



**To: All Vendors Bidding on The College of New Jersey
Chiller Turbine Rotor Repair and Installation**

**From: Lauren Manning
Finance & Business Services**

Date: August 12, 2024

ADDENDUM NO. 1

ISSUE DATE: August 23, 2024

REFERENCE: The College of New Jersey
Chiller Turbine Rotor Repair and Installation
Bid No. AB250003

Date of Original Bidding Documents: August 1, 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.

REVISED BID OPENING DATE: 2:00 p.m. on September 12, 2024

The College of New Jersey will receive sealed bids for Chiller Turbine Rotor Repair and Installation until 2:00 P.M. on the **12th day of September, 2024** at The College's Office of Finance and Business Services, Administrative Services Building, Second Floor, Room 201, Route 31 (Pennington Road), Ewing Township, New Jersey. At 2:00 P.M. all bids will be publicly opened and read in Room 203 of the Administrative Services Building.

VENDOR QUESTIONS:

Question 1: WE have a two options for the rotor with respect to lead time. The Rotor OEM Elliot direct- this may be 40 weeks and ELLIOT OEM Standard (Aftermarket) may get us closer to 20 weeks. Please confirm what is acceptable.

Response: Elliot OEM Standard (Aftermarket) is acceptable as long as it meets the OEM Elliot Direct complete current specifications.

Question 2: The Bid allocates a 20,000.00 allowance for extras. While this may be reasonable, the complexities and uncertainties with this unit may prove to realize findings, in excess of this \$20,000.00. CONFIRM: What would/does the Owner have or planned in this event

Response: If the project work requires additional work in excess of the allowance amount, and the additional work is justified, a Change Order increasing or decreasing the contract value will be issued.

Question 3: The Bid states LUMP SUM (LS). This is understood that the BIDDERS are to provide a LS for the scope as attached, and while a Sched of Values is both requested and understood acceptable- the BIDDER, their costs, markup, and any other jobsites expenses are that of the BIDDER and where the Contract is approved by Owner, the aforementioned are not a requirement to payment, process or otherwise. CONFIRM: Confirm same or otherwise.

Response: The Lump Sum Price is to be broken down in the Schedule of Values accordingly to the amount of the bid (Contract Amount).

Question 4: The Bid states that Subcontractors that the BIDDER (may) use for “EXTRA WORK/ CHANGES” must be limited to 15% markup allowance. Recognizing that the BIDDER may not either know if CHANGES or EXTRA work is needed and or what subcontractor may be needed, It would be near impossible to accept assumptions that such “unknown Subcontractor” would participate in the allowance. CONFIRM: Confirm applicable to only “Extras/Changes” and what/where would the BIDDER be forced to do in the event a Subcontractor would not accept the allowance?

Response: An Allowance Reduction will be issued based on the cost of labor and materials plus the mark-ups noted in the Division 1 specifications for the Sub-Contractor and Prime Contractor.

Question 5: The Bid States that in Construction Jobs that a Liquidated Damage (LD) clause exists. Recognizing this as a Maintenance and Repair SOW and that these items are sourced through VERY LIMITED vendor pools- parts and deliveries while apparently reasonable are subject to significant changes, thereby “guaranteeing” deliverables to a (uncapped) Liquidated Damage

exposure may be unreasonable. CONFIRM: Recognizing this SOW /Contract is a Repair and Maintenance- does the LD clause exist. If so, does a Cap exist and lastly. Language states “a 1/20 of 1pct” applicable to “balance or payments due”. Does that mean the LD are limited to “the pct as applied to open balance”?

Response: Its applied to the original contract value not the balance due. With regard to delays due to deliveries, TCNJ is a reasonable owner in this regard. However, all parties involved in this project need to understand that time is of the essence.

Question 6: In view of the aforementioned, would a reasonable extension be a consideration. CONFIRM Bid extension considered.

Response: Yes, see revised Milestone Schedule.

ATTACHMENTS:

1. Revised Milestone Schedule

END OF ADDENDUM NO. 1



PO 245 Chiller Turbine Re-Build

TCNJ # PO245

Milestone Schedule (REVISED)

August 2024

Advertise for bidding	August 1, 2024
Pre-bid Meeting, ASB 103 @ 10 am	August 8, 2024
Cut off for questions	August 20, 2024
Addendum Issued	August 23, 2024
Bids Received by 2 pm	September 12, 2024
Notice of Intent to Award Issued	September 19, 2024
End of Protest Period	September 26, 2024
Notice to proceed issued by:	September 27, 2024
Submittals in and approved by:	November 11, 2024
Start Construction in the field	March 10, 2025 *
Final Completion in field, Substantially Complete	June 10, 2025
Final Completion (project closed out w/ warranty, etc.)	July 12, 2025

Bidding General Notes:

1. Start of construction considers a 20-week lead time for purchasing and taking delivery of approved equipment. Construction would be allowed to start sooner if equipment lead time is shorter.
2. Bidder shall include in their bid price an allowance of \$20,000.00 dollars for " Unforeseen Issues", if needed or requested by the College over and beyond what's shown on the bidding documents. Any unused allowance shall be deducted from the contract via a deduct change order.