



Office of the Capital Planning, Design & Construction
Phone: 973-720-2352 Fax: 973-720-2829 .WWW.WPUNJ.EDU

ADDENDUM NO 1

TO: All Prospective Bidders
DATE: August 31, 2021
PROJECT: Carriage House Catering Kitchen
(WP-20-03-99)

This Addendum No. 1 forms a part of the contract bidding documents and answers all questions submitted regarding the bidding documents. Please acknowledge receipt of this Addendum No. 1 on Bid Form (WPU03) included in the Bid Document package, otherwise the bid shall be deemed non-responsive.

Clarifications and Update:

1. Bid Opening - All attendees shall be required to follow the CDC Guidelines for social distancing, including the wearing of a face mask.

Following Revised Drawings & Spec are included in the Addendum No.1 Attachment Folder posted on Capital Planning webpage:

2. Clarification Drawing No. 1 – Carriage House Devices Power Plans & Legend
3. Clarification Drawing No. 2 – Carriage House New Electrical Service from Raubinger Hall Plans
4. Clarification Drawing No. 3 – Revised Door & Hardware Schedule
5. Peter Johnston Architect Drawing A2 revised 8-30-21
6. Peter Johnston Architect Drawing A3 revised 8-30-21
7. Peter Johnston Architect Drawing A5 revised 8-30-21
8. Peter Johnston Architect Drawing SA-1 Site Plan
9. Peter Johnston Architect Drawing SA-2 Enlarged Site Plan

10. Carriage House Scheme 1 Floor Plans dated 5-8-19, and Warming Kitchen Equipment Specifications dated 5-8-19.

Questions and Answers:

Q1. Who is responsible for excavation for IT and gas service?

- A1. The University will be responsible for bringing the IT and Gas service to the Carriage House.

Q2. Who is responsible for Kitchen equipment and installation?

- A2. The contractor is responsible for install delivering and installing the kitchen equipment. See Carriage House Scheme 1 Floor Plans dated 5-8-19, and Warming Kitchen Equipment Specifications dated 5-8-19.

Q3. Is there a card access vendor we must use?

- A3. The owner is providing locks, card readers and control boards that the General Contractor must install according to specifications. It will not be necessary for the GC to purchase the locks, card readers, and control boards from the access system vendor.

Q4. Is there a fire alarm vendor we must use?

- A4. Johnson Controls; Umberto Bringus 201-294-5777. Addressable fire alarm panel must be Simplex.

Q5. How thick is the existing slab and are there any conduits or structural elements buried in the concrete?

- A5. The existing 1st floor slab has not been verified, assume 6" thickness. Structural elements in the concrete have not been field verified, the concrete footing will be verified at post location. No functioning utilities are in or below the slab. The contractor will be responsible for cutting and restoring the existing slab during the installation of the plumbing lines. Then, follow note F-1 Sheet A3 for finishing the floor.

Q.6 There is a symbol for data wiring, Δ, however the legend does not address this. There are instructions for wiring at wireless access points, WF, but who is supplying the WAPS?

- A6. The Δ symbol indicates one data box with two data jacks. The University will furnish the WAPs, Security Cameras, mag locks, and interior door electronic locks (IEL). The contractor will install all of these devices. See Clarification Drawing CL-1 - Carriage House Devices Power Plans & Legend.

Q7. Architectural plans show hardware set #3 being access control Mortise locks, however electrical plans call for Maglock at 1st floor door 4.0. Please advise which is correct.

A7. Door 4.0 will have a Maglock. See Clarification Drawing No. 3 – Revised Door & Hardware Schedule.

Q8, The direction on lockset 3 is also unclear. Please explain "contractor is responsible for installing wire from data closet to door frame to lockset mechanical room closer by LCN".

A8. University will provide Hardware Lockset Types 1, 2 & 3. The Contractor is responsible for installing the CAT-6A cable for the Type 3 locksets to the Network Panel in the 2nd floor Panel Closet, and the CAT-6A cable for the Type 1 & 2 locksets to the Mechanical Room CBORD access control panel by the contractor.

Q9. Who is the existing fire alarm vendor?

A9. See answer to Question 4.

Q10. Is card readers and door access/magnetic locks part of contract? Is it provided and installed by doors vendor /contractor or by EC. If part of the EC contract please provide.

A10. University will provide Hardware Lockset Types 1, 2 & 3. The Contractor is responsible for installing the CAT-6A cable for the Type 3 locksets to the Network Panel in the 2nd floor Panel Closet, and the CAT-6A cable for the Type 1 & 2 locksets to the Mechanical Room CBORD access control panel by the contractor.

Q11. Site drawings calling for IT to be done by the owner. Is the owner providing underground conduit for IT or it is part of the contract?

A11. The University is responsible for installing the underground conduit and multi-mode fiber to the panel in the second floor Data Closet.

Q12. Drawing is calling to connect a new electric panel in an existing MDP located in Raubinger Hall but not providing exact location or distance.

A12. See Clarification Drawing No. 2 – Carriage House New Electrical Service from Raubinger Hall Plans. The approximate distance from the Raubinger Electrical Room to the proposed Carriage House Mechanical Room is seventy-five (75) feet.

Q13. Please provide length of new feeder for new subpanel.

A13. The approximate distance from the Raubinger Electrical Room to the proposed Carriage House Mechanical Room is seventy-five (75) feet. Please see Dwgs. SA-1 & SA-2.

Q14. Please provide all construction details for ramp shown at Hobart Manor on SA-1.

A14. See drawings SA-1 and SA-2 for details.

Q15. Please clarify who is to remove trees required to be taken down to install new drop manholes (4).

A15. The Contractor will be responsible for removing the trees necessary for the installation of the new sewer line and drop manholes.

Q16. Please clarify who will be provide and installing the fire alarm system in the Carriage House.

A16. The Contractor and its Electrical Sub are responsible for providing and installing the fire alarm system in the Carriage House per all NJ and DCA Codes.

Q17. Are we to include communication cabling and Station Devices only, leaving 25' coil at 2nd floor mechanical room, equipment and rack by others?

A17. It depends on what equipment wiring is identified. The wire for the outside door card-access controlled hardware needs to be wired to the Mechanical Room CBORD access control panel by the contractor. The CBORD panel is furnished by the University and installed by the contractor. The wire for the PoE hardware on the 2nd Floor interior doors needs to be wired back to the Network Panel in the 2nd floor Network Closet.

Q18. Are we to include Securitron Equipment for doors shown on Architectural Door Schedules and on Electricals?

A18. University will provide Hardware Lockset Types 1, 2 & 3. The Contractor is responsible for installing the CAT-6A cable for the Type 3 locksets to the Network Panel in the 2nd floor Panel Closet, and the CAT-6A cable for the Type 1 & 2 locksets to the Mechanical Room CBORD access control panel by the contractor.

Q19. Please clarify who the fire alarm vendor and brand is for the Carriage House.

A19. See answer to Question 4.

Q20. Clarify existing water main size and type. Provide details for new water service to Carriage House.

A20. See drawings SA-1 and SA-2 for details.

Q21. Provide information on type & size of existing water service pipe we are tapping into on site plans.

A21. See drawings SA-1 and SA-2 for details.

Q22. Provide details & specification for asphalt paving.

A22. See drawings SA-1 and SA-2 for details.

Q23. Provide details for new ramp indicated on site plan at Hobart Manor.

A23. See drawings SA-1 and SA-2 for details.

Q24. Provide specification for handrail/guardrail on site plan.

A24. Make handrails & guardrails aluminum in lieu of stainless steel. See drawings SA-1 and SA-2 for details.

Q25. Provide detail of roof repair & framing at chimney removal.

A25. Existing chimney to be removed to second floor, provide concrete base for new 2 x4 framing @ 16" oc. New roof and floor joists to be thru bolted to existing full length. New siding, roofing, insulation to match existing.

Q26. Provide detail of floor infill framing at stair & chimney removal.

A26. Provide New 2 x 12 @ 16" o.c. floor joists with joist hangers at stair removal.

Q27. Provide detail of exterior wall construction at area of chimney removal.

A27. See answer A25.

Q28. Provide detail & specification for new window at 2nd floor.

A28. New aluminum clad window with low-e, argon fill insulated glass by Andersen, Pella or equal. Provide (2) 2 x 10 wood header. Provide 3" wood colonial casing at all existing and new windows.

Q29. Provide location of existing electrical main switchgear & fire alarm panel located in Raubinger Hall.

A29. See Clarification Drawing No. 2 – Carriage House New Electrical Service from Raubinger Hall Plans. The approximate distance from the Raubinger Electrical Room to the proposed Carriage House Mechanical Room is seventy-five (75) feet.

Q30. Provide clarification for the symbol in the 2nd floor mechanical room “for smart mechanical BMS” on electrical power plan.

A30. The Δ symbol indicates one data box with two data jacks. There will be no requirement for a BMS system. Instead, the contractor shall provide a Honeywell T4M Modulating 7 Day Programmable Room Thermostat – Product Code T4H310A3032.

Q31. Please confirm all equipment, materials & furnishings presently stored in the Carriage House will be removed by others prior to the start of this project.

A31. The University will remove all equipment, materials & furnishings presently stored in the Carriage House prior to the start of the project.

Q32 What is the footage from when we enter Raubinger Hall to the existing Main Sw Gear?

A32. See Clarification Drawing No. 2 – Carriage House New Electrical Service from Raubinger Hall Plans. The approximate distance from the Raubinger Electrical Room to the proposed Carriage House Mechanical Room is seventy-five (75) feet as shown on Dwgs. SA-1 and SA-2.

Q33. Please identify the manufacturer of the existing Main Sw Gear.

A33. Square D Power Style Switchboard; Catalog/Dwg No.14472262-001. See Clarification Dwg. No. 2.