



# MONTCLAIR STATE UNIVERSITY

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## Fax

<b>To:</b>	See Attached List	<b>From:</b>	John Goscinski, Sr. Procurement Administrator <i>John Goscinski</i>
<b>Fax:</b>	See Attached List	<b>Pages:</b>	11 - (including cover sheet)
<b>Phone:</b>		<b>Date:</b>	October 15, 2015
<b>Re:</b>	RFP # 1215 – Partridge Renovation - Addendum # 3	<b>CC:</b>	Frank Cunha – Design & Construction Halyna Hotsko - Procurement

The Director of Construction Procurement Services is issuing Addendum No. 3 for RFP 1215 – Partridge Renovation.

The Addendum is available for download at:

<http://www.montclair.edu/finance-and-treasury/news/index.php?ChannelID=92>

**Bid due date and time has been extended to October 23, 2015 @ 10:00 A.M.**

**Please acknowledge receipt of Addendum No. 3.**

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## RFP# 1215 - PARTRIDGE RENOVATION

	Contractor	Phone/Fax
1	M&M Construction	908-351-1177 908-351-3871
2	CMD	800-303-8629 800-303-8629
3	Molba Construction	201-488-6555 201-440-6066
4	Michael Riesz & Co.	723-738-8100 723-738-8118
5	GPC	973-376-6116 973-376-0599
6	Delric Construction Co.,Inc	973-427-0058 973-427-0377
7	Fine Wall	732-283-9210 732-283-1221
8	ALNA Construction	201-866-0030 201-866-1616
9	Dobco Group	973-317-9000 973-317-9001
10	Hall Building Corp.	732-938-3399 732-938-3332
11	B N B Contracting	732-754-3308
12	STV Inc.	212-777-4400 212-254-1089
13	Dodge Data	860-474-5387 860-474-5396
14	Mark Construction	973-263-5884 973-263-1965
15	EPIC Management, INC	732-752-6100 732-752-9106
16	Benard Associates	973-942-4500 973-942-4558



**MONTCLAIR STATE  
UNIVERSITY**

**Montclair, NJ 07043  
ADDENDUM NO. 3**

**Request for Proposal # 1215  
Partridge Hall Renovation**

Number of Pages: 9

Date of Original Bidding Documents: August 26, 2015

Date of Addendum No. 1: September 17, 2015

Date of Addendum No. 2: October 2, 2015

Date of Addendum No. 3: October 14, 2015

**INTENT:** This Addendum forms a part of the Contract Documents and modifies the Original Bidding Documents and Prior Addenda, if any, as identified above. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

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I. Points of Information:

1. Regarding the lecture halls :

- a. There are 2 lecture halls in plans (120&160) Dwg.AV-201, but what listed in the list of material is for one room only, Please advise.

***Response: List applies to each Lecture Hall.***

- b. There are ceiling microphones shown in drawings (Plan and the schematic details) but not listed in the list of material, please advise.

***Response: Use ClearOne Ceiling Microphone Array.***

- c. 1.3 There is digital presentation switcher(DMPS3-4K-150-C) listed in the list of material but not shown in drawing, please advise.

***Response: Use the CP3N with (2) DMC-4K-HDO cards instead of (2) DM-4K-CO-HD cards.***

2. It is mentioned in all rooms there are video conference codec from vaddio, please advise with specified model number if possible.

***Response: MSU will provide after award. Refer to Allowance #2.***

3. Will the AV be carried as the allowance to furnish and install the complete AV system, excluding pathways shown on the drawings? Are the FSR boxes for the ceiling AV/projectors shown on the E drawings also part of that allowance price?

***Response: The FSR ceiling enclosure identified on general note 1 under 1/AV-501 and 3/AV-501 and any reference to projection screens is to be understood as included in GC base scope and included in the GC's bid. Refer to General Audio Visual Notes, including note #1. All information identified on the electrical drawings is to be carried in the GC's bid as base scope work along with all required pathways for connectivity identified on the AV drawings as required for a complete and functional telecommunication infrastructure system for this project.***

4. Drawing E-400 shows layout E1 - roof plan with note saying that downloads to be installed in 1" Galvanized Steel Conduit. Typical detail says to use 1 1/4" conduit. Please confirm that 1" PVC is acceptable.

**Response: 1" Galvanized Steel to be used per Plan.**

5. What does the AV allowance cover? There are many rooms on the A/V facility drawings that do not have a corresponding equipment or system flow diagram (see notes below). Here are the room discrepancies on drawings. These rooms are shown with AV symbols on the floor plans AV-201, 202, 203.

There is a note on AV-001 stating that the presence of symbols does not necessarily indicate its use on this project but the plan drawings should be referred to for specific symbols that will be utilized in this project's scope.

**Response: Refer to response #3. The areas where there is Scope of Work is clearly identified by the area(s) having A/V symbols on the floor plans.**

6. Can you please confirm what is in our scope? Please provide an equipment list and flow diagram for the spaces with "no flow or equipment list" if they are in scope.

**Response: All work identified on the bid documents and associated coordination is GC scope.**

**Refer to response #3 for description of delineation between what is to be carried in the GC's base bid and what is to be carried under the project AV allowance.**

- a. Lecture Room – 1st floor – there are 2 Lecture rooms (120, 160). The flow/equipment list only shows (1)

**Response: List applies to each lecture hall.**

- b. Student Lounges (3) – 1st floor – AV symbols on floor plan – no flow or equipment list

**Response:**

**Equipment requirements are listed on floor plans and on drawing AV501.**

Sim. Rooms (4) – 2nd floor – AV symbols on floor plan – no flow or equipment list

**Response:**

**Equipment requirements are listed on floor plans and on drawing AV501.**

Control Rooms (5) – 2nd floor – AV symbols on floor plan – no flow or equipment list

**Response:**

**Equipment requirements are listed on floor plans and on drawing AV501.**

Mock Quarantine Room – 2nd floor – AV symbols on floor plan – no flow or equipment list

**Response:**

**Equipment requirements are listed on floor plans and on drawing AV501.**

Low Fidelity Lab – 2nd floor – AV symbols on floor plan – no flow or equipment list

**Response:**

**Equipment requirements are listed on floor plans and on drawing AV501.**

Home Care Lab – 2nd floor – AV symbols on floor plan – no flow or equipment list

**Response:**

**Equipment requirements are listed on floor plans and on drawing AV501.**

- c. Reception - 4th floor – AV symbols on floor plan – no flow or equipment list.

**Response:**

**Equipment requirements are listed on floor plans and on drawing AV501.**

- d. Dean Reception - 4th floor – AV symbols on floor plan – no flow or equipment list

**Response:**

**Equipment requirements are listed on floor plans and on drawing AV501.**

7. #4 - Fire Alarm specs note (2.2-F) on E-003 drawing says to provide fiber optic cable for connection of the FACP to the campus Onixworks system. Please provide location of this Onixworks system where we need to tie into.

**Response:** *Location of Onixwork system will be provided after the bid award.*

8. #5 - Drawing E-004 Emergency Responder Radio System is shown as a block diagram. Please provide specs and frequencies to be covered; MSU EMS? MSU Police? Little Falls Fire Department?, etc...

**Response:** *Reference the contract bid documents for University Standards.*

9. On the door schedule, openings 125.1, 125.2, 153.1 and 167.1 are listed as wood doors under material, but the type listed is "D". Type "D" is hollow metal with glazing. Please clarify.

**Response:** *Doors 125.1, 125.2, 153.1 and 167.1 to be type "C" doors.*

10. Please furnish information confirming the thickness of the existing roof shown to be demolished including any core samples that may have been taken.

**Response:** *Contractor shall investigate existing roof conditions after bid award.*

II. Special Notice of Bid Extension:

**Bid due date and time has been extended to October 23, 2015 @ 10:00 A.M.**

III. Changes to Prior Addenda:

NOT USED

IV. Changes to Bidding Requirements:

1. Revised Alternate page 8
2. Revised Allowances page 9.

V. Changes to Agreement and Other Contract Forms:

NOT USED

VI. Changes to Conditions of the Contract:

NOT USED

VII. Changes to Specifications:

1. Remove section 01 2100 "Allowances". Insert revised, attached, section 01 2100.

VIII. Changes to Drawings:

NOT USED

VIII. Substitution Requests:

NOT USED

Please acknowledge receipt of this Addendum No. 3 via fax. The fax number is 973-655-5468.

\_\_\_\_\_  
Company Name (please print)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Contact Name (please print)

Attachments: Alternates revised page 8 (1 page)  
Allowances revised page 9 (1 page)  
Allowances Section 01 2100 (3 pages)

Distribution: All Bidders  
D. Roche/MSU  
F. Cunha/MSU

Project File

### PRICING FOR ALTERNATES – REVISED – ADDENDUM # 3

**BIDDER MUST SUBMIT PRICES FOR ALL ALTERNATES WHEN REQUIRED. IF THERE IS NO CHARGE FOR AN ALTERNATE, BIDDER MUST INDICATE "NO CHARGE." (DO NOT LEAVE BOX BLANK).**

PROJECT: Partridge Hall Renovation

**ALTERNATE PROPOSALS:**

*(See Specifications and Drawings for full descriptions).*

**Alternate No. 1: West Colonnade**

**Base Bid:** Do not build the West Colonnade, as described below.

**Alternate No. 1: West Colonnade:** Contractor to provide costs including materials and labor associated with providing foundations, framing, sheathing, soffit, EIFS, cast stone, concrete slab, flashing, gutter, leaders, lighting (2 sconces / (1) pendant) and associated electrical and storm drainage for West Colonnade.

**Alternate No. 1 \$** \_\_\_\_\_

**Alternate No. 2: Schedule:** Project duration – 330 consecutive calendar days.

**Alternate No. 2 \$** \_\_\_\_\_

**ALLOWANCES – REVISED – ADDENDUM # 3**

The Bidder agrees that the following allowances have been included in his proposal.

**Allowance:**

Allowance No. 1: Contingency Allowance: Include a contingency allowance of \$200,000 for construction site (site development).

Allowance No.1      \$ \_\_\_\_\_

Allowance No. 2: Lump-Sum Allowance: Include a lump-sum allowance of \$1,000,000 for AV.

Allowance No.2      \$ \_\_\_\_\_

Allowance No. 3: Contingency Allowance: Include a contingency allowance of \$50,000 for unforeseen environmental conditions.

Allowance No.3      \$ \_\_\_\_\_



# RFP 1215 – ADDENDUM # 3

## SECTION 01 2100 - ALLOWANCES

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
  - 1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
  - 1. Lump-sum allowances.
  - 2. Unit-cost allowances.
  - 3. Quantity allowances.
  - 4. Contingency allowances.
  - 5. Testing and inspecting allowances.
- C. Related Requirements:
  - 1. Section 012200 "Unit Prices" for procedures for using unit prices.

#### 1.3 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect from the designated supplier.

#### 1.4 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.

#### 1.5 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

## 1.6 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

## 1.7 LUMP-SUM, UNIT-COST AND QUANTITY ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include freight and delivery to Project site.
- B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials ordered by Owner or selected by Architect under allowance shall be included as part of the Contract Sum and not part of the allowance.
- C. Unused Materials: Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after installation has been completed and accepted.
  - 1. If requested by Architect, retain and prepare unused material for storage by Owner. Deliver unused material to Owner's storage space as directed.

## 1.8 CONTINGENCY ALLOWANCES

- A. Use the contingency allowance only as directed by Architect for Owner's purposes and only by Change Orders that indicate amounts to be charged to the allowance.
- B. Contractor's overhead, profit, and related costs for products and equipment ordered by Owner under the contingency allowance are included in the allowance and are not part of the Contract Sum. These costs include delivery, installation, insurance, equipment rental, and similar costs.
- C. Change Orders authorizing use of funds from the contingency allowance will include Contractor's related costs and reasonable overhead and profit margins.
- D. At Project closeout, credit unused amounts remaining in the contingency allowance to Owner by Change Order.

## 1.9 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.
  - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
  - 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other margins claimed.
  - 3. Submit substantiation of a change in scope of work, if any, claimed in Change Orders related to unit-cost allowances.
  - 4. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.
- B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.

1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of work has changed from what could have been foreseen from information in the Contract Documents.
2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

## PART 2 - PRODUCTS (Not Used)

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

### 3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

### 3.3 SCHEDULE OF ALLOWANCES

- A. Allowance No. 1: Contingency Allowance: Include a contingency allowance of \$200,000.00 for construction site (site development).
- B. Allowance No. 2: Lump-Sum Allowance: Include a lump-sum allowance of \$1,000,000 for AV.
- C. Allowance No. 3: Contingency Allowance: Include a contingency allowance of \$100,000.00 for unforeseen environmental conditions.
- D. Allowance No. 4: Lump-Sum Allowance: Include a lump-sum allowance of \$50,000 for work associated with the fiber-optic connection from the building FACP to campus Onixworks System, beyond required associated scope identified in the Documents.

END OF SECTION 01 2100