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ADDENDUM NO 3

TO: All Prospective Bidders
DATE: August 31, 2017
PROJECT: New Residence Hall (WP-16-01-99-B)

This Addendum No. 3 forms a part of the contract bidding documents and answers all questions submitted regarding the bidding documents. Please acknowledge receipt of this Addendum No. 3 on Bid Form (WPU03) included in the Bid Document package.

Clarifications and Update:

1. The contractor shall design automatic sprinkler system per FM Global Property Loss Prevention Data Sheet 3-26, *Fire Protection Water Demand for Nonstorage Sprinklered Properties*. Design Hazard Category 2 (HC-2) areas (i.e., mechanical, electrical rooms, penthouse) for a minimum demand of 0.20 gpm/sq. ft. over 2500 sq. ft. with a 250 gpm hose stream allowance for a duration of 60 minutes. Sprinklers in these areas should have a minimum k-factor of 8.0. Hydraulic calculations with nodal references shall be provided to FM Global for review and comment. Contractor shall provide FM Approved equipment (sprinklers, piping, fittings, etc.) and install the system per FM Global Data Sheet 2-0, *Installation Guidelines for Automatic Sprinklers*. Part of the acceptance of the automatic sprinkler systems will be by field examination from FM Global personnel and satisfactory completion of the FM Global Form 85A, *Contractor's Material and Test Certificate*. FM Form 85A has been included as a Reference Document. FM Global Data Sheets are available at www.fmglobal.com/research-and-resources/fm-global-data-sheets.

2. The fire alarm system shall be installed in accordance with Data Sheet 5-40, *Fire Alarm Systems*. FM Global Data Sheets are available at www.fmglobal.com/research-and-resources/fm-global-data-sheets. Only fire detectors (heat, smoke, rate of rise) listed in the current *Approval Guide*, a publication of FM Approvals, shall be used in this installation. FM Global Approval Guide is available at www.fmaprovals.com/approval-guide.

3. Contractor shall complete and submit FM Global Form X2688, Checklist for Roofing System as part of acceptance of the roofing system. Form X2688 has been posted as Reference Documents.

4. Included in Addendum 3 are the below revised Specifications:

000000 Table of Contents - REVISED
012100 Allowances – ADDED SECTION
012200 Unit Prices – ADDED SECTION
230900 DDC ATC Controls – REVISED SECTION
312200 Earthwork – REVISED SECTION
328210 Chain Link Fences and Gates – REVISED SECTION

5. Included in Addendum 3 are the below revised Drawings:

G-001 Drawing Index
G-002 ANSI 2009 Requirements
G-003 ANSI 2009 Requirements
CS-101 Site Plan
CS-502 Site Details
LS-101 Life Safety Analysis First Floor Plan
A-107 Roof Plan
A-500 Enlarged Plan Typical Dormitory Suite
A-501 Enlarged Atypical Dormitory Suites
A-730 Roofing Details – Low Slope Assembly
A-732 Roofing Details – Standing Seam
A-734 Roofing Details – Asphalt Shingles
A-901 Door Schedule
A-910 Window Schedule
A-1100 Finish Schedule
A-1102 Second Floor Finish Plan

6. The Bid Form for the project has been updated to provide unit pricing for rock removal, rock pinning and rock anchoring in Section E. The unit prices multiplied by the allowance quantities, will be added to the Lump Sum Bid in Section C, along with accepted alternates in Section D to determine the responsible bidder with the lowest price. Unit prices shall represent the total cost of the work.

Questions and Answers:

Q1: Reference drawing A-911, what type of glass assembly is required for the spandrel glass in the Curtain Wall? Please advise.

A1: Window schedule general notes on sheet A-910 will be revised & renumbered to include following notes:

"11. Refer to glazing schedule on A-901 for all glazing types."

"12. Glazing marked "spandrel" on window elevations shall use the same insulated glazing make-up as marked in the window schedule with an opacifier applied to the #4 surface (inside face of interior lite).

Opacifier basis of design: water based silicone coating "OPACI-COAT-300 by ICD coatings inc" or approved equal. Color to be selected by architect from manf. standard range"

Q2: Please clarify. On finish schedule CPT 1 and 2 are specified to be installed at 1st floor lounge. However, these two flooring types are indicated on second and third floors per finish drawings.

A2: CPT-1 is to occur in 2nd floor lounges as shown on finish plans. CPT-2 is to occur on 2nd floor lounge, 2nd floor offices, and quiet study rooms all levels, as shown on finish plans. Location descriptions for these finishes have been revised in Addendum #3 on A-1100.

Q3: On drawing A-1102, the note in lobby adjacent to Stair 2 and 2A denotes SC1, RB1A and FRP1/P1. Please identify the room/area it applies to.

A3: Tag to be deleted; it does not reference any location. Revised sheet A-1102 has been issued in Addendum #3.

Q4: Please identify the location of Package Storage 202 on 2nd floor.

A4: Package storage room is small closet adjacent reception desk, a leader has been added to the drawing.

Q5: Please provide the Specification for Fire Resistant Assembly Doors. Example, Open Lounge 210.

A5: Refer to Q10 & A10 in Addendum 2.

Q6: Please confirm that Elevator Lobby 220 is receiving Aluminum frame and wood door.

A6: Door#220 to be revised to an aluminum door. Revised door schedule to be reissued in Addendum #3.

Q7: Reference is made to Addendum #1, Clarifications and Update, item 1 in which it states "All charges for electric and gas usage during the construction of the new Residence Hall are the responsibility of the contractor." This is a direct contradiction to specification section 015000, Temporary Facilities and Controls, paragraph 1.3B, which allows electric usage from the Owner's existing system without metering and use charges.

Please confirm which party is responsible for temporary electrical use chargers.

A7: Per General Conditions 1.2.8, when there is a conflict in language within the contract documents, General Conditions and Addenda supersede the Technical Specifications. The relevant sentence in 1.2.8 is restated as follows: "This sequence of precedence is to be employed only when language between the contract documents directly conflicts in manner that makes it impossible to perform a requirements of the contract documents, in which case the document with the highest order of precedence (Executed Contract having the highest precedence) prevails."

Q8: Please provide copy of the builder's Risk Policy.

A8: The University's insurance policy with FM Global has been included as a Reference Document on the project website. Please refer to page 13 of the policy for additional information relative to what's insured with regards to construction projects and builder's risk. A certificate of insurance for the project referencing builder's risk coverage will be issued after the project is awarded.

Q9: On construction contract, page 13, Article 13.2.3 states "the insurance procured by the University under this paragraph may provide for a deductible. The Contractor shall assume the responsibility for any deductible for any builder's risk loss it may make claim for under this policy". Per Addendum.01 Answer to Question 1: The deductible for Builder's Risk Policy is \$100,000.00. Please provide an allowance line on the bid form for this item.

A9: It is not necessary to include an allowance item for the deductible on the Bid Form. The requirement has been identified and remains in effect.

Q10: Please confirm that this is single prime contract. Please refer to Instructions to Bidders page 4, para c.3.

A10: This is a single prime contract and there are provisions for alternate bids on the Bid Form.

Q11: Please provide the Geotechnical Soil Investigation Report.

A11: See Addendum #1, Clarifications and Update #8. The reports have been posted under Reference Documents on the website.

Q12: Will the AIA 312 (December 2010 Edition) forms for Payment and Performance Bond be acceptable for this project?

A12: The University does not prescribe a form. Performance and Payment Bonds are submitted and reviewed after the Intent to Award Notice is made. Performance and Payment Bonds must comply with IB 7.1.

Q13: Soils Report (Page 4 of 5) - There is a note on the top of page 4 that states "Additional Geotech exploration by Contractor".

- Please define "Contractor".

- If this work is to be included in our scope, what parameters are we to use to arrive at a lump sum cost? (An allowance provided by the owner seems appropriate).

A13: Contractor will be the firm who is awarded the construction of the New Residence Hall project. The Owner has provided for reference the results of available site geo-technical investigations. It is up to the contractor and their sub-consultant to determine what additional investigations, if any, will be performed to provide a complete installation that complies with project requirements, within the lump sum cost.

Q14: Without additional exploration (or information), how are we to determine the extent of rock pinning per 7/CS-502?

A14: The revised bid documents include an allowance for a defined number of rock pins/anchors.

Q15: Are we to assume that all on-site soils are NJDEPE residential clean and that testing and certifications will be provided by the owner prior to the start of earth moving operations.

A15: Contractor is to assume all onsite soils are NJDEP Residential clean. In the event any soil contamination is detected beyond the NJDEP Residential clean limits, Contractor shall stockpile the soils at the project site in a location that will not hinder progress to the work and shall cover the stockpiles with waterproof tarps. During construction, Contractor shall schedule and coordinate to have the required environmental testing and sampling to classify the site soils as per NJDEP guidelines by the University's consultant. The University will pay for the cost of soil classification testing.

Q16: On Site Details Drawing CS-502, Detail 7 states that the Contractor shall furnish and install tie backs through rock deemed unstable by the retaining wall designer and all costs for tie backs shall be included in the Contractors bid price. The bid documents do not provide sufficient information quantifying the extent of areas that will be deemed unstable. Will an Allowance be issued to cover the cost of the tie back rock stabilization or will further information be provided pre-bid to determine locations requiring rock tie backs?

A16: The revised bid documents include an allowance and unit pricing for a defined size and number of rock pins and anchors.

Q17: Addendum 1 Clarification 8 states that the posted Geotechnical Report dated 6/17/17 is the final report. Please confirm that the posted Langan Test Pit Investigation Results date 16 June 2017 is this referenced report.

A17: Confirmed. The geotechnical reports are posted under Reference Documents.

Q18: WPU-DOC-9 Non Collusion Affidavit

Bid page states:

Of full age, being duly sworn according to law on my oath
depose and say that: I am the firm or _____

Should it say:

I am _____ of _____
(Owner, partner, etc.) (Company)
the Bidder making the Proposal for the above named project.

A18: The Non-Collision Affidavit Form, WPU-DOC-9, in "Docs Attached with Ref Number" posted under Bid Documents has been updated.

Q19: ADDENDUM 2 /Response A3 - The response to question A3 states that the University will pay for all testing. Confirm that this includes ALL concrete testing as well as concrete inspections for reinforcing, formwork and other items noted in specification section 033000, page 10, para 3.10 (Quality Control Testing”).).

A19: Yes, where testing by an independent third party is required by code, DCA, or University. The University is not aware of any requirements that formwork is required to be inspected.

Q20: Would the following manufactures be approved as equals:
Locksets Mortise and Cylindrical Schlage or Falcon.
Exit Devices and Mullions Von Duprin or Falcon.
Electromechanical Door Operators LCN.
Architectural Trim, Door Stops Hager.
Overhead Door Stops and Holders Glynn Johnson.

A20: The process for the review and acceptance of materials to be supplied in conjunction with the project typically occurs after award. Materials supplied by the contractor during the course of the project may be an “approved equal”. Exception to this include Spec Sections 286311 Digital Addressable Fire Alarm System (Simplex), 230900 DDC ATC Controls (Automated Logic), and University furnished equipment. The process for substitutions and requests for determining approved equals is also discussed in General Conditions 5.11.

Q21: Please provide the Engineer’s Estimate or Owner’s Budget for this Project.

A21: The University does not provide its estimate or budget to prospective bidders. The University’s estimated construction cost of the new residence hall is over \$30 million.

Q22: Please clarify either of these mural wallcovering patterns have custom color.

A22: Wall mural “WM2” is a custom recoloring. Sheet A1100 was revised to identify this included in Addendum #3.

Q23: Provide scope of work for irrigation system.

A23: Irrigation scope is identified on sheet L-101 area identified as "Irrigated Sod Lawn" and on sheet A-010 site plan by keynote #8. See specification section 328400 Irrigation for system requirements.

Q24: All upper floor elevator lobby area indicates cork wallcovering type CW1. I did not see any cork wallcovering type CW2. Please advise.

A24: CW2 Cork Wall covering is NOT USED. A-1100 will be revised in next addendum.