



**MONTCLAIR STATE**  
**UNIVERSITY**

**Montclair, NJ 07043**

ADDENDUM NO. 2

Issue Date: October 2, 2015

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

Number of Pages: 7

Date of Original Bidding Documents: August 26, 2015

Date of Addendum No. 1: September 17, 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. MEP demolition drawings call for all piping ductwork and conduit holes and openings are to be sealed however the contract documents do not provide the existing layout of all ductwork, conduit and piping being removed. Please forward existing as built documents so we can properly estimate the patching required.

***Response: The most recent drawings available for Partridge Hall are attached to this addendum.***

2. In reviewing the Bid Forms, I have noticed that there is no line provided to write in our price for Alternate #1.

***Response: Page 8 of the RFP has been reissued with this Addendum.***

3. We are also concerned that in this busy market, the subcontractors may not be able to complete their Estimates in time for the bid date on Wednesday, especially after the large addendum. We respectfully request that the bid gets extended by 1 week.

***Response: The bid due date and time has been changed to Friday, October 16, 2015 at 10:00 AM at the Department of Facilities Conference Room located at 855 Valley Road, Suite 107, Clifton, NJ, 07013.***

4. Also, in reviewing the allowed time for completion, we feel that 240 days is a bit unrealistic and may not be achievable. We request that 300 days be considered for the completion of this project.

***Response: Schedule to remain at 240 days.***

5. The bid forms state the naming the Steel contractor is N/A. I think someone will protest this, for there is some steel work on this project. I recommend that be changed to allow the naming of a steel sub.

***Response: Page 7 of the RFP has been reissued with this Addendum.***

6. One of our team PM's reviewed the drawings and we could only find elevation drawings in the skills lab and simulation rooms that shows *what could be a Cogent™ Training Headwall* with an aurora over bed light. However, there is no specification that notes what the headwall entails, services, voltages, description, basis of design or otherwise.  
***Response: Please refer to the Floor Plan Legend on sheet A-100 for basis of design headwall information.***
7. Please confirm that the allowances are to be included in the base bid price.  
***Response: Yes.***
8. Please clarify where price for Alternate #1 should be in the bid documents. There is no place to write in a price for this alternate.  
***Response: Page 8 of the RFP has been reissued with this Addendum.***
9. The nosing for the lecture halls: Do they want a rubber nosing or do they want to 'water fall' the broad loom carpet like they had in there prior to the renovation?  
***Response: Waterfall the carpet.***
10. There are some rooms on 2 and 4 that are scheduled as resilient flooring (VCT) that have straight base scheduled in them rather than cove base. These rooms include 336, 424, 444, 446, 448, and 406. Specs say Straight at carpet Cove and resilient, just wanted to verify.  
***Response: Cove at resilient flooring.***
11. Milliken traction back carpet tile will need the black glue that is down sealed, or patched over. Should I include that as an alternate to seal the floors or put it in the base bid?  
***Response: All existing black glue shall be patched over per the contract documents and carried in the base bid.***
12. Transition strips: The drawing has 3 different types of transitions between carpet and VCT, which one would they like to go with as it is not specified where on the drawings each is to be located. The Schluter Strip Reno-U, Rubber Transition, or the Schluter Strip Jolly (Edge Protector).  
***Response: Please refer to the revised door schedule on sheet A-901 for required flooring transitions.***
13. The addendum drawing states the stairs are to receive new wood flooring, the finish plans have not changed to show what type of wood. They are still showing Roppe #99 Stair Treads. Please advise if this is changing to wood.  
***Response: Stair treads are to receive Roppe #99 tread.***
14. The bathrooms on the first floor are to receive ½" of self-leveling, however, they are currently flush with the floor and VCT on the floor in them now. Therefore, would have a ½" Step + the thickness of the tile/grout going in them, is this what they want?  
***Response: The existing slab is depressed 1" once tile is removed. The self-leveling is provided for flush installation of new tile. Provide leveling per contract documents.***
15. The stair landing on the ground level is to receive ½" of self-leveling per the drawings, the rest of the landings are not. Please confirm that.

***Response: The existing slab is depressed 1" once tile is removed. The self-leveling is provided for flush installation of new tile. Provide leveling per contract documents.***

16. In order to install the Ludowici clay tile and comply with the 20 year "shield" water tightness warranty, the contractor must be "Crown" certified. There are no Union contractor around that have that certification. There are non-Union contractor with that certification but this is a Union deal. The regular warranty for Ludowici tile is 25 years, and can be installed by a non-Crown certified contractor. Can they back off on the warranty?

***Response: Warranty stays as specified in contract documents. The project is a prevailing wage project.***

17. What is the veneer for the wood doors, Medium Density overlay or Alpine Cherry.

***Response: Alpine Cherry.***

18. The ductwork specification notes 8 & 9 on H-002 call for exposed ductwork and ductwork on the roof to be double wall factory fabricated. The details on H-005 show what appears to be field insulated and aluminum covered single wall ductwork. Are both methods acceptable?

***Response: Please refer to revised details on H-005.***

19. How does MSU propose bringing cabling from the fourth floor down to the 3<sup>rd</sup> floor? Will there be a vertical core? If so, where will it be located?

***Response: There is a vertical core. The IT contractor shall determine requirements after pre-bid walk through, as noted on drawings IT-101, IT-102, & IT-103, #16 Bidders Note.***

20. How does MSU propose bringing cabling from the first floor up to the 2<sup>nd</sup> floor? Will there be a vertical core? If so, where will it be located?

***Response: There is a vertical core. The IT contractor shall determine requirements after pre-bid walk through, as noted on drawings IT-101, IT-102, & IT-103, #16 Bidders Note.***

21. Can we assume that all outlets on the first and second floor will be require surface mounted raceway? If so, who is responsible, IT or EC?

***Response: Surface mount raceway by EC, jack inserts by IT contractor.***

22. How does MSU propose providing connectivity between the 2<sup>nd</sup> and 3<sup>rd</sup> floor IDF's? I see no reference on drawing or spec to a fiber or copper vertical riser.

***Response: Copper and fiber cables are existing. Notes are on the demo plans.***

23. "In the 3<sup>rd</sup> floor MDF, the contractor shall test all multimode and single mode fiber strands and provide MSU IT with the results. Upon an all passing result, the contractor shall disconnect all fiber strands for the fiber patch panels in the rack, carefully coil and stow in a safe location until which time the MDF is ready."

- a) Who is responsible for rectifying strands that don't initially pass?

***Response: IT Contractor shall provide MSU IT with the test results. MSU will determine next steps.***

- b) Is testing required after relocation?

***Response: Yes.***

- c) How many strands and of what type of fiber is existing in the MDF now?

**Response: The IT contractor shall determine requirements after pre-bid walk through, as noted on drawings IT-101, IT-102, & IT-103, #16 Bidders Note .**

- d) Where does the existing fiber feed from/to?

**Response: The IT contractor shall verify requirements during the pre-bid walk through, as noted on drawings IT-101, IT-102, & IT-103, #16 Bidders Note .**

- e) Will services be disrupted by fibers feeding other buildings from Partridge?

**Response: The IT contractor shall verify requirements during the pre-bid walk through, as noted on drawings IT-101, IT-102, & IT-103, #16 Bidders Note .**

24. Who is responsible for demo of existing data wiring? GC or IT Contractor?

**Response: IT Contractor.**

25. Please confirm if existing fiber termination hardware in the 3<sup>rd</sup> floor MDF will be reused (i.e. fiber shelves, adapter panels, couplers, cassettes, etc...) or if new shelves and termination hardware is required?

**Response: The IT contractor shall verify requirements during the pre-bid walk through, as noted on drawings IT-101, IT-102, & IT-103, #16 Bidders Note.**

26. Who is responsible for installation of patch cords? IT Contractor or Owner?

**Response: IT contractor, as per General note #28 on drawing IT-501.**

27. Must data cabling in the mechanical room be run in conduit?

**Response: No.**

28. Who is responsible for cable tray in corridors? IT Contractor or EC?

**Response: IT contractor.**

29. Who is responsible to install owner provided wireless access devices?

**Response: IT contractor.**

30. There are contradictions to rack/manager manufacturers called out for the drawings between CPI and Ortronics. Please also note 7 foot racks are specified along with 8 foot managers. It would also be our recommendation to place 10" managers between racks instead of the shown 6" managers if space allows. This was an issue in SBUS regarding patching.

**Response: Racks are CPI and vertical managers are 12". Will be revised on drawings.**

31. Drawings note IT Contractor is responsible for providing 2U horizontal managers but a quantity call out is not provided. Should we assume one for every patch panels?

**Response: One for every two 24-port patch panels.**

32. Drawings note patch panels shall be 24 port? Are 48 port patch panels acceptable as they will reduce both cost and space in racks?

**Response: MSU's standard is for 24-port patch panels.**

33. What are the proposed sequence/logistics of the proposed utility shut-downs at Partridge Hall?  
In general, MSU is concerned with Electrical, Gas, Steam, Water and Fiber/Copper-Telecom, etc. MSU is hoping to avoid major interruptions to our adjoining facilities that may be connected in any way.

***Response: The moving of the A/B switch can be completed without interrupting any other building as long as care is taken. This work will require a minimum 12 hour shut down. As for the water, steam and gas, it is our understanding that each of these services have shut off valves proprietary to Partridge Hall and should not affect any other buildings.***

34. There is reference to both floor mounted toilet compartments and Integral hinges. Integral hinges can't be used on floor mounted toilet compartments. Please clarify.

***Response: Toilet partitions will be floor mounted. Refer to drawing A-1101 for the basis of design product. Hinges will be continuous aluminum hinges.***

35. There is a conflict between plan LS-101 which shows (2) existing and (2) new FECs and A-103 that shows (4) news FECs. Which is correct?

***Response: All fire extinguishers will be new per drawing A-103.***

36. Toilet accessory # 9A Sanitary Napkin dispenser isn't shown in the women's multi-toilet rooms. They would normally receive one in that location.

***Response: Sanitary napkin dispensers will be provided by Monclair State University and installed by the contractor.***

37. There are no accessory #11 or #13 shown on the plans or elevations Towel waste units and seat cover dispensers.

***Response: There is no need for paper towel dispensers. Toilet seat cover dispensers will be provided by Monclair State University and installed by the contractor.***

38. Hand dryers being used instead of the paper towel/waste unit, but are seat cover dispensers required?

***Response: Please refer to response to question #37.***

II. Special Notice of Bid Extension:

**The bid due date and time has been changed to Friday, October 16, 2015 at 10:00 AM at the Department of Facilities Conference Room located at 855 Valley Road, Suite 107, Clifton, NJ, 07013.**

III. Changes to Prior Addenda:

NOT USED

IV. Changes to Bidding Requirements:

Pages 7 & 8 of the RFP have been reissued with this Addendum.

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 07 5419 "Polyvinyl-chloride PVC) Roofing". Insert revised, attached, section 07 5419.

VIII. Changes to Drawings:

**Note: All revisions to the drawings listed below have been marked with Revision #3. See Addendum #1 for previous revisions.**

1. Remove Drawing D-101 "DEMO PLANS - MECHANICAL AND FIRST FLOOR". Insert revised, attached Drawing D-101.
2. Remove Drawing D-102 "DEMO PLANS - SECOND AND THIRD FLOORS". Insert revised, attached Drawing D-102.
3. Remove Drawing D-103 "DEMO PLANS - FOURTH FLOOR AND ROOF". Insert revised, attached Drawing D-103.
4. Remove Drawing D-104 "DEMOLITION ELEVATIONS". Insert revised, attached Drawing D-104.
5. Remove Drawing A-101 "BASEMENT AND FIRST FLOOR PLAN". Insert revised, attached Drawing A-101.
6. Remove Drawing A-102 "SECOND AND THIRD FLOOR PLAN". Insert revised, attached Drawing A-102.
7. Remove Drawing A-103 "FOURTH FLOOR AND ROOF PLAN". Insert revised, attached Drawing A-103.
8. Remove Drawing A-802 "REFLECTED CEILING PLANS – SECOND AND THIRD FLOORS". Insert revised, attached Drawing A-802.
9. Remove Drawing A-803 "REFLECTED CEILING PLANS – FOURTH FLOOR AND ENLARGED PLANS". Insert revised, attached Drawing A-803.
10. Remove Drawing A-901 "DOOR SCHEDULE, HEAD, JAMB, SILL DETAILS". Insert revised, attached Drawing A-901.
11. Remove Drawing A-902 "JAMB AND SILL DETAILS". Insert revised, attached Drawing A-902.
12. Remove Drawing A-1101 "FIRST AND SECOND FLOOR FINISHES". Insert revised, attached Drawing A-1101.
13. Remove Drawing A-1102 "THIRD AND FOURTH FLOOR FINISHES". Insert revised, attached Drawing A-1102.
14. Remove Drawing H-002 "HVAC - Specifications". Insert revised, attached Drawing H-002.
15. Remove Drawing H-003 "HVAC - Schedules, and Notes". Insert revised, attached Drawing H-003.
16. Remove Drawing H-005 "HVAC - Details - I". Insert revised, attached Drawing H-005.
17. Remove Drawing H-006 "HVAC - Details - II". Insert revised, attached Drawing H-006.
18. Remove Drawing H-007 "HVAC - Air Flow Diagrams". Insert revised, attached Drawing H-007.
19. Remove Drawing H-008 "HVAC - Chilled & Hot Water Piping Diagrams". Insert revised, attached Drawing H-008.
20. Remove Drawing H-009 "HVAC - Controls - I". Insert revised, attached Drawing H-009.
21. Remove Drawing H-010 "HVAC - Controls - II". Insert revised, attached Drawing H-010.
22. Remove Drawing E-005 "Electrical - Panel Schedules". Insert revised, attached Drawing E-005.
23. Remove Drawing E-201 "Electrical Second and Third Floor Plans - Lighting". Insert revised, attached Drawing E-201.

24. Remove Drawing E-202 "Electrical Fourth Floor Plan - Lighting". Insert revised, attached Drawing E-202.
25. Remove Drawing E-301 "Electrical - First Floor Plan - Power and Signal". Insert revised, attached Drawing E-301.
26. Remove Drawing E-302 "Electrical - Second Floor Plan - Power and Signal". Insert revised, attached Drawing E-302.
27. Remove Drawing E-304 "Electrical - Fourth Floor Plan - Power and Signal". Insert revised, attached Drawing E-304.
28. Remove Drawing IT-201 "Information Technology - Mechanical and First Floor Plans - New Work". Insert revised, attached Drawing IT-201.
29. Remove Drawing IT-202 "Information Technology - Second and Third Floor Plans - New Work". Insert revised, attached Drawing IT-202.
30. Remove Drawing IT-502 "Information Technology - Details, Diagrams, & Notes". Insert revised, attached Drawing IT-502.
31. Remove Drawing IT-902 "Information Technology - Specifications". Insert revised, attached Drawing IT-902.

VIII. Substitution Requests:

1. Substitution Request #3 – Substitution request for WR Meadows Blindside Waterproofing / Underslab Membrane– Rejected.
2. Substitution Request #4 – Substitution request for Uzin NC150/NC 170 Self-Leveling Underlayment. – Approved.

IX. Appendix:

1. 1967 MSU Partridge Hall As-Built Drawings

Please acknowledge receipt of this Addendum No. 2 via fax. The fax number is 973-655-5468.

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

Attachments:

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

## SINGLE BID SUBCONTRACTOR LISTING

Any firm submitting a bid for Single Prime Bid (*combined Lump Sum All Trades*) shall indicate the Name, Address and applicable License Numbers of sub-contractors for the categories listed below (*if applicable – if no subcontractors apply, mark category as “none”*). **All sub-contractors listed must be N.J. Public Works certified at the time of the bid date.** If the Bidder intends to complete the categories with his own staff, include “own staff” notation in the appropriate category.

TRADE	FIRM	LICENSE No.	SBE Registration No.	ADDRESS
1. General Construction (DPMC C008 and \$100M)				
2. HVAC (DPMC C032 and \$5M)				
3. Electrical (DPMC C047 and \$5M)				
4. Plumbing (DPMC C030 and \$5M)				
5. Structural steel & ornamental iron				
6) Fire Alarm				

*Use additional pages if necessary, providing information in the four columns*



## PRICING FOR ALTERNATES

**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.

1. Base Bid: Do not build the West Colonnade, as described below.
2. 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 \$** \_\_\_\_\_

### ALLOWANCES

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

#### Allowance:

Allowance No. 1: Contingency Allowance: Include a contingency allowance of \$200,000.00 for construction site (site development).

Allowance No.1      \$200,000.00

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

Allowance No.2      \$1,000,000.00

Allowance No. 3: Contingency Allowance: Include a contingency allowance of \$100,000.00 for unforeseen environmental conditions.

Allowance No.3      \$100,000.00