



WILLIAM PATERSON UNIVERSITY

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Addendum #1

TO: All Prospective Bidders
DATE: September 2, 2015
PROJECT: Professional Design Services – New Residence Halls & Renovations (WP-16-01-99)

This addendum forms a part of the contract bidding documents and answers all questions submitted to date regarding the bidding documents. **The proposals will be due on Tuesday, September 22, 2015 by 2:30pm.**

Q: We are interested in bidding the window replacement part of the project. Are the plans available and can we bid that section separately? If not will we be able to obtain a bidders list so that we can bid the window section to them?

A. **The window replacement project cannot be bid separately. A list of eligible bidders is posted on the project webpage.**

Q: We have downloaded the RFP for New Residence Halls and Renovations and are interested in participating as e4, inc is a registered NJ Small Business Enterprise. However we are not the prime contractors; we are usually a subcontractor since we provide green building/LEED consulting services. Is there a way to acquire the list of companies that have downloaded the RFP so we can reach out to them?

A. **A list of eligible bidders is posted on the webpage.**

Q. Is this a union project?

A. **At this time, the construction of the project will require NJ prevailing wage.**

- Q. Request for a detail scope of work or a budget of the Project.
- A. **Information is provided in the RFP documents posted on the William Paterson CPDC Webpage <http://www.wpunj.edu/capital-planning/rfp.dot>**
- Q. The “Comprehensive Traffic and Transportation Planning Study”, dated April 30, 2012, prepared by The RBA Group, recommended numerous on-site and off-site modifications. Are any of these recommendations to be implemented as part of the subject Project? If yes, specifically which recommendations?
- A. **No.**
- Q. The “Map of Property”, dated June 17, 2005, prepared by Hanson Engineering was included in the posted documents. Although the map is not identified as a boundary survey, please confirm a new boundary survey is not required. Assuming no new boundary, will the Hanson survey be provided in CAD format to the successful respondent?
- A. **A boundary survey for the area in the 6/17/05 Hanson Plan is not required. The Hanson Plan is not available in CAD format. The area defined by the “Project Boundary” under Reference Documents does not require the boundaries to be identified in the survey. The “Project Boundary” is completely controlled by William Paterson University and does not border any adjacent parcels. Additionally, the project is not subject to local zoning or any setback requirements.**
- Q. A new topographic and utility survey is required for the Project area. Please confirm there is no requirement for a site-wide survey and the limits of the new survey are the areas of, and immediately surrounding, Overlook North, Overlook South and the new residence hall adjacent to High Mountain East.
- A. **Refer to the RFP for surveying requirements within the “Project Boundary”. The surveying requirements include the entire project boundary. This includes the all edifices of White Hall, Matelson Hall, Overlook North, Overlook South and Pavilion. It includes the edifices for High Mountain East and West that border the “Project Boundary”.**

- Q. The new topographic and utility survey will reflect surface features of all utilities and inverts of accessible storm and sanitary sewer pipes. The survey will also incorporate other utility information provided by the University. Please confirm utility mark-outs, test pits, etc., are not required as part of the response.
- A. **Prior to performing work, the surveyor is to contact public utilities for a public utility markout and William Paterson University to mark out proprietary utilities. This utility information is to be included in the survey. Additionally William Paterson University will provide record information on underground utilities to be incorporated into the survey. Including the costs of contracted utility locating services and test pits are not required as part of the response.**
- Q. Woodlands Way – is the design of this pedestrian zone included in the Project? If so, what are the limits as they relate to the Project? Which Project phase; i.e., part of Building 1, Building 2, Overlook North demolition, etc?
- A. **Woodlands Way is a concept of the Residential Zone Plan. It is a pedestrian friendly thoroughfare that transverses the Residential Zone and provide connections to University Commons and Academic Zone. The RFP requires site design as parts of Overlook North (both options) and New Residence Halls 1 and 2. It should be anticipated that within these three design scopes of work that a unified site between the existing and new residence halls will emerge that addresses the project goals and implementation schedule. Designers are required to address site improvements, including the area of the Woodlands Way from High Mountain East to University Commons to include landscaping, grading, pedestrian and vehicle circulation.**
- Q. Overlook Glen – the design of this area is included in the Project. Which Project phase; i.e., part of Building 1, Building 2, Overlook North demolition, etc?
- A. **Overlook Glen is a concept of the Residential Zone Plan. It encompasses an area bounded the Pavilion, White Hall, Overlook South, New Residence Halls #1 and #2. The RFP requires site design as parts of Overlook North (both options) and New Residence Halls 1 and 2. It should be anticipated that within these three design scopes of work that a unified site between the existing and new residence halls will emerge that addresses the project goals and implementation schedule. Designers are required to address site improvements, roughly corresponding to the area indicated by Overlook Glen in Residential Zone Plan, to include landscaping, grading, parking, loading, on-site parking, pedestrian and vehicle circulation to create memorable exterior spaces.**

Q. Construction Administration and Close-out Phase – is an as-built survey(s) required? If yes, what are specific requirements?

A. **An as built survey is not required at the conclusion of the work.**

Q. Will site plans and supporting documents, such as stormwater management reports, for the Project area be provided? For example, the High Mountain residence halls were constructed approximately 10 years ago – will copies of the site plans and reports developed for those projects be provided?

A. **All available resources on file have been posted on the website under Reference Documents and Reference Plans.**