



# WILLIAM PATERSON UNIVERSITY

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## **Addendum #2**

TO: All Prospective Bidders  
DATE: March 19, 2018  
PROJECT: RFP Wayne Dining Hall Facility Interior Design Services  
(WP-18-07-16)

This addendum forms a part of the contract bidding documents and answers all questions submitted to date regarding the bidding documents.

### Clarifications:

**C1. The proposal due date has been changed from Friday, March 23, to Monday, April 2, 2018. Proposals are due by or before 2:30pm.**

### Questions & Answers:

Q1: Can you provide any information regarding age, extent and type of HVAC equipment and exhaust fans, ansul systems?

**A1. The HVAC equipment has been updated in part over the years. Any more detailed information on the equipment cannot be given at this time. Details on the HVAC equipment can be researched during the Part 1 - Programming and Schematic Design Phase if needed.**

Q2: Does the University have an elevator maintenance and/or purchasing contract in place?

**A2. The University has an elevator maintenance and annual inspection contract with Automated Elevator Systems LLC.**

Q3: Please provide any additional information in regards to the kitchen ceiling and floor leaks?

**A3. The University presumes that the second floor leaks that are getting into the mechanical room below are coming through floor cracks under the wet cooking Kettles in the kitchen. The design firm will need to investigate the cause and reason for the kitchen floor leaks. If the cooking equipment /kettles are replaced as a part of the kitchen renovation work, then the floor leaks will need to be repaired at that time. There are no known leaks in the kitchen roof.**

Q4: Please clarify whether there are current capacity issues with domestic/fire water, natural gas, electric power, sanitary lines.

**A4. None to our knowledge.**

Q5: Would the University share a copy of the Envision Strategies report?

**A5. No. All relevant report information needed for the programming and design services has been provided in the RFP.**

Q6: How many groups with the University and Sodexo, will the team have to interview during programming studies?

**A6. At this time we anticipate that up to five groups will be interviewed during programming.**

Q7: First Floor - What is the room name and function of the two rooms on the lower right side of the main entrance to the dining hall?

**A7. The smaller room (Room 144) is a coat room. The larger space is unexcavated.**

Q8: First Floor - The rectangular box with an ex shown to the left of the main entrance to the dining hall, is that the current location of an elevator to the dining hall above?

**A8. Yes, it is the current location for the elevator to the dining hall above.**

Q9: Second Floor - The rectangular box right blow the left stair facing the servery, is this the location of elevator that accesses the dining hall from below.

**A9. Yes.**

Q10: Can you clarify the Construction Cost Estimates that should be included in our fee? The RFP indicates an Estimate as part of Phase One. The sample contract alludes to additional estimates at different stages. Just want to be sure of the quantity.

**A10. At this time, the University is only looking for a construction cost estimate as part of the Phase 1 services.**

Q11: Based on the RFP, is the scope to develop HVAC solutions to handle the negative pressure balancing issues from the Dining Hall?

**A11. No.**

Q12: Is replacement of the AHU's that serve the dining hall part of the scope of work?

**A12. No**

Q13: Is there adequate power for the electrical system for the building to accommodate the new work? We would assume that there is and no electrical service upgrade to the building will be required.

**A13. The design firm is to consider that no electrical service upgrade to the building will be required.**

Q14: Plumbing scope would be to support the relocation of kitchen equipment and the grease trap sizing.

**A14. Yes.**

Q15: What is the kitchen's use of steam? We did not see a steam boiler on the walkthrough.

**A15. The 1<sup>st</sup> Floor steam boiler provides steam to the dish wash room and one sink in the kitchen. The kitchen kettles use electric and gas.**

Q16: The RFP asks for steam limitations that have to be analyzed.

**A16. If the final design for the kitchen equipment includes equipment that requires steam heat, then the boiler's steam limitations will need to be analyzed.**

Q17: With the recent changes in recycling and garbage processing, we would like to ask if we will be able to utilize the University's recycling and disposal system to take care of the debris from the renovation.

**A17. Contractors will be expected to include dumpster and trash removal services as being part of their scope of work.**

Q18: Will the University be able to provide a parking area?

**A18. Parking will be available on a first come first serve basis in Parking Lots 4 & 5. Otherwise, the design firm and contractors can use the University Parking garage.**

Q19: The RFP mentions a list of materials the University knows have not worn well over time. Can you share this list with us so that we can avoid pricing these materials out in our bid please?

**A19. A list of poorly performing materials can be developed during the Part 1 - Programming and Schematic Design Phase.**

Q20: Provided that this project moves into the CA phase, is there a plan in place to continue production and kitchen/dining hall operations during the renovation process? If not, are we responsible for coming up with a solution to this problem?

**A20. There is no plan in place for how the renovation work will be phased, and dining operations maintained. Such Plans will be developed during the Part 2 – Design Development & Construction Document Phase.**

Q21: The Public Notice Letter states that the RFP submission can be hardcopy or electronic via e-mail. If we submit in hardcopy, how many copies are required?

**A21. Design Firms are to submit one hard copy and one electronic copy via email.**

Q22: Are there any existing architectural/structural/MEP CAD files available to review during this time?

**A22. We have DVD's with CAD drawings of Speert Hall dated 2005 and DVDs with CAD drawings dated 2007. We will certainly make these DVDs available to the design firm; however, we are not exactly sure about the completeness of the documents on the DVDs.**

Q23: What is your anticipation on a rough outline of construction time/deadlines?

**A23. No construction timelines have been established at this time. Funding and construction timelines will be determined the Part 1 - Programming and Schematic Design Phase.**

Q24: How often are the ballrooms occupied for and is there ever an event/time when those rooms are open during the dining hall hours?

**A24. The ballroom is most often subdivided and the spaces are scheduled on a regular daily basis.**

Q25: How does your current handicapped population access the student dining hall?

**A25. The handicapped population access the student dining hall via the elevator.**

**End of Addendum No. 2**