



## WILLIAM PATERSON UNIVERSITY

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### **ADDENDUM NO 1**

TO: All Prospective Bidders  
DATE: March 31, 2025  
PROJECT: Recreation & Health Sciences Center Renovations & Additions -  
Construction (WP-23-01-29)

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 included in the Bid Document package, otherwise the bid shall be deemed non-responsive.

### **Clarifications and Updates:**

1. The BMS system Direct Digital Controls shall be Automated Logic Corporation. No substitutions or equivalents shall be allowed. Specification 230900 Direct Digital Control (DDC) system for HVAC, article 2.1-A listing acceptable manufacturers shall be modified to remove all names or allowable equals other than Automated Logic Corporation.
2. Engine Generator basis of design is Caterpillar. Pad size shall be 67"x167" and is coordinated to this manufacture. The size of the concrete pad shall be adjusted in size at no cost to owner if larger size is required by a submitted and approved comparable product. See structural detail K/F0-202 for pad construction.
3. Construction manager trailer has been revised in section 015001 2.1 to minimum 12ft x 64ft. See revised section for additional requirements.
4. Revise and added specifications:

015001	Temporary Facilities and Controls
081217	Interior Aluminum Framing
122400	Window Shades
131100	Swimming Pools
230900	Direct Digital Control (DDC) for HVAC
283111	Digital Addressable Fire Alarm
5. Revised and added drawings are:

CS-101	Site Plan
CS-501	Site Details
CG-101	Grading & Drainage Plan

CU-101	Utility Plan
CU-503	Drainage and Utility Details
LP-101	Landscape Plan
A-421	Interior Elevations
A-422	Interior Elevations
A-423	Interior Elevations
A-424	Interior Elevations
A-501	Stair & Elevator - Enlarged Plans and Sections
A-820	Reflected Ceiling Plan – Level 2 Academic
A-821	Reflected Ceiling Plan – Level 2 Natatorium
A-901	Door & Glazing Schedule
A-1100	Finish Schedule
A-1103	Enlarged Level 2 Finish Plan – Academic
A-1104	Enlarged Level 2 Finish Plan – Natatorium
FO-001	Foundation Notes
FO-202	Typical Foundation Details – Sheet No 3
S-001	General Notes I
S-002	General Notes II
S-500	Column Schedule and Notes
S-701	Superstructure sections II
S-704	Superstructure sections IV
P-101	Plumbing Enlarged Level 1 underslab gravity piping plan - health
P-111	Plumbing Enlarged Level 1 gravity piping plan - health
P-112	Plumbing Enlarged Level 1 gravity piping plan - Athletic
P-122	Plumbing Enlarged Level 2 gravity piping plan - Athletic
P-222	Plumbing Enlarged Level 2 Pressure piping plan - Athletic
P-503	Plumbing details
P-602	Plumbing Schedules
P-803	Plumbing Sanitary Riser Diagrams
FA-131	Fire Alarm Roof Plan

6. Supplement Documents added are:

- a. Geotechnical Report Dated May 3, 2024
- b. Existing Solar Canopy Drawings & Existing Recreation Building Structural Drawings.

**Questions and Answers:**

**Q1. The black border that is called to go around the Academic Gymnasium basketball court. Is that going from sideline/baseline all the way to the walls, or is it just supposed to be a couple feet wide border before going back to the Golden Maple color?**

**A1.** Black border to extend the full depth of sidelines all the way to the walls.

**Q2. Please provide contact information for the existing Fire Alarm, Security, & BMS Vendors**

**A2.** Security: B&H for security cameras and CBORD for access control

Fire Alarm: Johnson Controls Fire Protection. 930 Riverview Dr, Suite 800, Totowa NJ;  
Humberto Bringas 201.294.5777 [humberto.bringas@jci.com](mailto:humberto.bringas@jci.com)

BMS: Automated Logic 100 Delawanna Ave, Suite 400, Clifton NJ.  
Ken Adams 973.390.0018 [Kenneth.Adams@Carier.com](mailto:Kenneth.Adams@Carier.com)

**Q3. Please provide a Geotechnical Report**

A3. Geotechnical report has been provided within addendum #1, Dated May 3<sup>rd</sup>, 2024

**Q4. Pavement Markings – Are the parking stalls adjacent to the front of the building required to be removed and replaced to fit the new curb lines?**

A4. The parking stalls adjacent to the front of the building within the area of work are to be restriped in the same location. The island's curbing has been adjusted slightly, see revised drawings CS-101, CG-101, LP-101 in addendum #1.

**Q5. Please consider adding Generac to the list of approved manufacturers. Info Attached SG150 industrial spark-ignited generator set**

A5. Generac shall be considered an acceptable manufacturer, however submitted product has not need reviewed at this time. Comparable Products (or approved equals) must be submitted in accordance with Section 016000 – Product Requirements and Section 012500-substitution procedures, which requires the "Contractor" to submit requests for Comparable Products. As is implied by the term Contractor, this submittal/review process can only take place after award of the project to the successful bidder. There are several reasons for this including, not delaying the bid process by reviewing these requests now, making sure all bidders are bidding on the same information and, obtaining assurance from the General Contractor that all product requirements are met and they are providing all required guarantees - most importantly that no other portions of the work are effected. This guarantee can only come from the General Contractor, as they are contractually responsible for "other portions of the work".

**Q6. In printing the drawings out, there are three that will not print at all on a plotter CD-101, CS-101 and LP-101. Can those three drawings be resent**

A6. Digital files are provided and legible opening without error. Test prints of these sheets by architect have resulted in no issues.

**Q7. The specs and finish plan call for dual shades, but the details show only one shade. The shade tags are unclear throughout. Please advise clearly shade types and locations.**

A7. Dual roller shades are to be provided with endcaps and aluminum fascia mounting. Specifications revised to coordinate endcap and fascia mounting type with details and notes on Reflected ceiling plans. Locations of shades are noted on the reflected ceiling plans designated as "RS"

**Q8. Please consider waving the AISC Certification requirement for Steel Fabricators to allow qualified local steel subcontractors to provide competitive pricing for this project.**

A8. Requirement for AISC certification shall be replaced with: Steel Fabricator must have a minimum of 10 years of experience in this size structure in the States of New Jersey and/or New York. They are required to follow the AISC specifications for designing, detailing, and fabrication. Certification indicates that the fabricator follows procedures throughout fabrication to allow them to self-certify quality control and inspection. Without certification, fabricators must allow the third party, independent inspectors access to their facilities to inspect as work progresses

**Q9. Are delegated engineering calculations and signed sealed drawings required for boulder gravity retaining walls and boulder slope walls detail 1/LP503, Mafia retaining wall detail 4/LP503, and boulder slope?**

- A9. Calculations and wall designs for all site retaining walls shall be prepared by a professional engineer licensed in the state of New Jersey and submitted for review by Owner, Architect and DCA prior to their installation. See also note #20 on GI501.
- Q10. Please confirm whether the following door tag numbers should be wood doors or aluminum doors, 216, 217, 218, & H101.2 On door schedule plan A901 they are marked as wood doors with aluminum frames but elevation A is specified as an aluminum door.**
- A10. Doors 216, 217, 218, H101.2 are to be interior aluminum. Door H102.1 also revised to type A interior aluminum. See revised A901 in addendum #1 & revised specification 081217
- Q11. I am reaching out regarding the electric hand dryers for WPU Recreation & Health Sciences Center. Please find attached a substitution request, product comparison, and spec sheet. Sub Request - World Dryer VERDEdri vs Excel Dryer ThinAir**
- A11. Refer to response Q5/A5
- Q12. ThinAir TA-SB (stainless steel) was listed in the spec, but TA-ABS (white plastic) was indicated on the drawings. Which color / finish do you want?**
- A12. Brushed Stainless Steel finish to be provided.
- Q13. Please advise if shotcrete would be accepted in lieu of CIP concrete for the pool floors and walls.**
- A13. Shotcrete is not acceptable in lieu of CIP concrete for the pool floor. Shotcrete is acceptable for pool walls with requirement installing contractor have minimum 7 years experience performing shotcrete work and minimum 5 public pool projects.
- Q14. We were unable to attend the Prebid Meeting due to prior commitments. Can you please provide a copy of the sign-in sheet and any handouts**
- A14. No handouts were provided at the pre-bid meeting. Sign-in sheet is posted to RFP website: <https://www.wpunj.edu/capital-planning/rfp.html>
- Q15. On Dwg A-821, at the Natatorium the deck is calling for HPC4. There is no spec for HPC4, its info is not on the plans or in Section 099600. Please advise if the deck & steel may be going different colors.**
- A15. Deck and steel to be two different colors in the Natatorium and the Gym Reflected ceiling plans A820 and A821 updated to reflect locations of finishes and A1100 revised to remove finish CEP1, and added finishes HPC-4 and P10.
- Q16. Please provide the Geotechnical reports as soon as possible.**
- A16. See response to Q3/A3
- Q17. Can images be provided for digital wallcoverings for material pricing?**
- A17. Size of digitally printed wallcoverings and locations are indicated in the drawings and are to be provided per specification 097200. The graphic design will be provided by owner and will be full bleed and coverage using multiple colors.
- Q18. The vertical steel at the Natatorium calling for HPC2 please confirm the HPC1 systems is to be applied the HPC2 refers to colors only reason for question the HPC2 & 3 system is for exterior steel**
- A18. HPC-1, HPC-2, HPC-3, HPC-4 high performance coatings to be provided per specification 099600 using system for ferrous metal used when installed at interior location where non-

galvanized steel occurs and non-ferrous metal system to be used at all galvanized steel locations.

**Q19. Please clarify painting above & below steel showing 2 colors height or break line**

A19. Break is to occur at horizontal steel part-way up the wall, interior elevations revised to show and label location of change.

**Q20. Confirm SOFP area column lines B4 to E6 3 to 7 also is deck to be sprayed**

A20. Refer to LS-103 spray resistive assemblies schedule note #2 & note #5. Deck does not require Spray fire resistive rated material.

**Q21. Detail F15 on drawing A-732 shows intumescent if required can locations be identified**

A21. Note is incorrect, steel to be painted per finish schedule, no intumescent coatings required on project.

**Q22. Please confirm exterior columns shown on A606 are to field painted**

A22. Exterior columns to receive high-performance coating per finish schedule and specification 099600. Field painting columns is acceptable, preparation of steel to be coordinated with coating manufacturer, painter, and galvanizer.

**Q23. Please provide the anticipated award date and anticipated notice to proceed date.**

A23. The anticipated award date is approximately April 18, 2025, with the notice to proceed expected to be issued within 5 business days following the award, barring any unforeseen delays in the approval process. Final dates will be confirmed with the successful bidder

**Q24. Please confirm that only one (1) Bid Proposal is required to be submitted.**

A24. Confirmed. Only one bid proposal is required to be submitted per bidder

**Q25. Please confirm this project is subject to a and no project labor agreement is to be part of the project.**

A25. Union labor is required for this project. A Project Labor Agreement (PLA) is part of the project and will be included in the contract documents. Additionally, this project is subject to New Jersey's Prevailing Wage Act, and all labor rates must comply with the applicable prevailing wage rates as determined by the New Jersey Department of Labor and Workforce Development. Bidders should account for compliance with both the PLA and prevailing wage requirements in their proposals.

**Q26. Please confirm that the contractor is not responsible for any building or site related permits or connection fees.**

A26. WPU will pay all permit fees and utility connection fees. The contractor will not bear the direct cost of these fees.

**Q27. Please confirm that the retainage is 2%.**

A27. Confirmed. The retainage for this project is set at 2% of the contract value.

**Q28. Please confirm that the Architect and Design Professionals will provide the contractor with all the CAD files and backgrounds at no cost to the contractor.**

A28. CAD files will be provided as no cost per specification 013100 Article 1.6-A and shall be limited to Floor plans, Reflected ceiling plans, Building Sections, and wall sections. Details will not be provided and are not to be resubmitted as shop drawings.

**Q29. Please confirm that the LEED administration will not be performed by the contractor.**

A29. The project is not a LEED-certified project, and therefore, LEED administration is not required by the contractor.

**Q30. Please confirm that all field testing and inspections will be performed and paid by the owner.**

A30. WPU is responsible for Special Inspections only, for which WPU will engage their own 3<sup>rd</sup> party testing and inspection firm. Special inspections are as defined by the state of New Jersey Department of Community Affairs and Chapter 17 of the Building Code of New Jersey 2021 IBC-NJ. The contractor is responsible for all other testing and inspections and their costs where such additional testing is required by drawings and specifications.

**Q31. Please advise who is the authority having jurisdiction that will perform code compliance review and inspections.**

A31. DCA is the Authority Having Jurisdiction (AHJ) and is responsible for inspections.

**Q32. Please confirm that the authority having jurisdiction on the project have already reviewed plans and issuing permits is expected to happen within 15 days of receiving a Notice to Proceed.**

A32. No, GC is responsible for coordination with AHJ and securing permits. Duration to complete permit review to be coordinated by GC with AHJ. It is not expected that the permits will be issued within 15 days of NTP. The project has been submitted for plan review through DCA with the exception of Fire alarm, Fire Sprinkler, Elevators which is responsibility of General Contractor and its subcontractors with prepared project specific shop drawings. DCA plan review on building, Mechanical, Plumbing, Electrical, Structure is anticipated to be approved within 30days of NTP but would require the GC and subcontractors to submit to DCA for permits.

**Q33. Please confirm that the owner is tax exempt, and a tax-exempt certificate will be provided to the contractor upon award so no sales taxes should be counted during the bid.**

A33. WPU is tax-exempt as a public institution. A tax-exempt certificate will be provided to the contractor upon award. Bidders should exclude sales taxes from their bid calculations.

**Q34. Please confirm that the contractor have to perform certain percentages of the scope of work by its own forces.**

A34. The contractor is not required to perform a specific percentage of the scope of work with its own forces unless otherwise specified in the bid documents. Subcontracting is permitted per the terms of the contract, provided all subcontractors meet the project requirements.

**Q35. Please clarify if the water and electrical power usage costs are to be carried by the Contractor. Since quantifying these costs is difficult, can this clause be waived and establish an allowance to carry the costs**

A35. The contractor is responsible for providing and paying for their own water, electrical power, temporary lighting, and temporary heat, including fuel costs, required during construction. No allowance will be established for these costs; bidders should include these expenses in their lump sum bid based on their estimated usage.

**Q36. Please confirm that the Contractor is not responsible for any traffic control and traffic control fees associated with deliveries. Please establish a Police Escort or Traffic Management Allowance of \$100,000.00 to be used for the duration of the project for deliveries and erection of the structure**

- A36. The contractor is responsible for traffic control and associated fees related to deliveries and construction activities, including any necessary police escorts, unless otherwise directed by local authorities. No separate traffic management allowance of \$100,000.00 will be established.
- Q37. Please confirm that NO site contaminants are existing on any of the site soils or ground water**
- A37. No site contaminants exceeding NJDEP residential standards have been identified in the soils or groundwater tested. However, the contractor is responsible for field verification and reporting any unforeseen conditions encountered during construction per the General Conditions.
- Q38. Please confirm that all soils meet or under the NJDEP residential requirements**
- A38. See response to Q37/A37
- Q39. Please advise what paperwork the bidder needs to submit for the listed subcontractors**
- A39. Bidders must submit a list of proposed subcontractors with their bid. Listed subcontractors means the primary trade subcontractors for each trade on the Bid Form. Namely; mechanical, electrical, plumbing and structural. Name, address and license are to be entered on the bid form. Post bid submission and before contract award, the successful bidder, when requested by the University, is required to provide, for each listed subcontractor the following: contact name, telephone, email, IRS W9, Business Registration Certificate, license numbers, and evidence of DPMC classification.
- Q40. Please confirm that the bidder must be DPMC classified (C0088- General Contractor).**
- A40. Confirmed. The bidder must be DPMC classified under C0088 – General Contractor classification to be eligible to bid on this project, as specified.
- Q41. Please confirm that the bid bond is 10% of the total lump sum bid but NTE \$20,000**
- A41. Confirmed. The bid bond is required to be 10% of the total lump sum bid amount, per the Instructions to Bidders.
- Q42. Please confirm that the listed Structural Steel Contractor must have an AISC fabrication certification**
- A42. Refer to response Q8/A8
- Q43. Please confirm that the bidder must have prior experience constructing similar facilities in active areas similar to the site herein**
- A43. Bidders must meet the requirements of the DPMC classification C0088 – General Contractor, as specified. The classification assumes a level of capability and experience appropriate for projects of this scope and setting. Prior experience constructing similar facilities in active areas comparable to this site is not explicitly mandated beyond the DPMC classification
- Q44. Can you please advise whether the following door tag numbers should be Wood doors or Aluminum doors? 216, 217, 218 + H101.2, On Door schedule plan A 901 they are marked as wood doors with Alum frames, but elevation A is specified as an Aluminum door**
- A44. Refer to response Q10/A10

- Q45. Within the bid documents downloaded, there are construction management RFP and a invitation to bid for Contractors. Please advise if construction management RFP is to be included in the bid documents. Please advise which documents are to be removed from this bid solicitation**
- A45. The Construction Management RFP is not part of this bid solicitation and should be disregarded for the purposes of this contractor bid. Only the Invitation to Bid for Contractors and associated documents (specifications, drawings, and addenda) are applicable. The Construction Management RFP documents should be removed from consideration for this submission.
- Q46. Please clarify what the required DPMC Classification is as related to the Notice to Bidders**
- A46. The required DPMC classification for the bidder is C0088 – General Contractor, as specified in the Notice to Bidders. This classification is mandatory for eligibility to bid on this project.
- Q47. Please confirm that the Schedule of SBE Participation for Construction Firms (WP-AC4) form is not included within the bid documents nor to be provided with the bid proposal**
- A47. The Schedule of SBE Participation for Construction Firms (WP-AC4) form is not required to be submitted with the bid proposal. Bidders must make a “good faith effort” to award 25% of subcontractor work to Small Business Enterprises (SBE) and report participation at the conclusion of the contract on form WP-AC4.
- Q48. Confirm if the Available Bonding Capacity Form is to be provided with the proposal**
- A48. The Available Bonding Capacity Form is required to be submitted with the bid proposal
- Q49. (Question received two times) Re: Typical Rigid Moment Connection Details: 8/S-600**
- a. **There are no moment connections shown on the plans. Please advise as to where this detail applies or if it will apply at all WF Beam to WF Columns.**
- b. **We cannot determine whether or not the web doubler reinforcement is required until the connection engineer performs a detailed analysis and provides calculations (which will not occur until after the project is awarded). For bidding purposes, please advise if bidders should assume that doubler plate reinforcement is required at ALL Beam to Column Flange Moment Connections or if an allowance should be carried. If so, please advise the amount.**
- A49. Detail B/S600 can be used where "CANT" is call out on plan off of a column. It is expected a minimum of 50% will need stiff plates
- Q50. (Question received two times) Re: LS-001**  
**The chart below shows that the steel on this project will not be spray-fireproofed. Sheet 1/S-102 shows that the steel at this level will receive spray-on fireproofing. Please confirm that spray fireproofing will only apply at this level.**



**CHAPTER 6 - CONSTRUCTION TYPE:**

EXISTING: IIB CONSTRUCTION - UNPROTECTED, NON-COMBUSTIBLE

PROPOSED ADDITION: IIB CONSTRUCTION

TABLE 601 INDICATED THE FOLLOWING MINIMUM REQUIRED RATINGS FOR VARIOUS BUILDING ELEMENTS:

	TYPE 2B
PRIMARY STRUCTURAL FRAME	0
BEARING WALLS (EXTERIOR)	0
BEARING WALLS (INTERIOR)	0
NON-BEARING WALLS (EXTERIOR)	0
NON-BEARING WALLS (INTERIOR)	0
FLOOR CONSTRUCTION + SECONDARY MEMBERS	0
ROOF CONSTRUCTION + SECONDARY MEMBERS	0

EXTERIOR WALL RATINGS: ACCORDING TO TABLE 602, THE EXTERIOR WALLS DO NOT NEED TO BE RATED SINCE THE BUILDING IS MORE THAN 30FT FROM ANY ADJACENT BUILDINGS.

## 1 LEVEL 2 FRAMING PLAN

S-102 SCALE : 1/16" = 1'-0"


**NOTES:**

- 1A. TOP OF SLAB ELEVATION 16'-0" (474.8"). SLAB FOR THE GYM SHALL BE 4" N.W. WAY. THE PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE PROP ALL STEEL TO RECEIVE SPRAY ON FIREPROOFING (1 HR), NO PRIMER.
- 1B. TOP OF SLAB SHALL BE EL.= 16'-0" (475.8") U.O.N. SLAB SHALL BE 2 1/4" LT W/

A50. Note 1A applies to area identified on S-102 under the academic gymnasium only. Spray fireproofing is required at locations Defined by LS-103 at level 2 creating a horizontal separation under the Academic Gym room #207 only and is coordinated to S-102 location of note 1A. it is not required at full area of level 2

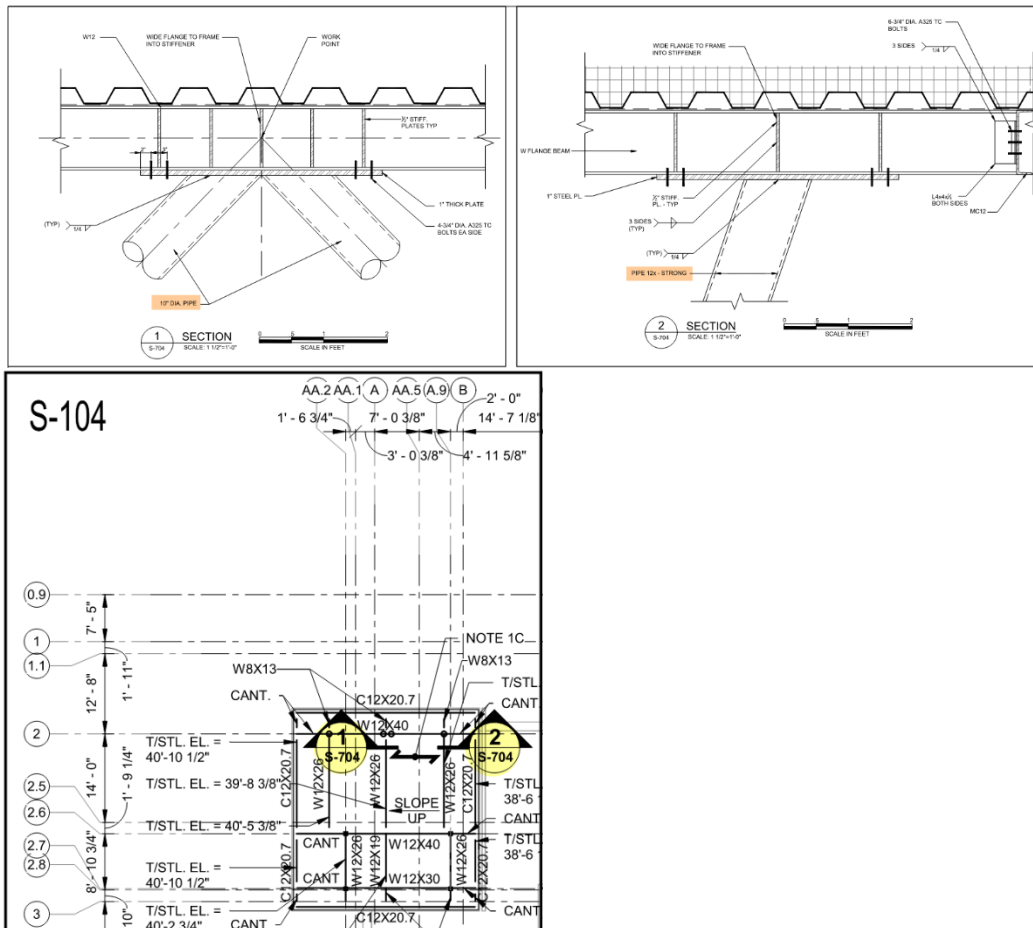
**Q51.** (Question received two times) **Re: 1/S-401**

**Note No.18 mentions AESS-INT.P but it's not called out on the Truss T-1 detail(s). Will Truss T-1 be considered AESS and to receive Intumescent Paint? Would this also mean that the exposed steel shown on A-821 (Level 2 RCP Natatorium) will all be AESS-Int.P.? Please advise.**

1	TRUSS T-1	5 HORIZONTAL MEMBERS.
		CONNECTION FOR BEAM, THIS CONNECTION MUST CONTAIN THE MINIMUM NUMBER
S-401	SCALE : 1/4" = 1'-0"	WN ON PLAN. USE MIN. 7/8"Ø BOLTS (REFER TO NOTE #4)
		ASES SHALL BE ASTM F1554 THREADED RODS WITH MINIMUM 1 1/4"Ø. PROVIDE 4
		DETAILS.
17.	TOP OF FLOOR BEAM TO BE 7" BELOW FINISHED FLOOR UNLESS SHOWN THUS (...) ON PLAN. NUMBER IN PARENT FLOORS IN INCHES.	
18.	(AESS-INT.P.) - INDICATES AESS MEMBER TO RECEIVE INTUMESCENT PAINT. COORDINATE W/ ARCH. DWG'S.	
19.	 - INDICATES MOMENT CONNECTION. DESIGN FOR 100% CAPACITY OF BEAM U.O.N.	

A51. No intumescent paint is required at truss T-1 or within Natatorium. Steel is unrated, building is Type 2B construction.

**Q52.** Details 1 and 2 on S-704 show different sizes for the pipe columns at the same location. The column schedule does not show Pipe 12x-Strong columns. Please advise which size to figure.



A52. Follow the columns schedule, HSS10.000 x 0.500

**Q53. Gymnasium Portable Hardware Room: Dwg TA6.14, there are 5 Amplifiers existing in single line diagram, but they are not mentioned in equipment list. Please advise if they are existing and if not, please provide manufacturer & part numbers.**

A53. The amplifiers referenced are part of the existing public address system listed in detail 5/TA6.14 and are not part of the portable equipment package for the gymnasium

**Q54. Is it possible to extend the date for last questions to the end of the week**

A54. Question deadline will not be extended.

**Q55. Please clarify this detail, what supports the two (2) new MC's being installed? Reference D101 – keynote 2a & S102 – (2-701)**

A55. the channels are supported at the end walls which are bearing CMU and to be attached with plates and thru bolts, a detail will be provided.

**Q56. Will as-builts, CAD's be provided for existing conditions, footings, etc.?**

A56. Available Existing conditions PDFs for the Existing recreation and solar canopies are provided. Their accuracy is unknown and to be field verified.

**Q57. Please provide the name of the construction manager as reference on Gen Condition page 14 (2.4.1) & Article 4.**

A57. The construction manager for this project has not been assigned at the time of bidding. References to the construction manager in the General Conditions will be updated in the

contract documents with the successful bidder once appointed. For bidding purposes, assume coordination with WPU's designated representative.

**Q58 Gen Condi -43 (5.27.14) calls for Watchman Services per 5.23, There are huge cost involved. Please confirm it is absolutely required to include in the bid amount.**

A58. Watchman services are not required per General Conditions Section 5.27.14 and 5.23 to provide site security during non-working hours.

**Q59 Please provide lay out for Temporary Fence Enclosure per Gen Condi -54 (6.11), not found on plans.**

A59. Refer to G-005 for staging and phasing plan which shows location of temporary fence. Fence details to be per General conditions, weighted pole bases acceptable only at asphalt locations which are not being repaved, all other locations to be driven posts and set in concrete per general conditions.

**Q60 As per Gen Condi -80 (10.3.6) SOV required to have closeout documents 3%, As Built 1% and Punch List 5% of contract value on top of 2% retainage. Total 11% of contract value for contract is more than \$1 Million. Normally all subs are not allowed to hold this much. Please reconsider holding percentage less.**

A60. These percentages will not be reduced, as they guarantee proper completion and documentation. Bidders should structure their SOV and subcontractor agreements accordingly.

**Q61. We could not attend the pre-bid. Please consider keeping the 2nd walk-thru if possible.**

A61. A second walk-through will not be scheduled at this time. The pre-bid meeting sign-in sheet is available on the RFP website (<https://www.wpunj.edu/capital-planning/rfp.html>), and all pertinent information has been addressed through Addendum #1. Bidders are encouraged to visit the site independently if needed.

**Q62. As per Construction Contract page 11 (13.1.5) calls for Owner's Protective Liability Insurance Policy. Please confirm the premium amount to be included in the bid amount. Normally it should be by Owner if any required.**

A62. The Owner's Protective Liability Insurance Policy per Construction Contract Section 13.1.5 will be provided and paid for by WPU. Bidders should not include a premium amount for this insurance in their bid.

**Q63. In Instructions to bidders IB 4.3 it states Small Business Enterprise goal of 25%. Please confirm.**

A63. There is no SBE set aside requirement for this contract. The University's goal is 25%. The bidder is strongly encouraged to make a "good faith effort" to assist the University in meeting this goal.

**Q64. Please confirm that the bid bond is 10% of total bid amount.**

A64. Refer to Q41/A41.

**Q65. Dwg G001 GN # 17 for sidewalks bridging/netting to protect all pedestrians. Please identify locations on plans and where it is located with details, if any required.**

A65. No locations are anticipated to require sidewalk bridging or netting per staging plan G-005. If alternate staging proposed by contractor required lifting or work above required egress

pathway from existing recreation, a sidewalk bridge or netting shall be required at contractor expense.

**Q66. Please provide a scale on DWG G-005.**

A66. Drawing is a diagram and not to scale. The site is publicly accessible to visit and measure as required.

**Q67. Note # 2 on CS-101 calls for irrigation may also be provided. Dwg LP101 Note # 2 calls for irrigation bags for 6 months. Please clarify the requirements.**

A67. Contractor shall follow note on landscape plan for requirements of irrigation in note #1 and soil in note #2.

**Q68. Dwg CD-101 at southwest call for the shed to be relocated, please provide details & Location where to be relocated.**

A68. Shed to be relocated west of the back entrance, see revised plan for location. Owner to confirm exact placement prior to shed relocation.

**Q69. Dwg CS-501 detail found for mill & overlay. Please confirm the thickness required to mill & overlay new surface course.**

A69. Mill and overlay +/- 2 in.

**Q70. Dwg CS-501 indicates 4 pcs of 6" Dia sch 40 steel pipe bollards filled with concrete are applicable. Dwg CS-101 do not call for it please confirm they are applicable.**

A70. Contractor shall provide 4 bollards as shown in the detail.

**Q71. Dwg CS-101 trash enclosure detail CS-501 calls for 6' H Black vinyl chain link fence with 12' double gate. No details were found. Please confirm similar details apply as 4' Fence details.**

A71. Contractor shall provide a 6 ft high black vinyl coated chain link fence on the perimeter of the trash enclosure. Detail on CS501 revised to include note for increased height at trash enclosure.

**Q72. Dwg CG101 at northwest please provide size/length of pipe between drain 1,2 & 3.**

A72. Drawing revised to include length and pipe size.

**Q73. Dwg CG101 north center stair between drain 6 & 7 please provide size and length of pipe.**

A73. Drawing revised to include length and pipe size.

**Q74. Dwg CU-101 call for 6" DIP Waterline. Please provide the size of the existing waterline where it is being tied into and provide gate valve info if any required.**

A74. Drawing revised to note the existing waterline size and a proposed gate valve.

**Q75. Dwg CU-101 call for 1 bollard at hydrant. Detail on CU-503 indicates 2 pcs of 5" Dia/ steel bollards. Please clarify.**

A75. One bollard is required. Follow hydrant bollard detail for installation which has been revised to show only 1 bollard.

**Q76. Dwg LP-101 at existing area calls for existing landscape to be maintained and preserved, unhealthy dead trees/lawn to be replaced (Typical) as being an unknown cost please consider to be paid from allowances.**

- A76. Existing area is partially wooded area, all trees not identified on plan within this area but are to be removed where construction or grading occurs within their dripline. Trees disturbed by regrading or construction activity within their drip line are to be removed with remaining trees adjacent to the construction activities to be left in safe condition without broken or hanging branches. Identified area to be prepped with new topsoil and seeded per LP-101.
- Q77. Dwg LP-101 calls for gravel (typ.) dwg are unclear about all location required. Please confirm it goes entire perimeter of building at upper level.**
- A77. The gravel goes around the entire perimeter of the building in landscape areas. See detail gravel strip detail on LP501 for further details
- Q78. Please confirm RFI deadline as website says 03-18-2025 and Spec 01010-2(1.3-C-2) say 10 days prior to bid submission.**
- A78. RFI deadline is 3/18/2025 as noted on the website. No technical specification section 01010-2 occurs, General conditions of the contract and Supplemental instructions to bidders shall supersede technical specifications div 1 thru 33 where conflict occurs.
- Q79. Please confirm if any allowances applied on this project other than 1000 CY of Rock Removal per Unit Price to be listed in the bid form.**
- A79. Confirmed, see specification 012100
- Q80. Please confirm CAD drawings will be provided at no cost to the contractor. If any associated fees are required, please provide \$ value to include in the bid amount.**
- A80. Refer to Q28/A28
- Q81. Please indicate if the existing metal panel at column line 2 is being removed. Detail A16 on drawing A601, does not indicate the panel but a 2" expansion joint between old and new.**
- A81. Existing metal panel to be removed at limited areas where indicated in demo plans and details to allow tie-in of membrane flashing to existing building; The Existing building metal panel is to remain over the majority of the area where the existing wall abuts our new building with a 2" clearance maintained.
- Q82. Can Erie Metal Specialties be considered an approved manufacturer for expansion control joints under specification 079500**
- A82. Erie Metal Specialties may be considered an approved manufacturer, comparable products will be evaluated compared to basis of design products if submitted per procedures outlined in specification section 016000 for Comparable Products (or approved equals).
- Q83: Do you have detail information on where BB1 from drawing A111 is listed is to be used?**
- A83: Locations of BB1 tackboard are indicated on floor plans and finish plans. Refer to detail A20/A-1200 for all locations of BB1.
- Q84. Add Alternate 2 Warm Water Spa. Please provide a more detailed description of what we are to include in the base bid. Foundation drawings, specifically section details 5 and 6 on FO305 show footings, walls, and a structural slab below the pool deck area to create the bottom of the warm water spa. Is this part of the add alternate, and if they are to be part of the alternate, where is the underground hydrotherapy underground piping as shown on AQ 3.0 extending to?**
- A84. If bid alternate not selected, base bid shall also include underground piping which would extend from wall of pool mechanical room to location at center point of spa footprint and be

capped for future below the slab and at mechanical room wall. Base bid for foundations shall eliminate the walls and slab shown on section 5 and section 6 of Drawing FO-305 and follow section 1A/FO304.

**Q85. Grading Plan CG-01 shows a bolded line which separates the FFE elevations of the lower and Upper levels. This line is inconsistent with the foundation slabs shown on FO-100 and FO-101. See attached overlay. Please clarify foundation slab boundaries.**

A85. No overlay was provided as part of question. Structural Drawings to be followed for location and boundary between FFE elevations of upper and lower level.

**Q86. Section 1.3 Quality Assurance: Per this section, please provide a list of pre-approved swimming pool contractors for this bid.**

**Section 1.6 Alternates:**

**B. Pool Alternate**

**1. Alternate #2: Please clarify Alternate #2 as this description differs from the description of #2 in the alternate section of the specs.**

A86. Section 1.3 Quality Assurance has been revised in addendum #1. No list of pre-qualified swimming pool contractors is required or available, however qualified experience by pool contractor and their project superintendent is required. Article 1.3.A.3 in specification 131100 have been revised to remove language regarding rejection of bid to note right to reject subcontractor or project superintendent for pool subcontractor if evidence submitted of experience does not meet qualifications, see revised specification within addendum #1.

**Q87. On DWGS E-100 & E-212 shows Inverter 08 & 09 being relocated into the existing Main Electric Room by Switchboard 1. Do the relocated Inverters require a new conduit, and wire run to Panel MPV? None of the drawings show us running new conduit and wire there, only conduit and cables being demoed on DWG E-100**

A87. New wiring and conduit are required to be run. Inverters 08 and 09 are fed from existing SWBD-1 in the existing main electrical room and will be refed from the same source. They are not fed from panel MPV so a re-connection to that panel is not required. Refer to drawings E-401 and E-402. Provide conduit and cable to match existing. Assume 4#500KCMIL & 1#3awg ground in 4" conduit for Inverter #08 and 4#1awg & 1#8 Ground in 1.5" Conduit for inverter #09.

**Q88. Please provide more information regarding the Repair Existing Damage Conduit on the bottom of DWG E-100, Size? What is it for electric? CCTV? Fire Alarm? A picture would be very helpful.**

A88. The conduit is a 4" Non-metallic conduit for telecom or fiber. Reference images attached.



**Q89 Are the solar panels that are being demolished on DWG E-100 garbage, or do they have to be turned over to the owner?**

A89 The removal of the solar panels and structures on DWG E-100 is to be coordinated with the owner. All solar components are to be turned over to the owner

**Q90 On DWG E-203 Keynote 1 Relocating the (2) 3 Inch Telecom Conduits, is it part of the EC's scope to include splicing the wires inside if required? If so, what should the EC figure for splicing?**

A90 Splicing of the wires is not required,

**Q91 On DWG E-602 Detail 12, what is Duct bank GG for? All other Duct Banks were shown on DWG E-203**

A91. Duct bank section G-G is no longer used on the project

**Q92 Is the Low Voltage Cabling (Voice & Data, Security, and AV) part of the EC's scope of work or by Owner's Vendor?**

A92 See Telecom, AV, and security drawings, all work is by GC and their subcontractors unless specifically noted as by provided by owner. See also Q93/A93.

**Q93 Is providing the Security Equipment and AV Equipment part of the EC's scope of work or by Owner's Vendor?**

A93 Security Responsibility matrix is on SC0.01; All cabling to be provided by GC and their subcontractors. AV equipment by GC and their subcontractors unless specifically noted by owner on the drawings.

## **ADDITIONAL QUESTIONS**

**Q94: Are AIA A312 performance and payment bonds acceptable**

A94: Yes, the AIA A312 performance and payment bonds are acceptable to WPU

**Q95: Detail 13 on AQ4.2 shows the piping under the pool to be encased in concrete. Please confirm concrete encased piping is required as F0-303 does not show this.**

A95: Piping under the pool, spa, and pool deck shall be concrete encased per detail 10/AQ4.3. Alternatively, this piping shall be allowed to omit concrete encasement if Schedule 80 piping used.

**Q96: Please advise if an Excel formatted bill of material for A/V items be made available during the bid period.**

A96: Refer to drawing and specifications for required equipment. No excel formatted bill of materials will be made available.

**Q97: Is a Maintenance Bond required for this project? If so, What are the terms**

A97: A Maintenance bond for plantings shall be provided for period of two years from date of substantial completion.

**Q98: What are the Warranty Requirements**

A98: Plantings shall be warrantied for period of 2 years per noted #19 on LP501 with maintenance contractor period of 2 years required. Refer to drawings and specifications for other warranties required.

**Q99: Details A-200**

**Please provide details between dissimilar materials on the exterior elevations:**

**Brick to window: sill, head, jambs**

**Brick to metal wall panel: sill, head, jambs**

**Metal panel to window: sill, head, jambs**

**Brick to metal wall panel above windows OR at windows: sill head, jambs**

**Is there a closer flashing at metal to brick at jamb?**

**Is the brick returned to CMU at metal panel, etc.?**

**Is brick returned at windows, doors, etc.?**

**The wall thickness varies between metal panel and brick veneer. Please provide closure details for above questions.**

A99: Refer to wall sections A601 thru A607, refer to section and plan details drawings including typical assemblies on drawings A-701 thru A-750 for details.

**Q100: I have been advised by the specified cable manufacturer, Commscope/Uniprise, that the drawings and specifications for telecommunications do not comply with WPU's cabling standards. The drawings & specs call out Cat6 cable for most outlets & Cat6A for WAPs. According to the manufacturer, who confirmed with WPU, all cabling should be specified as Cat6A, and the termination hardware should be the Cat6A SL-series product line. Please review & advise how we should proceed**

A100: Confirmed, all cabling is to be Cat6A with termination hardware cat6A SL series product line or approved equal.