

# MONTCLAIR STATE UNIVERSITY

Montclair, NJ 07043

## ADDENDUM NO. 1

### Request for Proposal # 1612 Webster Hall Demolition

Date of Original Bidding Documents: November 6, 2024  
Date of Addendum No. 1: November 15, 2024  
Bid Opening Date: November 26, 2024

**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.

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#### I. ANSWERS TO QUESTIONS:

#	RFP Section Reference	Question and Answer (Bolded)
1	General	Does this project require Prevailing wage? <b>Yes.</b>
2	CD101	Will the university supply the temp fencing? <b>As per note 2 on drawing CD101 - Yes</b>
3	General	Can the contract begin to do disconnect before the construction start date of 5/19/2025? <b>Yes.</b>
4	General	What is the process for receiving permits? <b>Contractor will submit permit requests to the MSU Project Manager and permits issued by MSU Code Compliance Dept.</b>

#	RFP Section Reference	Question and Answer (Bolded)
5	General	<p>Does this project require top soil?</p> <ol style="list-style-type: none"> <li><b>1. We have a note indicating the site is to receive a layer of DGA to finish the site post demo. An alternative is to keep the topsoil in place until the new building site work is commenced.</b></li> <li><b>2. The Webster Hall footprint should be brought to grade using compacted clean fill.</b></li> </ol>
6	CD101	<p>Which tree will remain untouched??</p> <p><b>Two trees will remain as indicated on CD101</b></p> <p>Will the university need salvage anything from inside the building?</p> <p><b>Any salvaged items will be removed from the building prior to start of demolition, with the exception of the electrical equipment indicated on drawing CD101 which will be relocated by the contractor to a nearby location to be determined by MSU.</b></p>
7	General	<p>Will decor and misc. items be left in the building?</p> <p><b>Yes.</b></p>
8	CD101	<p>Will the steam vents be capped off?</p> <p><b>Capping off of steam lines is by the contractor as indicated on CD101. Proper service shutdown to facilitate capping will be arranged by the University.</b></p>
9	General	<p>Is the plan holders list available?</p> <p><b>Yes, the pre-bid attendance list has been attached to this Addendum.</b></p>
10	General	<p>Has the asbestos abatement been performed??</p> <p><b>Yes</b></p>
11	CD101	<p>Have the Universal Wastes been removed?</p> <p><b>See note #11 on drawing CD101. Asbestos containing material has been removed by a licensed abatement contractor.</b></p>
12	General	<p>Are the electrical services feeding the building owned by MSU or by the local utility?</p> <p><b>Montclair State University.</b></p>

#	RFP Section Reference	Question and Answer (Bolded)
13	Drawings	<p>Do you have as built drawings of the building?</p> <p><b>The original drawings (although not guaranteed to be accurate) will be shared with the successful contractor after award.</b></p>
14	General	<p>Can concrete be crushed on site?</p> <p><b>No, concrete crushing will not be permitted onsite.</b></p>
15	CD101	<p>How should the site be left after competition of the demo?</p> <p><b>See demolition notes on CD101.</b></p>
16	CD101	<p>Has the sewer main been capped?</p> <p><b>No. See notes on CD101.</b></p>
17	General	<p>Can <math>\frac{3}{4}</math> crushed stone be used to fill the space?</p> <p><b>Clean fill is specified on the bid documents and should be included in the bid.</b></p>
18	CD101	<p>Demolition Note #1 on drawing CD101, Rev. 2 states that the contractor is required to pay all permit costs. Please confirm whether MSU is subject to or exempt from permit fees imposed by the local municipality. If MSU is subject to fees: What is the municipality?</p> <p><b>No municipal fees. Permit fees are paid to the MSU code compliance Dept.</b></p>
19	Drawings	<p>Are there as-built drawings that we might examine?</p> <p><b>See response to question #13</b></p>
20	CE101	<p>Drawing CE101, Rev. 0 is stamped as a "Draft". Has MSU obtained the soil erosion permit from the local soil conservation district or must the successful contractor obtain this permit?</p> <p><b>This is a draft of what will be required from the local soil conservation district which was included in the bid package for reference only.</b></p>
21	CE101	<p>Drawing CE101, Rev. 0 shows the stabilized construction entrance being placed over the Transco pipeline. Please confirm that Transco has no issue with all the heavy equipment and trucks passing over their pipeline.</p> <p><b>The existing roadway passes over the pipeline so standard equipment will not be an issue. Anything heavier within the Transco easement will need to be approved by Transco</b></p>

#	RFP Section Reference	Question and Answer (Bolded)
22	CE101	<p>Drawing CE101, Rev. 0 shows the stabilized construction entrance being placed over the Transco pipeline. Please confirm that Transco does not require a special bridge of wooden crane mats to be constructed over their pipeline.</p> <p><b>See response to question #21.</b></p>
23	CE101	<p>Drawing CE101, Rev. 0 shows cuts of up to two feet over the Transco pipeline. Please confirm that Transco has no issue with the contractor employing normal excavation procedures to accomplish these cuts.</p> <p><b>Care shall be taken when excavating within the 30 ft Transco easement and will be coordinated with Transco at the time of excavation.</b></p>
24	CE101	<p>Drawing CE101, Rev. 0 shows cuts of up to two feet over the Transco pipeline. Please confirm that Transco has no issue reducing the cover over their pipeline and that the proposed grades will still comply with US Dept. of Transportation regulations.</p> <p><b>The intent is to not reduce cover over the Transco pipeline within the easement. Assume post demolition grades will closely match the existing grades. The Engineer can provide a revised grading plan if needed post award.</b></p>
25	CE101	<p>Drawing CE101, Rev. 0 shows cuts of one to three feet over the entire site. Please confirm that it is the designers intent to:</p> <p>a.) Strip, pile, respread all topsoil, seed and mulch the entire site.</p> <p><b>To the extent possible leave topsoil in place. When complete redress topsoil, seed and mulch.</b></p> <p>b.) Export large amounts of soil for disposal off site.</p> <p><b>Minimize exported soil.</b></p> <p>c.) Remove all trees. Even those shown to remain.</p> <p><b>Remove trees in accordance with drawing CD101.</b></p> <p>d.) Test all the soil to be exported for contaminants as required by the receiving facility.</p> <p><b>Yes, if there is export test, material as needed.</b></p>
26	CD101	<p>Demolition Note #11 on drawing CD101, Rev. 2 states that the successful contractor is to remove and dispose of Universal Wastes. Discussions at the site visit implied that the asbestos abatement contractor is performing this work. Please confirm who handles the remaining Universal Wastes.</p>

#	RFP Section Reference	Question and Answer (Bolded)
		<b>All asbestos containing material has been removed by the abatement contractor.</b>
27	CD101	<p>Demolition Note #8 on drawing CD101, Rev. 2 states that the successful contractor is to remove all oils and gases. Please provide an inventory of these oils and gases.</p> <p><b>There is no official inventory. The pre-bid meeting allowed all potential bidders to inspect.</b></p>
28	CD101	<p>A note on drawing CD101, Rev. 2 states that the steam lines at one location will be capped by DCO. In two other locations the plan implies that the contractor is to cut and cap steam lines. Would it not be preferable to have DCO perform all work that impacts MSU heating systems?</p> <p><b>MSU will insure the services are isolated and shut off. Follow notes on drawing CD101.</b></p>
29	CD101	<p>A note on drawing CD101, Rev. 2 directs the contractor to remove and relocate two electrical transformers. Are these transformers being salvaged and delivered to storage area on the MSU campus or are they to be reinstalled at another location? There is a substantial difference in costs between the two options.</p> <p><b>The transformer will be moved to a nearby location on campus.</b></p>
30	CD101	<p>Drawing CD101, Rev. 2 shows water and electrical lines being removed within the Transco thirty foot easement. Please confirm that no special excavation methods must be employed when excavating to remove these lines.</p> <p><b>See response to question #29.</b></p>
31	CD101	<p>Drawing CD101, Rev. 2 shows the contractor cutting and capping the electrical service in two locations. It was implied in discussions at the site visit that MSU electricians would work in conjunction with the demolition contractor to perform this work. Must the demolition contractor hire a separate high voltage electrical contractor to assist the MSU electricians?</p> <p><b>MSU electricians may assist but will not perform the work directly. The contractor must provide the required electrical contractor to perform the work.</b></p>

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Please acknowledge receipt of this Addendum No. 1 via the following email address: [Zinenkok@montclair.edu](mailto:Zinenkok@montclair.edu)

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Company Name (please print)

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Date

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Signature

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Title

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Contact Name (please print)

# MONTCLAIR STATE UNIVERSITY

Procurement Services  
Phone: 973-655-4145  
Fax: 973-655-5468  
Montclair, NJ 07043-1624

PRE-BID SIGN IN SHEET  
RFP #1612 - Webster Demolition  
November 12, 2024 @ 10 AM

COMPANY NAME	CONTACT NAME	COMPANY ADDRESS	PHONE NUMBER	E-MAIL ADDRESS
1 Central Jersey Wrecking & Recycling, INC.	JOHN RUDDY	P.O. Box 737 DAYTON NJ 08810	(732) 266-7756	JOHN.R@CENTRALJERSEY WRECKING.COM
2 Northstar Contracting Group	Shawn Keefe	32 Williams Parkway East Hanover NJ	(802) 430-2745	skeefe@northstar.com
3 The Brothers Co. Inc.	Sal M/Americ	11 VERMONT AVE TOWSON NJ	973-956-8700	SAL@TBCDEMO.COM
4 CARAVELLA Demo	MARK IANTOSCA	40 DEFOREST AVE East Hanover NJ	973-884-4900	ESTIMATES@ CARAVELLA Demo . Com
5 NEUBER ENV. SER. INC.	RYAN MORBA	1100 GROSSER RD SUITE C GILBERTSVILLE PA 19525	484 300 3705	RYAN@NEUBERENV.COM
6 Vollers	Brendyn Durshin	3311 US-22 North Branch, NJ	908.239.1578	bdurshin@vollers.cc
7 Gallen Contracting	Nicholas Aiken	11 Birch street Midland Park	201-641-4288	estimating@gallencontracting.com
8 FR Benke Wrecking	Jeff Glissen	Sweebsboro, NJ	484 883 2666	JGlissen@FRB Wrecking . com
9 Hipoint Restoration	Yusuf Shah	57 Spattan Ave, NY	917-365-6694	Hipoint+555@gmail.com
10 JTL Contracting	Jimmy Bitelani	1141 Rt 23 Wayne NJ 07470	973 628 9500	info@jtlcontracting.com

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