BE INCLUDED WITH SUBMISSION OR BID WILL BE REJECTED.



#### 1 Question & Answer

The following drawings are listed on the sheet index (T-2), but not included:

- A3.0 Roof Plan
- A5.4 Interior Details
- A9.3 Partition Type Details A10.1 Door Details
- A13.0 Power & Data Plan E101 Electrical Plan

The following new Sheets are issued as part of Addendum 1:

Sheet C0401 Stormwater Utility Plan

Sheet A-3.0 Existing Roof Plan

Sheet A-5.2 Project Renderings

Sheet A-5.3 Project Renderings

Sheet A-5.4 Interior Details

Sheet A-5.8 Interior Details

The following Sheets which were listed in error have been deleted from Sheet **T-2** Sheet Index as part of Addendum 1:

Sheet **A-10.1** 

Sheet **A-13.0** 

Sheet **E-101** 

#### 2 Question & Answer

The following sections are listed on the table of contents, but not included

- 01 23 00 Alternates
- 04 22 00 Concrete Unit Masonry
- 04 72 00 Cast Stone Masonry
- 6 40 23 Interior Architectural Woodwork
- 7 71 00 Door Hardware
- 8 71 13 Automatic Door Operators
- 9 54 26 Wood Panel Ceilings
- 10 31 00 Manufactured Gas Fireplaces
- 11 31 00 Pantry Appliances

These specifications are included in Addendum 1.



There are no specifications for the following:

- Landscaping/Sitework
- MEP
- Steel
- Signage Plaque

Landscape/Sitework: Landscape project Specifications were issued. Please refer to the following sections in the Specifications:

Section 02100

Section 02200

Section 02515

Section 02521

Section 02750

Section 02925

Section 02931

Section 02955

MEP Specifications: Specifications were included with the documents that were Issued for Bid and dated September 1, 2021.

Steel Specifications: Specifications for metal fabrications in connection with sliding glass partitions are included in Section 055000. Engineering responsibility for these items will be assigned to the Contractor.

Signage Plaque: All applicable notes will be located on Sheet L-5.

#### 4 Question & Answer

Is an on-site Superintendent required at all times for this project?"

No.

#### 5 Question & Answer

Drawing A5.5 detail #2: Please provide steel column base plate / anchor bolt details.

Refer to revised Sheet **A-5.5** in Addendum 1 for design intent. Engineering responsibility shall be assigned to the Contractor for all structural fabrications in connection with sliding glass partitions.



Drawing M2.0 New roof top HVAC unit: Existing steel dunnage supports, Modify and Provided additional steel. Please provide more information on exist steel.

Stockton University to provide information on existing steel. Contractor is responsible for any additional steel to support new unit on existing steel dunnage.

#### 7 Question & Answer

Drawing M2.0 New roof to unit: the existing unit looks larger than the new unit. Is there any steel/metal deck/roofing infills?

Existing unit is larger than new unit. Contractor is responsible for any additional steel to support new unit on existing steel dunnage.

#### 8 Question & Answer

Drawing M2.0 Is the existing roof under warranty? If So provide information about manufacture.

Stockton University to provide existing roof warranty and roof vendor information.

# 9 Question & Answer

Drawing M2.0 Are equipment rails and pads needed at the new roof top duct work and piping? If so provide details.

New ductwork to be supported on support channels with metal feet and isolation pads above roof. Unistrut hot dipped galvanized duct supports with concrete weighted base and 1-inch thick neoprene base pads, Model DS05HG or approved equal.

Answer here, please overwrite all text.

#### 10 Question & Answer

Drawing A 4.0 Floor Plans: Wall and room dimensions are incomplete.

Refer to revised Sheet A-4.0 in Addendum 1 for layout information and dimensions.

#### 11 Question & Answer

Drawing A4.0: Where is the fire place located?

Refer to revised Sheet A-4.0 and Sheet A-5.5 in Addendum 1 for layout information and dimensions.



Drawing A12.1 shows wood floor (no spec section on wood floor).

There is no wood flooring in the Project. Refer to revised Finish Plan and Finish Schedule in Addendum 1.

#### 13 Question & Answer

Drawing A12.11 finish schedule is incomplete.

Refer to revised Finish Plan and Finish Schedule in Addendum 1.

# 14 Question & Answer

Please provide signage/ exterior plaque schedule and spec sections.

Please refer to response provided for Question & Answer 3 regarding inground plaque.

## 15 Question & Answer

Drawing L-1 statement (see notes 7,8,9) where are these notes?

Notes 7,8,9 are included on Sheet **C0401** Stormwater Utility Plan, prepared by the Civil Engineer in Addendum 1.

#### 16 Question & Answer

Drawing L-3 CB (catch basin) are these new? If so provide details. Any new piping to new catch basins?

Catch Basins are new. Refer to Sheet **C0401** Stormwater Utility Plan, prepared by the Civil Engineer, in Addendum 1 for all pertinent information and details.

#### 17 Question & Answer

Drawing L-3 & L-5: Provide better detail at Structure/ Walkway/ Pavers section.

Refer to Detail provided on Sheet L-5 in Addendum 1.



Drawing L-5 Detail #5 Precast seat Alternate: Provide manufacture on detail. Provide Bid form for Alternate Price.

Refer to revised Detail in Addendum 1. Additionally, the Contractor may use its available sources to provide precast concrete fabrications that conform to the design requirements for the project applications indicated.

Alternate Bid pricing information must be submitted in accordance with the Bidding Requirements.

#### 19 Question & Answer

HVAC New Roof top unit: Provide site drawings showing access for large 300 ton - 500 ton crane location, or do the contractors need helicopters to set HVAC unit? If so provide information on helicopters times and dates.

Contractor to coordinate site access and staging in the field with Stockton University.

#### 20 Question & Answer

HVAC Drawing M-1.0 shows ductwork running to roof between column lines 8 &10. Drawing DM2.0 & M2.0 show new roof top unit between column lines 12& 14 Please clarify unit location and the existing roof top unit that is to be removed.

Refer to updated roof plan in Addendum 1.

#### 21 Question & Answer

The aluminum swing doors shown on A5.1 do not appear on the door schedule. Are they new doors and frames (curtain wall)? There is no hardware set 87 10 00 though it appears in the Table of Contents.

Refer to revised Door Schedule, new specification Section 087100, and new specification Section 087113 in Addendum 1 for door hardware requirements for aluminum entrance doors.

# 22 Question & Answer

Will alternate manufacturers be acceptable for the "folding glass partition" show on A5.5 (spec section 10 22 39)?

Comparable products to the Basis of Design will be considered for substitution in accordance with the provisions of Section 012500 – Substitution Procedures.



What is the required hardware for the swinging glass doors? Nothing mentioned in 08 41 26, All Glass Entrances; it refers to the hardware spec which doesn't exist in the spec file.

Refer to new specification Section 087100 in Addendum 1 for door hardware.

24 Question & Answer

Plans A10.01, A13.0, E101 are missing.

Please refer to response provided for Question & Answer 1.

25 Question & Answer

The room finish schedule on A12.11 is blank.

Refer to revised Finish Plan and Finish Schedule in Addendum 1.

26 Question & Answer

There is a furniture plan but no spec. is all furniture by Stockton?

Yes.

27 Question & Answer

There is a tile spec but there appears to be no tile scope of work. Please clarify.

Refer to revised interior elevations and details in Addendum 1 for tile work at stage area of Multipurpose Room and pantry area of Living Room.

28 Question & Answer

Is data work by Stockton or the GC?

By the General Contractor.



At the pre-bid meeting it was stated than no new roofing work is required. However, the plans call for additional steel dunnage. Please clarify, quantify, detail and new steel work and/or roofing work. if roofing work is required, please provide roof type and warranty info.

Existing unit is larger than new unit. Contractor is responsible for any additional steel to support new unit on existing steel dunnage. No new roof openings are anticipated since an existing HVAC unit is being replaced with similar unit utilizing existing roof openings for ductwork and existing gas piping located on the roof. Any damaged roofing within scope of work area shall be Contractor's responsibility to be repair.

30 Question & Answer

Please clarify location of new RTU.

Refer to updated roof plan included in Addendum 1.

#### 31 Question & Answer

From the pre-bid meeting we believe we found the general location of the RTU. In order to replace the RTU, it looks like crane access would be in front of the building from the path/drive. Is this a fire lane? If so, what are the weight restriction for this drive? Based on this info we can determine if a crane would be suitable or a helicopter lift would be needed? Would this pick need to be performed on a Saturday?

Contractor to coordinate site access and staging in the field with Stockton University.

#### 32 Question & Answer

Please confirm that Stockton will remove the loose furniture prior to our start.

Stockton University will remove all loose furniture.

33 Question & Answer

Who does the school use for their HVAC Controls?

Johnson Controls.



I would like to request a follow up site visit to access to the "analytical/inorganic table/chairs room" not visited during the site visit on 09/10/21, please let me know when a good date/time is available.

A second site-visit has been included as part of this Addendum. A follow-up site visit will be scheduled.

## 35 Question & Answer

The following drawings listed on the sheet index are missing from the bid set provided: A-3.0, A-5.4, A-9.3, A-10.1, A-13.0, and E-101.

Please refer to response provided for Question & Answer 1.

# 36 Question & Answer

Plans says to go to section 08 71 00 for hardware. However, in the specs there is no 08 71 00 section. It skips from 08 44 13 to 08 80 00.

Refer to new specification Section 087100 and new Section 087113 in Addendum 1.

#### 37 Question & Answer

Are there any fees associated with securing the permits for this project – or - are they waived?

The Contractor will need to pay for the necessary permits using funds from the Contractor allowance.

#### 38 Question & Answer

The following specifications are missing from the project bid specifications:

- 012300 Alternates
- 042200 Concrete Unit Masonry
- 047200 Cast Stone Masonry
- 087100 Door Hardware
- 087113 Automatic Door Operators
- 095426 Wood Panel Ceilings
- 103100 Manufactured Gas Fireplaces
- 113100 Pantry Appliances

These specification sections are included in Addendum 1.



The following specifications are missing from the project bid specifications:

• 064023 – Interior architectural woodwork

This specification section is included in Addendum 1.

## 40 Question & Answer

Are there any restrictions on the working hours in the building or outside?

Restrictions on the Contractor's access to the site and building interior will be determined by Stockton University.

#### 41 Question & Answer

The following drawings are listed on T-2 but are not provided: A-3.0, 5.4, 9.3, 10.1, 13.0, and W-101.

Please refer to response provided for Question & Answer 1.

## 42 Question & Answer

The Invitation For Bid (pg. 12/32) asks for one (1) original bid submission and one (1) copy on a USB Flash Drive. Due to the delays typically encountered with the mechanical and electrical prime contractors with their bid submissions on bid day; can the flash drive requirement be replaced with a second hard copy of the proposal?

Firms should make every effort to include an electronic version of their bid within the submission. If this is not possible due to pricing delays, the original submission will be sufficient.

# 43 Question & Answer

Is a Maintenance Bond required? If so, what is the percent of the contract value and the duration of the maintenance bond?

No.

# 44 Question & Answer

Please provide a sign specification for the dimensional letters, room signage, and bronze center plaque shown on detail 5/L-5.

Dimensional letters are die-cut stainless steel.

Room signage is not included in the scope of Work.

All applicable notes for the inground plaque are indicated on Sheet **L-5**.



Does new gas pipe have to be field painted yellow?

Yes, paint new gas piping to match existing.

46 Question & Answer

Please provide a specification for the wood ceiling panels 095426.

Refer to new specification Section 095426 in Addendum 1.

## 47 Question & Answer

On the demo drawing D-1.0, note D-5; Is the storefront protection intended for the interior or exterior side of the wall?

The Contractor is responsible for protection measures in connection with the Work including selective demolition to prevent damage of existing construction to remain at building interior and exterior.

#### 48 Question & Answer

On demo drawing D-2.0, do all of the ceilings get removed where the mechanical and electrical work is taking place?

Yes, all ceilings are removed where mechanical and electrical work is being performed.

49 Question & Answer

On drawing A-4.0, please provide the missing partition types.

Refer to revised Sheet A-4.0 in Addendum 1.

50 Question & Answer

What is the deck height?

The underside of the existing deck construction is approximately 12 feet above finish floor in the general area of the Multicultural Center portion of the Project (to be field verified in critical areas).

51 Question & Answer

Who provides the projectors and screens shown on A-2.0?

All audio-visual equipment including projectors and projector screens must be coordinated with Stockton University.



Does the deck get painted flat black above the wood baffles?

Yes, the underside of the existing deck construction within the Living Room must be properly prepared as a substrate to be field painted.

#### 53 Question & Answer

Is door F001J existing to remain? No details are given on the door schedule.

Door F001J was indicated on the Door Schedule in error and has been deleted. Refer to revised Door Schedule in Addendum 1.

#### 54 Question & Answer

Detail 5/L-5 calls out an alternate Precast Seat. No alternates are listed on the bid form.

Refer to new specification Section 012300 – Alternates in Addendum 1.

Alternate Bid pricing information must be submitted in accordance with the Bidding Requirements.

#### 55 Question & Answer

The plans are missing pages:

- A-3.0
- A-5.4
- A-10.1
- A-13.0
- E-101

Please refer to response provided for Question & Answer 1.

# 56 Question & Answer

Details 2 & 5 on A5.0 reference drawing A5.4. Please provide drawing A5.4.

Refer to new Sheet A-5.4 in Addendum 1.

#### 57 Question & Answer

Please clarify the wall type of the wall highlighted in yellow on the attached drawing.

Refer to revised Plans indicating partition types and Partition Schedule in Addendum 1.



Please provide a detail for the work highlighted in red on the attached drawing.

Refer to revised Plans, Elevations and Details in Addendum 1.

#### 59 Question & Answer

No specific ceiling types listed for ACT on Finish Legend A12.11 or in Specs section 095113. Please clarify tile and grid types to be used.

Refer to revised Reflected Ceiling Plan and Finish Schedule in Addendum 1.

# 60 Question & Answer

Spec section 095426 for Wood Panel Ceilings is missing from specifications.

Refer to new specification Section 095426 in Addendum 1.

#### 61 Question & Answer

Please clarify if AC2 is a Single Point Connection to the factory installed disconnect.

Contractor to furnish and install new fused disconnect prior to connection to AC-2.

#### 62 Question & Answer

Please clarify if the GFI is factory mounted, and if the EC is just to provide power to it.

All GFCI outlets shall be furnished and installed by the Contractor.

This response was prepared by W&M Engineering, Inc.

#### 63 Question & Answer

Can the contractor use the college walk-way to set up 300 - 500-ton crane to remove existing roof top unit and Install the new Roof top HVAC unit? If the walk can be used, can the contractors have drawings showing all the underground utilities that might be in the way?

Contractor to coordinate site access and staging in the field with Stockton University. Stockton University to provide underground utility drawings, if available.



Can the weight be provided of the new roof top unit?

Approximate rooftop unit weight is indicated in the unit schedule on Sheet M-3.0.

#### 65 Question & Answer

Drawing M-1.0 calls for all existing duct risers to be reinsulated. Can drawings or photos be provided for the supply & return duct riser's at the 2nd & 3rd floor?

Where are the risers in the existing building (floor plans)? What type of walls have to be removed and reinstalled to gain access to the duct risers?

Ducts are inaccessible at the 2<sup>nd</sup> & 3<sup>rd</sup> floor. No existing drawings available showing duct risers. Contractor shall field verify condition of duct risers in the field.

#### 66 Question & Answer

Drawing A-5.1,detail(2) - shows "die cutsign", material? aluminum? vinyl letters?

The signage indicated is vinyl lettering to be applied to the insulating glass surface.

#### 67 Question & Answer

Drawing L-5,detail(2) - 3'dia bronze plaque with 'Stockton University' around perimeter, no Stockton Logo, what is the 'world map' provided by Stockton? Need more info on the MAP.

Refer to notes on Sheet **L-5**. The map will be a map of the world. All items to be approved by Stockton University prior to fabrication.

#### 68 Question & Answer

Door F001A is listed as a type "G" which is an all glass hurculite entrance, but listed as a wood door without glass. Which is correct?

Door F001A is a pair of solid core flush wood doors. Refer to revised Door Schedule in Addendum 1.

#### 69 Question & Answer

The next Exterior Pair of doors is not listed on the door schedule.

Refer to revised Plans and Door Schedule in Addendum 1.



Is there a hardware schedule for aluminum and glass doors?

Refer to new specification Section 087100 and new Section 087113 in Addendum 1 for door hardware requirements.

#### 71 Question & Answer

Please provide Specifications for the wood floor.

There is no wood flooring in the Project. Refer to revised Finish Plan and Finish Schedule in Addendum 1.

## 72 Question & Answer

Finish schedule A-12.11 is incomplete:

- Finish Plan A12.1 is showing 4 different shades for the LVT but the finishes are calling for 3? Please advise.
- What LVTs are we using (Brand, Collection, Color)?
- Finish Schedule shows 3 different woods but the finish Plan only calls for 2. Please advise
- Finish Plan A12.1 calls for a transition between WDF-1 and WDF-2, what transition is to be used?

Refer to revised Finish Plan and Finish Schedule in Addendum 1.

## 73 Question & Answer

No information is provided regarding what is to be done with the existing plumbing trenches and the new (3) types of flooring to be installed (wood flooring, LVT, & carpet). Are new trench covers to be installed, are the trenches to be filled with concrete? Please provide more information.

Access to existing service trenches will no longer be required subsequent to selective demolition. Substrate preparation measures must be performed prior to installation of new and permanent floor finishes to comply with flooring manufacturer's recommendations for project conditions..

#### 74 Question & Answer

Drawing A-12.11 room finish schedule is missing all information needed, please provide.

Refer to revised Finish Plan and Finish Schedule in Addendum 1.



Acoustical ceilings, and LVT basis of design is missing due to the finish schedule being incomplete, please provide more information.

Refer to revised Reflected Ceiling Plan, Finish Plan and Finish Schedule in Addendum 1.

#### 76 Question & Answer

Wood base and crown molding is listed on the finish schedule without locations indicated including size and profiles required, please clarify.

Refer to revised Finish Plan and Finish Schedule in Addendum 1.

#### 77 Question & Answer

What scope of work is required regarding Drawing A-12.0 Furniture Plan? If FF&E installation responsibility is to be by the GC more information is required. Please clarify.

Sheet A-12.0 is included for reference and coordination of power and data. All furniture will be furnished by Stockton University.

#### 78 Question & Answer

Please provide scope of work required for the Graffiti Wall in the multi-purpose room.

The final graphics for the Graffiti Wall are not included in the scope of the Project. The Graffiti Wall will be a collaboration involving end users subsequent to the completion of the Project.

#### 79 Question & Answer

Please provide locations and/or quantity of Visual Display Boards (back painted glass marker boards) since none are shown.

A single 4 feet high by 8 feet wide visual display board will be required in Conference Room F002B.

#### 80 Question & Answer

The notes that are referenced on the Landscape Drawings are missing, please provide.

Notes 7,8,9 are included on Sheet **C0401** Stormwater Utility Plan, prepared by the Civil Engineer.



Please clarify if all site poles except for (2) at entrance are to be 20'h, since not indicated on drawing L-7.

All site poles (3) are 20-feet height and are indicated in the schedule on Sheet L-7.

#### 82 Question & Answer

It was discovered at the walk-thru the existing roof top equipment is not shown at the correct locations on the drawing, please clarify.

Refer to updated roof plan included in Addendum 1.

#### 83 Question & Answer

Please provide more information on responsibility of audio-visual scope or work, (ex: speakers are shown but no specification is included).

Coordinate equipment specifications with Stockton University.

## 84 Question & Answer

Please provide more information on the responsibility of tele-data cabling scope of work (exconduit/pull string by GC and cabling by others?).

Contractor is responsible for the cabling to be home-run back to IT Closet. Coordinate all design and the equipment with Stockton University.

#### 85 Question & Answer

The following specifications are missing from the project bid specifications: 012300 – Alternates, 042200 – Concrete Unit Masonry, 047200 – Cast Stone Masonry, 064023 – Interior architectural woodwork, 087100 – Door Hardware, 087113 – Automatic Door Operators, 095426 – Wood Panel Ceilings, 103100 – Manufactured Gas Fireplaces, 113100 – Pantry Appliances.

All these new specification sections are included in Addendum 1.

#### 86 Question & Answer

The following drawings listed on the sheet index are missing from the bid set provided: A-3.0, A-5.4, A-9.3, A-10.1, A-13.0, and E-101. Please provide.

Please refer to response provided for Question & Answer 1.



In the table of contents for the architectural specs the following sections were listed but did not have any actual specifications – 012300, 042200, 047200, 064023, 087113, 095423, 103100, 113100. Will we be receiving these sections?

All these new specification sections are included in Addendum 1.

If you submitted questions to <a href="mailto:RFP-Purchasing@stockton.edu">RFP-Purchasing@stockton.edu</a> by the due date indicated in the project document, but they were not received and answered here, please contact:

Robert Yufer Office of Procurement & Contracting Robert.Yufer@stockton.edu 609.652.4698



# **Schedule of Events Timetable**

Release Date	September 7, 2021
Site Visit (see table below for details)	> September 10, 2021 at 11:00 a.m.
Site Visit #2	→ September 29, 2021 at 11:00 a.m.
Questions Due	> September 15, 2021
Questions Due – Second Set	→ October 5, 2021
Answers Posted to Website	> September 23, 2021
Answers Posted to Website – Second Set	→ October 12, 2021
Submissions Due (see table below for details)	→ October 1, 2021 at 2:00 p.m.
Submissions Due (see table below for details)	October 20, 2021 at 2:00 p.m.