



**To: All Vendors Bidding on The College of New Jersey
Decker and Cromwell Hall Air Conditioning**

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

Date: October 13, 2025

ADDENDUM NO. 3

ISSUE DATE: October 13, 2025

REFERENCE: The College of New Jersey
Decker and Cromwell Hall Air Conditioning
Bid No. AB260004

Date of Original Bidding Documents: September 17, 2025

INTENT: This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents and Prior Addenda if any, as identified above.

VENDOR QUESTIONS:

Question 1: Will TCNJ approve Directional Drilling at Cromwell Hall to avoid reconstructing retaining wall & walkway closure?

Response: No.

Question 2: Can we use the Janitors Closet Room # 222 thru 622 for our new panel locations & Conduit Riser, there is not room in the electrical closet to add a Panel.

Response: Yes, for conduit risers and no for panels. Panels should be installed in the electrical closets as shown.

Question 3: Would TCNJ allow installation of the new windows and PTAC units in 2026 for Cromwell? We can install the new gear in 2027 when it arrives with a coordinated shutdown.

Response: No, if the units cannot run, they cannot be installed since there wouldn't be any fresh air available to the rooms. If delivery of the gear dictates that we cannot complete the installation at Cromwell in time for student move in then the windows and PTAC units shall be stored in trailers or the contractor's warehouse, at their expense, until spring/summer 2027.

Question 4: Purchasing the windows & PTAC's when received will start the warranty process. Should the warranty date be extended if not brought on line for Cromwell in 2027?

Response: Warranty will start when the work of each building is substantially completed.

Question 5: Please confirm LD's would only apply to Decker Hall for substantial completion dates.

Response: LDs will apply to both projects. Should we not be able to start/finish Cromwell in 2026 then LDs apply to August 2027. Decker shall hold to August 2026. We should not even discuss this since students are booked to be moved in in each August and thus the work and units must be completed and running prior to their move in. This should be mute.

Question 6: Would a bid extension be considered?

Response: Yes, please see attached revised Milestone schedule. We will not entertain any more questions for this project.

ATTACHMENTS:

1. Revised Milestone Schedule

END OF ADDENDUM NO. 3



Decker and Cromwell Halls Air Conditioning

MILESTONE SCHEDULE

September 17, 2025

Revised October 13, 2025

Bids Released	9/17/25
*Pre-bid Meeting, 2:00 pm, ASB 203	9/24/25
Last day for questions	9/30/25
Addendum issued, if needed	10/2/25
Addendum issued	10/6/25
Walk Through, 10:00 am, ASB lobby	10/8/25
Bids due to TCNJ, 2:00 pm,	10/23/25
Notice of Intent to Award Issued	10/24/25
Notice to Proceed Issued by	10/31/25
Kick-off Meeting	11/3/25
Pre-Construction (Submittals + Permitting)	11/3/25-11/25/25
Mobilize and Start construction	11/30/25
Power and distribution rough in and wiring	11/30/25-5/15/26
Window and PTAC installation, power wiring in rooms	5/16/26-8/15/26
Substantial Completion	8/15/26
Project Closeout by	11/15/26

Attendance is not required at the Pre-bid meeting, but strongly encouraged. The meeting will be held in Administrative Services Building, **Room 203**. Parking is available at the building. We will briefly review the RFP, answer questions, and then take a tour of the building if agreed upon at the meeting.

ALLOWANCE: an allowance of \$150,000 dollars shall be included in the bidders bid amount for unforeseen items not anticipated in the design documents.

GENERAL NOTE 1: the rooms in these dorms are occupied and will be until move out in mid-May. All work in the ground and in the mechanical rooms can be completed while students are in the building, but work must take place after 8:30am. Some work down the hallways can occur, but must be completed after 8:30am, and cleanup is immediate. Students leave for winter break mid-December to mid-January: hallway work can take place during this time as well. Spring break provides another full week. Immediately upon student move out for the summer, the contractor will take over the building and install all remaining feeders down hallways and into the rooms, as well as window removal and window/PTAC installations. This is a very

challenging project, and if second shift work is necessary to accomplish this the contractor shall figure for same in their bid. Staging will be made available as shown on the documents, so the contractor can stage all their windows/PTACs and equipment as necessary prior to installations.

GENERAL NOTE 2: In late May for 2 days (Thursday and Friday), TCNJ has commencement, and the first weekend of June Special Olympics takes place on campus. Work can take place but must be indoors only. No deliveries or outside work shall take place during these two events.

GENERAL NOTE 3: Any reference to a specification section that is not included in these bidding documents shall mean these bidding documents do not require said spec section to be a part of these bidding documents.

GENERAL NOTE 4: Any reference in these bidding documents to the bidder paying permit fees shall be disregarded by the bidders: TCNJ pays for all permit fees. The contractor will fill out the permit applications as usual and give to TCNJ for submission to DCA. TCNJ will then pay the permit fee.