

MONTCLAIR STATE UNIVERSITY

Montclair, NJ 07043

ADDENDUM NO. 1

Request for Proposal # 1608 Virtual Reality Classroom and Development Lab

Date of Original Bidding Documents: October 4, 2024
 Date of Addendum No. 1: October 23, 2024
Bid Opening Date: November 1, 2024 by 11:00 A.M.

INTENT: This Addendum forms a part of the Contract Documents and modifies the Original Bidding Documents and Prior Addenda, if any, as identified above. Unless specifically noted or specified hereinafter, all work shall comply with the applicable provisions of the Contract Documents.

It is the sole responsibility of the Bidder to be knowledgeable of all of the additions, deletions, clarifications and modifications to the RFP relative to this RFP as set forth in all addenda. Bidders should acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

I. ADDITIONS, DELETIONS, CLARIFICATIONS AND MODIFICATIONS TO THE RFP

#	RFP Section Reference	Additions, Deletions, Clarifications and Modifications
1	Drawings	Drawings have been revised in response to the questions as identified below: <u>ARCHITECTURAL</u> <ul style="list-style-type: none"> • T3-1 - New sheet added to address Site Logistics (Staging & Parking). <p style="color: red; font-weight: bold;">*Below are the revised drawing pages being posted with this Addendum No. 1. Please refer to the original posted drawings for all other pages.*</p> <u>MECHANICAL</u> <ul style="list-style-type: none"> • M0-2 - Notes have been revised to clarify scope of duct lining. • M1-1 - Notes have been revised to clarify scope of duct lining. • M2-1 - Schedule has been updated to identify an alternate refrigerant type. <u>ELECTRICAL</u> <ul style="list-style-type: none"> • E0-1 - Fire alarm symbol lists added. • E2-1 - Exit signs added. • E3-1 - Exit sign product specs added to 'Lighting Fixture Schedule'.

#	RFP Section Reference	Additions, Deletions, Clarifications and Modifications
2	Pre-Bid Sheet	Pre-Bid Sign-In Sheet has been attached to this addendum.

II. ANSWERS TO QUESTIONS:

#	RFP Section Reference (if applicable)	Questions	Answers
1	General	QUESTION: Are there any restrictions around when we can complete demo while there are classes taking place on lower floors?	Answer: No, for bidding purposes assume all work on straight time.
2	General	QUESTION: Is there any work to be done in the set design shop behind the partition? Any painting, floor alterations?	Answer: Work in the set shop is indicated on the bid set of plans. Should Contractor damage any finishes during the installation of the work, finishes must be restored. Overhead catwalks that extend into this area shall be removed and surfaces patched to clean finished condition, See D1-1 & D2-1. A new tool storage closet is being created, and salvaged roll-up door to be reinstalled, as shown on Sheet A1-1. The back of the new demising wall should be painted, and wall base installed along bottom of wall. Floor patching as necessary to create a clean, finished condition.
3	General	QUESTION: Are there any access restrictions to the storage area behind the partition?	Answer: Set Shop will remain operational during construction. They will receive deliveries at the loading dock. Access to the loading dock cannot be blocked during construction. Access within the set shop is needed for the end users during demolition and construction of the new partition. Contractor to provide temporary protection as needed during the work.
4	General	QUESTION: Is all the lawn space in front of the Fox Theatre available to us for logistics?	Answer: A site plan for logistics is issued as part of this Addendum. See sheet T3-1.
5	General	QUESTION: What is the height of the slab in the auditorium?	Answer: Unclear if this question is referring to the existing or proposed slabs. The T.O. the new slab shall align with the elevation of the lobby. Refer to sheet S101 - For purposes of this project, the elevation is indicated as 0'-0" (building datum 459.02). There is a small portion of raised slab (as indicated) that sits at elevation +0'-8". The existing slab below is stepped and sloped so elevation varies.
6	General	QUESTION: Are there any restrictions around when we can install the new steel or pour concrete while there are classes taking place on lower floors?	Answer: No, for bidding purposes assume all work on straight time.
7	General	QUESTION: Do you happen to know the thickness of the concrete for the concrete catwalks?	Answer: If this in reference to the existing hung catwalks on the sides of the existing auditorium noted to be demolished (Elev. 459.02), existing

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			drawings note a 3.5" slab on metal deck, with deeper concrete pockets at the railing posts.
8	General	QUESTION: Please confirm there are no weight restrictions for trucks on the MSU pedestrian pathway to access this building (i.e. steel, concrete, etc. delivery trucks)	Answer: The Promenade sidewalks are 6" reinforced concrete for intended use as a Fire Lane.
9	General	QUESTION: Please advise on what the procedures will be for delivery access.	Answer: Set Shop will remain operational during construction. They will receive deliveries at the loading dock. Access to the loading dock cannot be blocked during construction. Contractor shall coordinate use of the loading dock with MSU project manager who will engage set shop as needed for oversized deliveries. All other deliveries should be made via the single door at the loading dock. Oversized deliveries through campus on roads with vehicular traffic will require MSU police escort. Contractor to coordinate with MSU project manager. MSU will pay for all police escort fees. 72 hour advance notice is needed for police escort scheduling.
10	General	QUESTION: Who is the building FA vendor, can you provide point of contact?	Answer: See question 28 response
11	General	QUESTION: Who is the building BMS vendor, can you provide point of contact?	Answer: See question 28 response
12	General	QUESTION: Is the VR vendor pulling all their own wiring, or is it part of GC scope? We are planning to install conduits/raceways with draglines and leave for VR to cable the site	Answer: GC scope includes all LVC cabling/terminations unless noted on drawings as (F&I by DSL). MSU on site telecomm vendor is CTCl, See question 28 response for contact information. GC is not obligated to use CTCl but they are the vendor most familiar with the campus.
13	General	QUESTION: Who is the building elevator vendor and can you provide point of contact? There are call buttons and lanterns to relocate.	Answer: Schindler Elevator Chris Novella 973 525 0420
14	General	QUESTION: Please provide contact information for the existing Fire Alarm, BMS, Security/Access Control Vendors.	Answer: See question 28 response
15	General	QUESTION: Please confirm who is responsible for IT Cabling Infrastructure. GC or MSU's Direct IT Vendor.	Answer: See question 12 response
16	General	QUESTION: Does the wood shop stay?	Answer: Set Shop will remain operational during construction. They will receive deliveries at the loading dock. Access to the loading dock cannot be blocked during construction. Access within the set shop is needed for the end users during demolition and construction of the new partition. Contractor to provide temporary protection as needed during the work.

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17	General	QUESTION: Who salvages the lighting?	Answer: The University will salvage any theater equipment and lighting prior to Contractor mobilization. Anything remaining schedule for demolition will be removed and disposed by the Contractor.
18	General	QUESTION: What are the weight restrictions on the road to the building.	Answer: See question 8 response
19	General	QUESTION: Where will we park our vehicles?	Answer: A site plan for logistics is issued as part of this Addendum. See sheet T3-1.
20	General	QUESTION: Will access through the woodshop remain?	Answer: See question 16 response
21	General	QUESTION: Will there still be active classes during construction?	Answer: Yes, Lower level classrooms, offices and set shop will remain active during construction. The 2 classrooms on the main level will be offline during construction.
22	General	QUESTION: Please advise if the contractors will have use of the loading dock area to stage dumpsters for debris removal as well as during construction for bringing materials into the renovation area.	Answer: A site plan for logistics is issued as part of this Addendum. See sheet T3-1.
23	General	QUESTION: As this project is located in an active part of the campus, will the contractors have to incorporate any specific requirements into our bids for deliveries? Will there be any time restrictions?	Answer: For bidding purposes assume all work on straight time. Contractor will be required to coordinate deliveries in advance with MSU Project Manager who will engage set shop, MSU Police as needed. See question 9 response.
24	General	QUESTION: As the existing building will be occupied, is there going to be any time restrictions on work activities? Can the demolition operation, which could be noisy, be performed during normal working hours?	Answer: No, for bidding purposes assume all work on straight time.
25	General	QUESTION: Is any of the theatrical lighting or sound equipment being salvaged for the owner by the contractor or is it all to be demolished?	Answer: See question 17 response
26	General	QUESTION: Will it be possible for the contractors to visit the site again if necessary? If so, how can those arrangements be made?	Answer: There is no planned second Pre-Bid/Site Visit scheduled to occur for this project.
27	Drawing S1.01	QUESTION: Drawing S1.01 requires existing joists to be reinforced – section 4/S3.01 shows the joists below the existing floor. There does not appear to be a floor plan showing this area below. Is this area accessible to install the required reinforcing? Can this work be completed during the regular work day?	Answer: No structural work at the lower level, which is why lower level framing plan was not included in structural set. G.C. to confirm adequate access thru lower level ceiling/upper level floor framing.
28	General	QUESTION: Who is the current FA vendor? Sprinklers? BMS? Clocks? PA system? Can you provide contact information for all?	Answer: TELECOMMUNICATION Christian Despecci CTCI Account Manager christian@ctcitechnology.com

#	RFP Section Reference (if applicable)	Questions	Answers
			<p>Direct 973 594 9500 X136 Cell 973 229 5720</p> <p>BMS Sergio Ferrante sergio.ferrante@carrier.com (201) 463-0601 Automated Logic</p> <p>FIRE ALARM Brian Ziemba Project Manager/Estimating, NICET 145593 Brian.Ziemba@automatic-suppression.com Automatic Suppression & Alarm Systems, Inc. Office (201) 825-8855 Mobile (973) 652-1007</p> <p>ACCESS CONTROL Brian Luketina Open Systems Integrators, Inc. 211 Yardville Hamilton Square Rd Hamilton, NJ 08620 Office: 732 - 792 – 2112 x 1107 Fax: 732 - 792 - 9966 Mobile: 856 – 816 - 1232 brian@osicorp.net</p>
29	General	QUESTION: What is the estimated budget?	Answer: Montclair State University will not be divulging the estimated budget for this project.
30	General	QUESTION: Do you expect to encounter any hazardous materials, ACM, lead, etc.? If so, who is responsible for remediation and/or is there a report available?	Answer: It is not anticipated. Should Contractor suspect any hazardous material, they are to notify the University immediately. The University will abate if necessary.
31	General	QUESTION: For the vertical lift elevator is this the only brand that is allowed?	Answer: The lift as manufactured by Garaventa Lift is the Basis of Design. Refer to MSU General Conditions Section 6.7 Product and Equipment Submittals.
32	A1-1	QUESTION: There is a spec for high performance coating yet it is not shown anywhere on the drawing please clarify.	Answer: New high performance coated galvanized welded steel handrails are indicated on the proposed plan for exterior loading dock work. Refer to Dtl. 1 on Sheet A1-1 of the "Loading Dock Alterations" set. The spec (section 099600) indicates a BOD epoxy system in PART 3.
33	General	QUESTION: Hardware Sets 5 and 6 have incorrect Lock functions. If they are using Electric Strikes on the doors with a Passage Function Lock the doors will always be unlocked. It should be using Storeroom Locks as they will be locked all of the time. please clarify	Answer: Please provide locksets with appropriate functionality to coordinate with electric strike. Set 5 is a server room location. Set 6 is a classroom location. Style of lever to be as specified.

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34	General	QUESTION: Provide the name and contact information of the building BMS contractor.	Answer: See question 28 response
35	General	QUESTION: Provide the name and contact information of the building's elevator contractor to provide cost for replacing the existing elevator frame.	Answer: See question 13 response
36	A1-1	QUESTION: There is no notation on A1-1 that the existing elevator push button on the existing wall of the Upper Elevator Lobby is being modified as a result of the furred-out wall- 6A. Please advise.	Answer: Notation is shown on elevation 8/A4-1.
37	A1-1	QUESTION: Should the wall type 2 be constructed with gypsum board or masonry? Detail 8 on A1.1 indicates a new masonry wall. Wall type 2 on A8.1 shows a drywall partition. Please clarify.	Answer: Wall type 2 shall be constructed with mtl. studs & gypsum board as shown in Dtl. 2/A8-1. The CMU seen in Dtl. 8/A1-1 is a plan detail of the new & existing CMU support walls below the upper lobby slab as indicated on the structural drawings.
38	General	QUESTION: Is there a drywall soffit/fascia between the two levels of acoustic ceiling tiles between the upper and lower lobby? No cross-section has been indicated at the location of the ceiling elevation change.	Answer: The RCP does not note a ceiling elevation change between the upper & lower lobby levels. The ceiling is continuous in one plane. The two heights indicated refer to the height of the ceiling above the upper & lower lobby levels for reference.
39	A8-1	QUESTION: Refer to A8-1. The 3" x 3/4" wood trim is shown on partition types 6A and 5B only. Based on the elevation shown on A4-2 the trim is also shown on wall type 4. Trim is not required on wall type 6A in the Immersive Classroom. Please confirm.	Answer: Provide wood trim at the locations indicated in elevations. Wall type 4 is a low ht. wall and does not receive trim. Trim shall only be placed around the perimeter of the Lounge/Check-in & Lab/Dev Areas, where there is no ceiling, to provide a transition between wall paint colors. There is no trim in the classroom.
40	General	QUESTION: The glass thickness on the glass door is indicated as a 3/4" thick tempered laminated; given the height of these doors, each would weigh over 300pds and be expensive. Would 1/2" tempered laminated be acceptable? This which would reduce the costs in terms of labor and material. Please advise.	Answer: 1/2" laminated is acceptable. If glass is laminated, it does not also need to be tempered.
41	A1-1	QUESTION: Refer to detail 1 on A1-1 of the Loading Dock drawings. It refers to sheet #A2-1. Sheet A2-1 is not included in the set of drawings.	Answer: All section and elevation tags that refer to A2-1 should refer to A3-1. There is no sheet A2-1 in this drawing set.
42	S201	QUESTION: Refer to details 1 and 2 on S201 of the Loading Dock drawings. It shows a cap stone and refers to Arch Drawings. There is no cap stone detail on the Architectural drawings. Please advise.	Answer: There is no capstone. The top of walls should be chamfered as shown in Dtl. 5/A3-1.
43	S502	QUESTION: Refer to slab on grade detail on S502 the Loading Dock drawings. It shows vapor barrier and refers to Arch Drawings. There is no	Answer: No underslab vapor barrier is needed at exterior conditions.

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		information on the Architectural drawings. Please provide thickness of the vapor barrier if this is required to be used at building exterior.	
44	E0-1	QUESTION: Fire exit signs are shown on the lighting fixture legend on E0-1. The locations are not indicated on the lighting plan E2-1. They are shown on A2-1 but there is no product spec. Please advise.	Answer: Refer to Addendum 1. Exit signs are added on sheet E2-1 and product specs added on sheet E-3-1 Lighting fixture schedule.
45	E1-1	QUESTION: There are new fire alarm devices indicated E1-1. Refer to Note #1 on E1-1. There is no legend on any drawing with the designations of these devices. Please advise.	Answer: Refer to Addendum 1. Fire alarm symbol list added on sheet E0-1.
46	A10.1	QUESTION: Refer to A10.1. magnetic lock is included in the hardware set #2. This is only for door #1410A. On E1-1 the magnetic lock is also shown on 1410B which has a different hardware set. Please adjust hardware set if required accordingly.	Answer: Magnetic lock is not required on door 1410B.
47	IT-100	QUESTION: Note #2 on IT-100 refers to DSL-AV drawings which were not issued as part of the bid set. Please provide.	Answer: Drawings will be provided to the awarded contractor.
48	IT DRAWINGS	QUESTION: The IT drawings make reference to the low voltage contractor((LVC). Confirm that the GC is supposed to include the cost of all low voltage cabling and patch panels for the IT work in its bid.	Answer: See question 12 response
49	Form Submittal Checklist	QUESTION: Form Submittal Checklist, item #14, Prime Contractor Project Team/Resumes, is noted as "NOT APPLICABLE submittal with this proposal". On page 24 of the RFP under Project Team Resumes, it notes that "failure to provide Project Team (Resume) information will result in your firm being deemed non-responsive." Please advise whether or not the project team resumes are required to be submitted with this proposal.	Answer: Per page 24 of this RFP, Project Team Resumes are not applicable to this RFP. This is also stated on page 5 of the RFP in the form submittal checklist.
50	Form Submittal Checklist	QUESTION: Form Submittal Checklist, item #15, Schedule of Values, is noted as "NOT APPLICABLE submittal with this proposal". On page 24 of the RFP under Schedule of Values, it notes that "Failure to provide Schedule of Value information will result in your firm being deemed non-responsive." Please advise whether or not the schedule of values is required to be submitted with this proposal.	Answer: Per page 24 of this RFP, the schedule of values is not applicable to this RFP. This is also stated on page 5 of the RFP in the form submittal checklist.
51	Form Submittal Checklist	QUESTION: Please advise if there is an EXCEL of the Schedule of Values or Bid Form to submit the bid on.	Answer: The Schedule of Values is not a requirement of this RFP.
52	Pre-Bid Sheet	QUESTION: Please provide a copy of the sign-in sheet from the sitewalk.	Answer: Procurement Services will provide a copy of the attendance sheet from the Pre-Bid/Site Visit held for this project with Addendum No. 1.

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53	General	QUESTION: Is there an existing sprinkler system in this building? If not, will you be proposing a new sprinkler system to add into this building	Answer: There is no existing sprinkler system, and a this project does not propose a new sprinkler system. The change of use of this space, from Assembly to Business, is 'less hazardous' which under the NJ Rehab Code does not trigger the need to add fire suppression.
54	General	QUESTION: Please clarify/confirm the scope and type of duct lining required for this project.	Answer: Furnish and install Armacell Aemaflex AP or Similar ,1" thick, R-6 Minimum for all new ductwork running in Fan room (Mechanical room) and in open ceiling space. All new ductwork running in Fan room space shall be provided with minimum 1-1/2" external insulation as well. All new ductwork above lobby space ceiling shall be provided with minimum 1-1/2" external insulation only.
55	M-02	QUESTION: The specifications are conflicting. M-02 (2.06-M) says Armacell liner. M-02 (2.07-A) says fiberglass , 15 feet only.	Answer: Furnish and install Armacell Aemaflex AP or Similar ,1" thick, R-6 Minimum installed value for all new ductwork in fan room and open ceiling spaces. Refer to addendum 1 on sheet M0-2 and M1-1 revised notes for clarification.
56	General	QUESTION: Confirm contractors are permitted to use the elevator to bring material/machinery into the building pending coordination with MSU.	Answer: Elevator is available for contractor use. Walls and floor must be properly protected during use.
57	General	QUESTION: Please provide contact information for VR vendor to discuss scope and coordination.	Answer: Contact information will be share with the awarded Contractor.
58	A1-3	QUESTION: Provide manufacturer and color for paint PT-06.	Answer: Assume the Manufacturer will be Sherwin Williams or Benjamin Moore. Color TBD, will be selected from Manufacturer's full range.
59	E3-1	QUESTION: Please provide cut sheets for the SW1 & SE1 lighting fixtures.	Answer: Specifications for fixtures SE1 & SW1, as well as all other specified fixtures, (inclusive of manufacturer catalog #'s) can be found on the 'Lighting Fixture Schedule' on Sheet E3-1. These two fixtures will be provided and installed by the VR vendor. G.C. to coofinrdate controls as req'd.
60	M2-1	QUESTION: The EPA is phasing out R410A refrigerant in HVAC systems and that will take place in the year 2025. Some specified HVAC units on the drawings call for R410A refrigerant. Please advise on an alternate.	Answer: Refer to Addendum 1 sheet M2-1 for alternate refrigerant R-454b updated schedule. Unit model number has been revised to PUYA-AK36NL/PKA-AK36NL. Refer to Electrical plan for updated Electrical requirement.
61	M1-1	QUESTION: Note #2 on M1-1 mentions a minimum of 1-1/2"; thick duct wrap for new duct work in Fan room. Note #14 on the same drawing mentions a minimum of 1"; duct insulation for all duct work in Fan room. Please clarify	Answer: See responses to questions 54 & 55.
62	2/A4-3	Refer to 2/A4-3. Provide detail of the stainless wall guard protector underneath the hand dryer.	Answer: Assume BOD to be Uline H-7856 or equal.
63	General	Fire protection drawings were not included in the bid set. Please advise what the intent is.	Answer: See response to question 53.

Please acknowledge receipt of this Addendum No. 1 via the following email address: bielickad@montclair.edu

Company Name (please print)

Date

Signature

Title

Contact Name (please print)