



**To: All Vendors Bidding on The College of New Jersey
Interior Renovations at the Recreation Center Project**

From: The College of New Jersey

Date: November 28, 2018

ADDENDUM NO. 1

ISSUE DATE: November 28, 2018

REFERENCE: The College of New Jersey
Interior Renovations at the Recreation Center Project
Bid No. AB190016

Date of Original Bidding Documents: November 8, 2018

INTENT: This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents and Prior Addenda if any, as identified above. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

CONTRACTOR'S QUESTIONS

Question 1: Who has the existing roof warranty?

Answer: Existing roof warranty is attached.

Question 2: Signage is listed in the specifications table of contents, although there is no spec section for it and it is not on the plans. Please clarify.

Answer: In the Project Manual, Section 00 01 10 Table of Contents, Division 10 – Specialties shall be deleted.

Question 3: Are there access controls on this project?

Answer: Access controls shall be provided by the College's Representative. Refer to E-201 for power/data requirements.

Question 4A: D2.01 note #3 notes for the contractor to relocate utilities as required for new construction. In fairness to all bidders, can this work be address under an allowance as there is not enough time in the bidding process to measure and determine what utilities will be in conflict with the new work.



Answer: The extent of the work to relocate any previously concealed existing utilities/ductwork/piping above the former racquetball ceiling can be addressed under an allowance of \$5,000.

Question 4B: All desks, file cabinets, and office furniture is to be removed, stored, and brought back. Will they be emptied by TCNJ personnel?

Answer: Any furniture items to remain shall be salvaged and turned over to the College for storage. GC to coordinate with College for reinstallation.

Question 5: Please clarify if the new partition walls extend to the roof deck. The partition detail shows the partitions extending to the deck. The building sections show the partition walls terminating above the new finished ceiling.

Answer: Refer to wall tags on floor plans and corresponding partition details on A6.01 for designation of partition heights.

Question 6: Please advise if 3rd party steel testing will be required. If it is required is the contractor or TCNJ paying for the services?

Answer: Third party (ie special inspections) for the steel is required. Refer to the notes on Sheet S2.01 for information. GC shall provide this service and include it in their bid.

Question 7: M301/15 shows the roof curb stanchion welded directly to the roof deck. Please confirm this is the detail you are looking for.

Answer: Detail #15 does not show the stanchion welded to the roof deck directly. The roof deck is cut so the stanchion goes through the roof deck and gets welded to the steel or building structure. Wood blocking fastened to the deck is not acceptable.

Question 8: Please advise on the type of roof system and if it is under warranty.

Answer: Existing roof warranty is attached.

Question 9: Who is the current Fire Alarm Vendor that Maintains and / or Inspects the campus Fire Alarm System?

Answer: Honeywell. See Question 18.

Question 10: Sheet M-102 indicates new 1-1/2" CHWS&R and 1-1/2" HWS&R lines connection to existing 4" CHWS&R and 4" HWS&R lines. Can these lines be shut down for tie-in or is a hot tap required?

Answer: The contractor shall coordinate shutdown of utilities for tie-in with TCNJ.

Question 11: Sheet P-101 indicates to connect new CW, HW and HWR to existing line in Mechanical Room A. There are no details, sizing, etc. of the existing mains. Can the existing mains be shut down for tie-in?

Answer: The contractor shall coordinate shutdown of utilities for tie-in with TCNJ.



Question 12: Drawing D1.01 indicates to remove carpet. There appears to be wood flooring in the racket ball court, is this to be removed as well?

Answer: Refer to Drawing Note 11 & 12 on D1.01. In areas carpet removal, carpet to be removed down to substrate and patched flush with existing floor slab.

Question 13: Drawing A4.01 note #3 indicates new carpet in the athletic conference room. However, drawing D1.01 does not indicate removal of carpet in that area. Please clarify.

Answer: The existing space that will be renovated into the new Athletic Conference room does not have existing carpet.

Question 14: Is there a 1yr or 2yr warranty on this project? The plans reference a 2yr warranty on the cover page.

Answer: Refer to Article 14 of the General Conditions of the Contract for Construction in the Project Manual.

Question 15: 1&2/S3.01 show an area around the new footings larger than the 3'x3' footing. Please confirm the saw cut opening will only be required to be open large enough to install the new footings.

Answer: Confirmed, slab on grade to be cut as required to construct new footings.

Question 16: There is a signage spec but no signage shown on the plans. Please clarify the quantity.

Answer: In the Project Manual, Section 00 01 10 Table of Contents, Division 10 – Specialties shall be deleted.

Question 17: Please confirm the thickness of the new 2nd floor slab.

Answer: As indicated in Note 1 of A/S2.01 total slab thickness is 4 ½". 2" metal deck plus 2 ½" concrete.

Question 18: Please provide contact name, number and or email for Honeywell representative for TCNJ.

Answer: louis.spesziale@honeywell.com or Brad.Strauss@honeywell.com

Question 19: The owner provided furniture that is to be installed by the Contractor, are shop drawings available to better estimate the difficulty of installation?

Answer: The Owner shall provide and install furniture.

Question 20: Does the bid bond have a "not to exceed amount," I see 10% of the contract but there is no mention of a maximum amount please clarify (ie not to exceed \$20,000)?

Answer: The bid bond is 10% of the total amount of the bid.

Question 21: Has an onsite storage location/ staging area been identified, where and how big is the area?

Answer: An onsite storage location has been designated by the College. Coordinate with College's representative.

Question 22: Is material storage permitted inside the building or is an onsite trailer required for new and salvaged material?

Answer: Onsite trailer may be utilized in location as designated by College.

Question 23: What is the best route to get steel beams into the building for the proposed work without disturbing existing structures?

Answer: There is an existing overhead door that may be utilized for access into the building. GC shall coordinate with College representative.

Question 24: Is this job open shop prevailing wage or union?

Answer: This is a prevailing wage project(Mercer County rates).

Question 25: Is the CMU block wall proposed to be demolished a load bearing wall?

Answer: The wall construction to be removed on the first floor between Rooms E & F is not a load bearing wall.

Question 26: As per Drawing S5.01 detail 7 and 8, and A S2.01 are shear studs only required where indicated (w14x22)? If other studs are required, please indicate typical type and locations.

Answer: Shear studs on the beams are not required. All steel was designed as non-composite.

Question 27: Please provide Existing Sprinkler layout with pipe Elevation for first floor and mezzanine floor

Answer: The requested documents cannot be provided. Refer to Question 4A for more information.

Question 28: We request a site visit with subcontractors.

Answer: The milestone schedule is published in the RFP. The site visit was November 14, 10am.

Question 29: Please provide Existing Ductwork and Piping Elevation for first floor and mezzanine floor.

Answer: The requested documents cannot be provided. Refer to Question 4A for more information.

Question 30: If you have any as built drawings, please provide for reference.

Answer: As-builts will be made available after contract award.

Question 31: Please provide manufacturer make and part number of the exit signs shown on Drawing E-101.

Answer: Lithonia Lighting LQM Series LQM S W 3 R 120/277



Question 32: What does the square symbol with a "P" in the center stand for on Drawing E101? Is it new or existing?

Answer: The symbol on the Mezzanine Lighting Part Plan is an existing fire pull to remain.

Attachments: Red Shield Roofing System Limited Warranty

END OF ADDENDUM NO. 1

BUILDING ENVELOPE CARE AND MAINTENANCE GUIDE
(For Red Shield Warranted Roofing Systems)

Congratulations on your purchase of a Firestone Roofing System! Your roof is a valuable asset that should be properly maintained. **All roofs and roofing systems require periodic inspection and maintenance to perform as designed and to keep your Limited Warranty in full force and effect.**

1. The roof should be inspected at least twice yearly and after any severe storms. A record of all inspection and maintenance activities should be maintained, including a listing of the date and time of each activity as well as the identification of the parties performing the activity.
2. Proper maintenance and good roofing practice require that ponded water (defined as water standing on the roof forty-eight hours after it stops raining) not be allowed on the roof. Roofs should have slope to drain, and all drain areas must remain clean. Bag and remove all debris from the roof since such debris can be quickly swept into drains by rain. This will allow for proper water run-off and avoid overloading the roof.
3. The Firestone Roofing System should not be exposed to acids, solvents, greases, oil, fats, chemicals and the like. If the Firestone Roofing System is in contact with any such materials, these contaminants should be removed immediately and any damaged areas should be inspected by a Firestone Licensed Applicator and repaired if necessary.
4. The Firestone Roofing System is designed to be a waterproofing membrane and not a traffic surface. Roof traffic other than periodic traffic to maintain rooftop equipment and conduct periodic inspections should be prohibited. In any areas where periodic roof traffic may be required to service rooftop equipment or to facilitate inspection of the roof, protective walkways should be installed by a Firestone Licensed Applicator as needed to protect the roof surface from damage.
5. Some Firestone roofing membranes require maintenance of the surface of the membrane:
 - a. **Smooth-surfaced Firestone APP membranes** should be coated with an approved liquid coating, such as Firestone Aluminum Roof Coating or Firestone AcryliTop applied in accordance with Firestone specifications, in order to maximize the service life of the membrane. If this coating is not applied as part of the initial roofing installation, it should be applied within the first five years after the roof is installed to help protect the membrane from surface crazing and cracking. In addition, this coating should be maintained as needed to re-coat any areas that have blistered, peeled or worn through.
 - b. **Granule-surfaced Firestone APP and SBS membranes** do not normally require surface maintenance other than periodic inspection for contaminants, cuts or punctures. If areas of granular loss are discovered during inspection, these areas should be coated with Firestone AcryliTop or other Firestone-approved coating applied in accordance with Firestone specifications.
 - c. **Gravel-surfaced Firestone BUR membranes** do not normally require surface maintenance other than periodic inspection for contaminants or damage. If areas of gravel loss are discovered during inspection, gravel must be reinstalled into hot asphalt to protect the surface of the membrane. Coatings on smooth surface BUR membranes must be maintained as needed to re-coat any areas that have blistered, peeled or worn through.
 - d. **Firestone EPDM and TPO roofing membranes** do not normally require surface maintenance other than periodic inspection for contaminants, cuts or punctures. Occasionally, approved liquid roof coatings, such as Firestone AcryliTop, are applied to the surface of EPDM membranes in order to provide a lighter surface color. Such coatings do not need to be maintained to assure the performance of the underlying EPDM roof membrane, but some maintenance and re-coating may be necessary in order to maintain a uniform surface appearance.
 - e. **Firestone Una-Clad metal roofing panels and trim** do not normally require surface maintenance other than periodic inspection for contaminants or damage. In addition, periodic cleaning of the surface may be required to remove dirt and maintain the aesthetic appearance of the coated metal. Simple washing with plain water using hoses or pressure spray equipment is usually adequate. If cleaning with agents other than water is contemplated, several precautions should be observed: (1) do not use wire brushes, abrasives, or similar cleaning tools which will mechanically abrade the coating surface, and (2) cleaning agents should be tested in an inconspicuous area before use on a large scale.
6. All metal work, including counter-flashings, drains, skylights, equipment curbs and supports, and other Firestone brand rooftop accessories must be properly maintained at all times. Particular attention should be paid to sealants at joints in metal work and flashings. If cracking or shrinkage is observed, the joint sealant should be removed and replaced with new sealant.
7. Any alterations to the roof, including but not limited to roof curbs, pipe penetrations, roof-mounted accessories, and tie-ins to building additions must be performed by a licensed Firestone Licensed Applicator and reported to Firestone. Additional information and reporting forms for roof alterations are available at www.firestonebpco.com.
8. Should you experience a leak:
 - (a) Check for the obvious: clogged roof drains, loose counterflashings, broken skylights, open grills or vents, broken water pipes.
 - (b) Note conditions resulting in leakage. Heavy or light rain, wind direction, temperature and time of day that the leak occurs are all-important clues to tracing roof leaks. Note whether the leak stops shortly after each rain or continues to drip until the roof is dry. If you are prepared with the facts, the diagnosis and repair of the leak can proceed more rapidly.
 - (c) Contact Firestone Warranty Claims at 1-800-830-5612 as soon as possible... but please don't call until you are reasonably sure that the Firestone Roofing System is the cause of the leak.

Firestone feels that the preceding requirements will assist you, the building owner, in maintaining a watertight roof for many years. Your roof is an investment, and maintenance is essential to maximize your return on this important investment.

Firestone
BUILDING PRODUCTS
NOBODY COVERS YOU BETTER™

250 West 96th Street – Indianapolis, IN 46260
1-800-428-4442 * 1-317-575-7000 * FAX 1-317-575-7100
www.firestonebp.com

P PATRIOT ROOFING, INC.

R 3 Compass Lane, Eastampton, NJ 08060
(609) 261-3700 Fax (609) 261-3788

CONTRACTORS ROOF GUARANTEE

Whereas Patriot Roofing, Inc. herein called "Roofing Contractor" has completed application of the following roof:

Owner: The College of New Jersey
Address: Pennington Road, Ewing, NJ 08628
Name of Project: Water Filtration Remediation @ Rec Hall
Location: Pennington Road, Ewing, NJ 08628
Area of Roof: 16,300 SF Thermoplastic Membrane Roofing
Date of Completion: April 29, 2011
Date Guarantee Expires: April 29, 2013

Whereas, at the inception of such work, the Roofing Contractor agreed to guarantee the aforesaid roof for a limited period and subject to the conditions herein set forth, that during a period of **two (2) years** from the date of completion of said roof, it will, at its own cost and expense, make or cause to be made such repairs to said roof resulting solely from faults or defects in materials or workmanship applied by or through roofing contractor as may be necessary to maintain said roof in watertight condition.

Now therefore, this guarantee is made subject to the following conditions:


1. Specifically excluded from this guarantee is any and all damage to said roof, the building or contents caused by the acts or omissions of other trades or contractors; lightning, windstorm, hailstorm, flood, earthquake or other unusual phenomena of the elements; foundation settlement; failure or cracking of the roof deck; defects or failure of material used as a roof base over which the roof is applied; faulty construction of copings, chimneys, skylights, vents, supports, or other parts of the building; vapor condensation beneath the roof; penetrations for the pitch boxes; water leakage due to erosion and porosity of mortar and brick; dry rot; stoppage of roof drains and gutters; inadequate drainage, slope or other conditions beyond the control of the Roofing Contractor which caused ponding or standing of water; termites or other insects; rodents or other animals; or fire. The roof thereupon will become null and void for the balance of the guarantee period unless such damages are repaired by this contractor at the expense of the party requesting such repairs.
2. The Roofing Contractor is not liable for consequential damages to the building or contents resulting from any defects in said roof, including but without limitation, any interruptions of business experienced by Owner or occupants of the building.
3. This guarantee shall become null and void unless the Roofing Contractor is promptly notified of any alleged defect in materials or workmanship and provided an opportunity to inspect and, if required by the terms of this Guarantee, to repair the roof.

P PATRIOT ROOFING, INC.

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4. No work shall be done on said roof, including, but without limitation, work in connection with flues, vents, drains, sign braces, railings, platforms or other equipment fastened to or set on the roof, and no repairs or alterations shall be made to said roof, unless Roofing Contractor shall first be notified through Owners Representatives, and shall be given the opportunity to make the necessary roofing application recommendations with respect thereto, and such recommendations are complied with. The Roofing Contractor shall be paid for time and materials expended in making recommendations or repairs occasioned by the work of others on said roof.
5. This guarantee shall become null and void if the roof is used as a promenade, staging or work deck, or is sprayed, flooded, unless such use was originally specified and the specifications is noted in Paragraph 9 below.
6. This guarantee shall not be or become effective unless and until Roofing Contractor has been paid in full for said roof in accordance with the agreement pursuant to which roof was applied.
7. This guarantee is transferable within the **two-year** guarantee period, with the prior written consent of Patriot Roofing Contractor.
8. This guarantee is in lieu of all other guarantees or warranties, express or implied. ALL IMPLIED GUARANTEES AND WARRANTIES, AND SPECIFICALLY THE IMPLIED WARRANTIES OF THE MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE EXPRESSLY EXCLUDED AND DISCLAIMED.
9. Additional conditions or exclusions: None

IN WITNESS WHEREOF, this instrument has been duly executed this 28th day of June, 2011.

By: 
John E. Reilly, President

Merchant & Evans, Inc.

ZIP-RIB®

June 28, 2011

Patriot Roofing, Inc.
3 Compass Lane
Eastampton, NJ 08060

COLLEGE OF NEW JERSEY REC CENTER
Ewing, NJ

Dear Mr. Frake

We do hereby execute the attached Limited Roofing System Warranty for the **ZIP RIB SYSTEM** on the above referenced project only:

Twenty (20) Year Finish

Thirty (30) Year Weathertight

The performance guaranty shall be subject to the terms and conditions set forth in the warranty. Note that duplicate originals are issued. ***In order for this warranty to be valid, a fully executed warranty, signed by all parties, must be returned to Merchant & Evans, Inc.***

Sincerely,



Anthony Thompson
Engineering Manager

TT:cae

cc: Richard Ferguson
Warranty file: LW2011-043
Job no. 2010-129

308 Connecticut Drive
P.O. Box 1680
Burlington, New Jersey 08016



Phone 800-257-6215
Phone 609-387-3033
FAX 609-387-4838
<http://www.ziprib.com>

Merchant & Evans, Inc.

LW2011-043

LIMITED ROOFING WARRANTY

PROJECT: College of NJ Student Rec Center **OWNER:** The College of New Jersey

This Limited Warranty is issued by Merchant & Evans, Inc., 308 Connecticut Drive, Burlington, New Jersey 08016, herein after referred to as "The Company" and "The Installing Contractor" designated herein and runs to The Building Owner, herein after referred to as "The Customer". The Terms and Conditions of this Limited Warranty shall constitute the entire agreement and understanding between The Company, The Installing Contractor and The Customer with respect to the Warranted Roofing System on the Project specified above, only.

I. PERFORMANCE STANDARDS:

The Company solely warrants that the Warranted Roofing System as herein defined will, under normal atmospheric conditions and ordinary wear and tear by the elements as herein defined, perform as follows:

The Warranted Finish will not blister, peel, chip, check or crack, lose adhesion, chalk in excess of eight or fade in excess of five for a period of **TWENTY (20)** years. Cracks or checks are defined as breaks in the coating as distinguished from microchecking at the radii, which shall be considered normal and acceptable. Failure due to mechanical damage of the coating after manufacturing is outside this Warranty. Additionally, the panel system will not fail to remain weather-tight for a period of **THIRTY (30)** years.

The Installing Contractor solely Warrants for the designated periods stated above, that the Warranted Roofing System as herein defined will be installed in a workmanlike manner and in accord with The Company's published installation guidelines and/or specific instructions for the project.

II. FAILURE TO COMPLY:

If the Warranted Finish and/or Warranted Roofing System fails to perform in accordance with the PERFORMANCE STANDARDS noted above, The Company's and the Installing Contractor's liability under this Warranty will be limited to refinishing or replacing or repairing that portion of panels having a defective Warranted Finish and/or defective Warranted Roofing System. Refinishing and/or repairing shall be performed using standard field practices and materials (not necessarily the Warranted Finish) selected by The Company and/or The Installing Contractor. Refinishing and/or replacing and/or repairing shall be done only on areas deemed non-performing and not necessarily on performing areas.

The Company and/or The Installing Contractor will, in all instances, at its own discretion, determine whether refinishing and/or replacing and/or repairing is required in order to fulfill the original performance guarantee without extension of the duration thereof. Claims or defects must be made by the Customer in writing to The Company and The Installing Contractor within thirty (30) days after initial discovery of the defect. Notwithstanding anything to the contrary stated in this Warranty, Liability, corporate or otherwise, in examining, replacing, repairing, and refinishing the non-performing warranted finish or warranted roofing system shall be limited to costs not to exceed the purchase price from The Company of the original product.

III. EXCLUSION AND MODIFICATION OF WARRANTIES:

There are no Warranties which extend beyond the description on the face hereof and except as provided herein. THIS LIMITED WARRANTY IS IN LIEU OF AND EXCLUDES ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OR MERCHANTABILITY OR THAT THE GOODS ARE FIT FOR, OR CAN BE FOR A PARTICULAR PURPOSE BY THE CUSTOMER. THE COMPANY AND THE INSTALLING CONTRACTOR DISCLAIMS AND THE CUSTOMER WAIVES ALL REMEDIES NOT PROVIDED HEREIN INCLUDING ANY LIABILITY OF THE COMPANY AND THE INSTALLING CONTRACTOR IN TORT, STRICT OR OTHERWISE, FOR DAMAGES OR INJURIES TO PERSONS OR PROPERTY OR FOR LOSS OF USE, OR REVENUE OR PROFIT, WHETHER DIRECT, INCIDENTAL OR CONSEQUENTIAL INCLUDING MOLD CLAIMS, RESULTING FROM ANY DEFECT IN DESIGN, MATERIAL WORKMANSHIP OR MANUFACTURE, WHETHER OR NOT CAUSED BY NEGLIGENCE ON THE PART OF THE COMPANY AND THE INSTALLING CONTRACTOR, ORAL STATEMENTS MADE BY THE COMPANY'S AND THE INSTALLING CONTRACTOR'S REPRESENTATIVES ABOUT THE PRODUCT AND WRITTEN DESCRIPTIONS OF THE PRODUCT APPEARING ELSEWHERE THAN ON THE FACE HEREOF ARE NOT WARRANTIES AND SHALL NOT BE RELIED UPON BY THE CUSTOMER.

Purchase Orders and Contracts of the Customer, acknowledgements by The Company and The Installing Contractor, product literature, promotional material or advertising shall in no way affect, alter, or modify any of the Terms or Conditions of this Warranty. The Terms and Conditions of the Warranty shall constitute the entire agreement, understanding and responsibilities by and between The Company, The Installing Contractor and The Customer with respect to the Warranted Finish and/or Warranted Roofing System on the PROJECT specified above. None of the Terms and Conditions of the Warranty may be modified by any party unless done so in writing. If any of the Terms, Conditions, Limitations of this Warranty are violated by the Customer then the Terms, Conditions and Provisions are absolutely void and of no legal effect. If any party ceases to exist, other surviving parties are not bound to obligations of the non-surviving party.

This Warranty is subject to the Conditions and exclusions printed in Schedule A, and incorporated as a part of this Warranty.

SCHEDULE A

I. DEFINITIONS:

As used in this Warranty, the following words shall be ascribed the respective meanings as herein set forth:

- A. "CUSTOMER"- The Person, Firm or Corporation to whom this Warranty runs, or, building "Owner".
- B. "NORMAL ATMOSPHERIC CONDITIONS" AND "ORDINARY WEAR AND TEAR BY THE ELEMENTS"- This term shall exclude corrosive or aggressive atmospheres, including but not limited to those atmospheric conditions set forth in Paragraph II hereof.
- C. "WARRANTED FINISH"- When applicable, these are approved colors of the exterior finish noted herein when applied to coil coated panels manufactured by The Company and installed by The Installing Contractor that are exposed to normal atmospheric conditions.
- D. "REPLACEMENT"- Replacement includes repairing or replacing non-performing products supplied by The Company and/or non-performing installation provided by The Installing Contractor but does not include the cost of other materials and labor required for removal and/or re-installation of other materials not supplied by The Company or The Installing Contractor.
- E. "WARRANTED ROOFING SYSTEM"- The standing seam metal roof system (SSMRS) manufactured by The Company and installed by The Installing Contractor.
- F. "MECHANICAL DAMAGE"- Refers to any physical damage such as scratches and abrasions to the Warranted Finish after the Warranted Roofing System is manufactured by The Company.

