



**To: All Vendors Bidding on The College of New Jersey  
Roscoe Hall Mold Remediation**

**From: Anup Kapur  
Finance & Business Services**

**Date: July 20, 2021**

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**ADDENDUM NO. 1**

**ISSUE DATE: July 26, 2021**

REFERENCE: The College of New Jersey  
Roscoe Hall Mold Remediation  
Project No. AB210027

Date of Original Bidding Documents: July 12, 2021

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.

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**TCNJ Clarification:**

None

**Vendor Questions:**

1. Could you please tell me if NJ lead certifications are required to bid this project?  
**TCNJ Response:** NJ Lead Certifications are not required to bid the project, as the project does not call for lead abatement. Contractors should perform lead stabilization in accordance with EPA's Lead Renovation, Repair, and Painting (RRP) Program, and utilize workers who have both RRP training and an understanding of lead-safe work practices.
2. I would like to schedule a site visit for this project? Can you get back to me?  
**TCNJ Response:** There is no site visit for this bid.
3. How are we to address the asbestos containing materials? If asbestos materials contain mold we will be performing asbestos abatement.  
**TCNJ Response:** Asbestos containing materials are not to be disturbed, other than being wiped down (floor tiles, plaster).

4. In scope of work section 3.3.1 bullet point states work to be performed under full containment. Can you be more specific (1 layer poly on walls, 1 layer of ceiling, etc.)? How many work areas for each floor?  
**TCNJ Response:** Modified Section 3.3.1 as follows:

#### 3.3.1 Pre-Cleaning Methods/Work Area Preparation

The contractor must seal all ventilation ducts in the work areas and surrounding areas with two layers of 6-millimeter poly sheeting and high adhesion tape.

Work Areas: Contiguous work area shall be established, where feasible. Prior to beginning remediation ensure that containment can be connected, creating a single work area.

The contractor will contain the work areas using two layers of 6-millimeter poly sheeting, on doorways and any openings, to create a negative pressure environment within each room. The entryways to each room should consist of a slit entry with covering flaps. The contractor will place the containment under negative pressure using a High Efficiency Particulate Air (HEPA) filtered negative air machine that produces a minimum of 4 air changes per hour. All persons entering and exiting the decontamination/containment area must use appropriate decontamination measures.

5. If we can not visit the site can you please provide quantities of materials that have affected mold growth?  
**TCNJ Response:** Please refer to the mold remediation cost sheet included in Addendum 1.
6. Are we to clean the interior of the HVAC system? The report states suspect mold growth in the vents. Are we to just clean the vent itself? Can you confirm if the HVAC is interior lined?  
**TCNJ Response:** HVAC ducts are exterior cleaning only, the exterior ducts and vents are bare metal.
7. The scope of work mentions cardboard boxes, crates, covering, furniture to be discarded. I do not see any pictures of these items Can you quantify these items?  
**TCNJ Response:** Random debris has been discovered in work areas, as such all debris should be discarded, which is expected to be minimal.
8. Is there room on site to place a dumpster next to the building on asphalt or concrete?  
**TCNJ Response:** A dumpster can be placed directly adjacent to the building.
9. Do we have to provide any fencing for this project?  
**TCNJ Response:** Fencing is only required if contractor has a staging area adjacent to the building.
10. Who is responsible to dispose the lead paint chips?  
**TCNJ Response:** The awarded contractor is responsible for disposal of lead paint chips.
11. Some rooms have wood floors. Are we to remove the wood floors? Can you let us know if the wood floor is on sleepers, concrete/wood underlayment, etc.?  
**TCNJ Response:** Wood floors are not to be removed, but cleaned and sealed with microbial protection.

12. Above the suspended acoustical drop ceiling system, is there any fiberglass or batt insulation? Is there any double ceiling?

**TCNJ Response:** It is unknown if there is any fiberglass or batt insulation above the drop ceiling, or a double ceiling.

13. Can you provide a more detailed scope on what items we are to clean versus demo/remove?

**TCNJ Response:** Refer to the mold remediation scope cost form included in Addendum #1.

14. You provided pictures of some of the mold contaminated areas from October and May. This work is slated to be performed in September. If the mold gets worse by the time the project starts how is this going to be handled?

**TCNJ Response:** Differences between October and May were minimal, with little change expected between now and September.

**Attachments:**

Mold Remediation Scope Cost Form.

**END OF ADDENDUM NO. 1**

'34 Roscoe Hall  
Mold Remediation Cost Sheet

Locations	Remediation Action	Area (SF/LF)	Cost
<b>Basement</b>			
`003	Clean & Disinfect all vents	10 SF	
003 & 003a	HEPA Vac/wet wipe floors	330 SF	
003a	Clean & Disinfect entire floor	25 SF	
`002	Clean & Disinfect all vents and Eastern Ceiling	20 SF	
002a	Clean & Disinfect entire floor	25 SF	
`002 & 002a	HEPA Vac/wet wipe floors	330 SF	
008a	Clean & Disinfect all vents	15 SF	
`008	Clean & Disinfect entire floor	435 SF	
`008 & 008a	HEPA Vac/wet wipe floors	435 SF	
`017	Clean & Disinfect all vents , Ceiling ,NE Wall, Pipe Drian SW	615 SF	
`017	HEPA Vac/wet wipe floors	615 SF	
`018	Clean & Disinfect all vents	45 SF	
`018	Clean & Disinfect all HVAC Ducts and Piping	65 LF	
`018	HEPA Vac/wet wipe floors	800 SF	
`009	Clean & Disinfect all vents across the ceiling and insdie	250 LF	
`011	Removal of entire Ceiling Tile Grid	850 SF	
`015	HEPA Vac/wet wipe floor in pit of SW corner	25 SF	
`016	Clean & Disinfect Electrical Panel SE Corner and Vent on SE corner/ Hepa Vac / Wet Wipe Floors	75 SF	
<b>First Floor</b>			
109	HEPA Vac/wet wipe floors	300 SF	
110	Clean & Disinfect all walls	250 SF	
110	HEPA Vac/wet wipe floors	250 SF	
H101	Clean & Disinfect Radiators and Walls where Water Fountain	75 SF	
H101	HEPA Vac/wet wipe floors	550 SF	
112	Clean & Disinfect Light Fixture & South Wall	200 SF	
112	HEPA Vac/wet wipe floors & Doors	950 SF	
113	HEPA Vac/wet wipe floors	900 SF	
105	Clean & Disinfect inside Fire Place	50 SF	
107	HEPA Vac/wet wipe Floors NE Corner	100 SF	
106	Clean & Disinfect all vents	25 SF	
102	Clean & Disinfect all Bookshelves	300 SF	
102	HEPA Vac/Wet Wipe Floors	300 SF	
102a	Clean & Disinfect all Bookshelves	80 SF	
104	Clean & Disinfect Radiators	30 SF	
108	Clean & Disinfect all Bookshelves	3000 SF	
108	HEPA Vac/Wet Wipe Floors	3000 SF	
108	Clean & Disinfect inside Fire Place	50 SF	
108b	HEPA Vac/Wet Wipe Floors	81 SF	
108a	Clean & Disinfect Windows	20 SF	
<b>Second Floor</b>			
201	Clean & Disinfect SE floor and S Wall	50 SF	
201	HEPA Vac/wet wipe floors	435 SF	
202	Clean & Disinfect SE Window sill	50 SF	
203	Clean & Disinfect E Window sill	50 SF	

'34 Roscoe Hall  
Mold Remediation Cost Sheet

Locations	Remediation Action	Area (SF/LF)	Cost
205	Clean & Disinfect NE Window sill & Vents	60 SF	
H201	Clean & Disinfect Water Fountain Wall and Radiator	75 SF	
208	Clean & Disinfect NE corner from floor to ceiling	200 SF	
208	HEPA Vac/Wet Wipe Floors	200 SF	
H203	Clean & Disinfect Radiator	15 SF	
210	HEPA Vac/Wet Wipe Floors	875 SF	
210	Clean & Disinfect W Wall	75 SF	
211	Clean & Disinfect sink Wall	80 SF	
212	Clean & Disinfect sink Wall	80 SF	
213	Clean & Disinfect Windows and Radiator	150 SF	
214	Clean & Disinfect Windows,Radiator, All Vents in room	200 SF	
214	HEPA Vac/Wet Wipe Floors	850 SF	
218	HEPA Vac/Wet Wipe Floors	680 SF	
218	Clean & Disinfect SW Ceiling	270 SF	
<b>Additional Costs</b>			
Insurance, Bonding, and Mobilization Costs			
Total Bid Cost			