



To: All Vendors Bidding on The College of New Jersey
Campus Underground Steam District Replacement Engineering Design Services

From: Lauren Manning
Finance & Business Services

Date: March 3, 2023

ADDENDUM NO. 1

ISSUE DATE: March 3, 2023

REFERENCE: The College of New Jersey
Campus Underground Steam District Replacement Engineering Design Services
Bid No. AB230014

Date of Original Bidding Documents: February 16, 2023

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.

Vendor Questions:

Question 1: Is the Milestone Design Schedule listed in the Appendix A Engineer Professional Service Contract Section 5.2.1 for both Phase 1 and Phase 2 PD/SD/DD/CD/CA scopes of work?

Response: Yes

Question 2: During the pre-bid walk-thru, it was stated that Phase 1 services shall include full design and construction administration services for the replacement of all valves, piping specialties, and steam traps in the existing manholes over several years/phases. Please confirm.

Response: Consultant will survey all existing manholes as outlined in Phase 1 of the RFP. Consultant will make safety and operational recommendations for temporary improvements of the existing manholes including replacing piping, valves, insulation, ladders, work lights, sump pump, etc. as required including all design services. Manholes on campus will be completely replaced as part of larger underground piping replacement projects in the future. Manhole improvement work

will talk place in the summer of 2024 unless there is an emergent issue which requires immediate attention.

Question 3: During the pre-bid walk-thru, it was stated that piping within manholes will not be replaced during Phase 1. Please confirm.

Response: See question 2.

Question 4: During the pre-bid walk-thru, it was stated that full design and construction admin services for the replacement/modification to CUP condensate return pumps, construction summer 2024 was to be provided under Phase 1. Please confirm.

Response: Yes, that is correct.

Question 5: During the pre-bid walk-thru, it was stated that TCNJ will provide any temporary measures to support buildings during construction. Please confirm.

Response: Yes, that is correct.

Question 6: During the pre-bid walk-thru, it was stated that topography maps will be shared with selected team. Please confirm.

Response: Yes, that is correct.

Question 7: Please provide all milestones/deliverables for Phase 1 and Phase 2 design and construction.

Response: Milestone schedule for all scopes of work is listed in section 5.2.1 of the RFP under Article 5.

Question 8: **RFP PDF Page 13, Paragraph 2.:** Please confirm that TCNJ will furnish all tags needed to install on the existing steam system components.

Response: Yes, that is correct.

Question 9: **RFP PDF Page 17, Paragraph c.:** Please provide “relevant information” as part of bidding effort (e.g., existing asbestos, lead, etc. data) to more accurately price the Environmental Survey.

Response: TCNJ will hire a 3rd party consultant who will provide Environmental services for the project including a survey report. The Primary Engineer (RFP consultant) will take this survey and develop a site logistics plan for the contractor IFB outlining the responsibilities of contractor in reference to interfacing with the Environmental consultant. This includes the timeline and scope of work if underground piping asbestos insulation is discovered.

Question 10: **RFP PDF Page 17, Paragraph c.:** Please provide clarification on the role of the “Environmental Consultant” during construction.

Response: See question # 9.

Question 11: **RFP PDF Page 22, Paragraph 8:** Please clarify the role of the “environmental consultants” anticipated for the project.

Response: See question # 9.

Question 12: **RFP PDF Page 34, Paragraph o:** What is meant by “a general space environmental assessment”

Response: That is a general statement which will not be required for this project scope of work.

Question 13: **RFP PDF Page 34, Paragraph o:** Please confirm that mold/moisture evaluations would not be required in manholes.

Response: Yes, that is correct.

Question 14: **RFP PDF Page 34, Paragraph o:** Please confirm that mold/moisture evaluations could be limited to a visual survey

Response: See question # 12.

Question 15: **RFP PDF Page 36, Paragraph q:** Please clarify what is intended by “environmental remediation documentation” and that it is limited to the results/recommendations of the “Environmental Survey”.

Response: See question # 9.

Question 16: **RFP PDF Page 38, Paragraph i:** Please clarify what is intended by “environmental remediation documentation” and that it is limited to the results/recommendations of the “Environmental Survey”.

Response: See question # 9.

Question 17: **RFP PDF Page 39, Paragraph l:** What is meant by “a general space environmental assessment”

Response: See question # 9.

Question 18: **RFP PDF Page 39, Paragraph l:** Please confirm that mold/moisture evaluations would not be required in manholes.

Response: See question # 13.

Question 19: **RFP PDF Page 39, Paragraph l:** Please confirm that mold/moisture evaluations could be limited to a visual survey.

Response: See question # 13.

END OF ADDENDUM NO. 1