

RFP 24-54 Renovations to Campbell Library - Phase 2

Rowan University

Office of Contracting & Procurement

Questions & Answers

1. Is the Library going to be open during construction? If so, do you have a phasing plan for the renovations?
The 4th and 5th floor will remain open during construction and were completed in Phase 1. Phase 2 of the library is the final phase. AHU-3 cannot be taken out of service until May 2025 and must be operational by August 01, 2025 to serve the 4th floor.
2. Will a phasing plan be issued? *No. Phase 2 of the library is the final phase.*
3. We are requesting three day bid extension because of the Thanksgiving Holiday to Thursday, December 5th by 2:00pm. We are seeing many potential subcontractors are declining to bid without the extension because their staff is off for the holiday. *The bid date is being driven by internal Rowan dates and cannot be extended.*
4. With proper protection can we utilize the elevators for movement of personnel during the project, any time restrictions? *Yes.*
5. Please advise if there can be a bid extension due to the holiday weekend? *The bid date is being driven by internal Rowan dates and cannot be extended.*
6. Please advise if there is a date established for subcontractor visits or can one be provided? *No formal walk through for sub-contractors will be provided however the library is a public building.*
7. Please confirm if this a GMP or LS submission (Section 3 of RFP refers to a GMP but the process and contract seems to be for a lump sum? Please confirm if there is a bid form with a trade breakout you would like us to use or is it just the "proposal & Pricing" page 17 of the RFP? *Submissions are lump sum only. Please use the proposal & pricing page.*
8. If this a lumpsum submission can you please advise an allowance to hold for remediation of holes found during the requested ceiling inspection 29/A821. Magnitude unknown. *Submissions are lump sum only. Please use the proposal & pricing page.*
9. Please consider extending the proposal due date as the Monday after Thanksgiving is non-conducive for complete and competitive bids from the subcontractor market. *The bid date is being driven by internal Rowan dates and cannot be extended.*
10. Is there further guidance on how to utilize the submission portal – whenever we try to get into it, it takes us to a Google sign-in page. *The portal is on the google platform. You must create a long in to access the portal.*
11. Please provide any fire alarm vendor contact information to ensure compliance with system. *Wayman*
12. Please provide BAS control vendor contact information. *Honeywell*
13. Is there are required fire sprinkler contractor for this building? *Wayman*
14. Will Phase 1 be completed prior to Phase 2 starting? *Yes.*
15. Have any cores been taken to show all layers of existing roof and to confirm thickness? If so, can that information be provided? Acknowledging specification notes EPDM roofing with ballast, but if there are known cover boards, vapor barriers, pitch, etc. would be good to know for pricing purposes. *Cores were taken. See photos posted. There is not a formal report about the existing roof. New tapered insulation will be required on all areas to be reroofed. The existing deck is flat.*
16. Keynote 5 on the demo RCP A1.9 shows salvage of existing artwork, can the contact information for the original installer be provided for pricing purposes? *Salvaging the artwork is the contractor's responsibility. The original artist shall not be engaged.*
17. Is there a required specification for temporary partitions shown on the demolition plans? *Provide stud walls with drywall finish on public side, full height to deck. Provide a hollow metal door and frame complete with*

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hardware. In addition to the partition shown on the drawings the contractor shall be required to provide temporary walls, barriers, partitions, enclosures, etc. as required by means and methods and the specification.

18. Keynote 21 points at Stairs 5 S5, should this be keynote 23 or is a duct intended to be run at the stair? *Keynote 21 on A1.2 should be keynote 23. There is not a duct opening required at the stair.*
19. Please confirm the partition infill at the removed balcony is to be partition type 1 in both the base bid and Alternate #9. *Yes to both.*
20. On A1.2 at the Lounge 225 railings, can the Alternate #4 note be expanded to include not creating the duct openings for clarity's sake? *The language in spec section 012300 indicates that floor openings for ducts will not be needed for alternate 1.*
21. Please confirm elevator that runs to loading dock can be used for construction purposes and if so, please provide dimensions and weight capacity. *Elevator Dimensions: 80"W x 66"D x 84"H Weight Capacity: 3,500*
22. Spec 01210 states that the allowance should be included in our base bid, but the Proposal & Pricing Page shows it separate from base bid. Please confirm how we should include and/or list the stated allowance. *Submissions are lump sum only. Please use the proposal & pricing page.*
23. Where is the underroof access for the (2) drains to be replaced in the sunken area of the roof? Is it from the 3rd or 4th floor? *Access will be needed through the existing fourth floor ceiling to work on those drains.*
24. Is a 5th floor plumbing plan available to show roof drain connection points or are the drains only being replaced and set into existing piping? *The roof drains are being replaced and set into existing piping. See original plumbing design drawings that can be used as a reference.*
25. Plan A11.3 shows work at the 5th and 6th floors, but those areas are not shown on any other plans – is the work in these locations strictly finish replacements? *Just finishes as shown.*
26. Is the existing lobby wood veneer finish known that new millwork is to be matched to? Reference drawing A9.3 at the display case. *Match the existing wood trim finish.*
27. Site Plan SP-1 shows a hatched area for a lift for roof access; however, it appears that location provides no connection to the main roof to be replaced. Please confirm what is required here. *Access to the main roof shall be from the area north of the building. The lift area shown to the east is anticipated to be used to access the lower curved roof on the east side of the building. SP-1 is a diagram of restrictions. GC shall be responsible for finalizing the site logistics plan with the owner during construction.*
28. Are there any other areas adjacent to the building for trailer and storage box laydown? Service drive appears to be tight and roof and mechanical work will require a crane that will take up significant space in the noted area. *There is no additional space available. The fencing on the sidewalk along Route 322 should be extended out to the bus shelter.*
29. Are the mechanical units shown to be installed as part of Phase 1 being installed into the existing old roof or will that installation be coordinated with Phase 2 roof replacement work? If not coordinated, should the Phase 2 contractor be expected to carry any cost/scope for the removal or reinstallation of units to facilitate roof replacement? *New roofing installation needs to be coordinated with the units installed during phase 1. They are considered existing units when phase 2 starts.*
30. Please confirm note 22 on A2.1 is calling for a freestanding actuator pedestal for the auto operators, and if so, confirm the exterior finish that would need to be removed and replaced to install the new actuator pedestals at Vestibules V101 and V102. *Yes, it is a free-standing pedestal. The existing finish is pavers and is accessible for observation on site.*
31. Electrical plan E2.1 notes existing motor operated door equipment to remain, but doors, frames, and hardware are all to be replaced – please confirm that note should be just the existing feed to remain, but new connections to new equipment are required. *All door operators will be new as indicated in door schedule and specifications. The existing branch circuit and associated disconnecting means shall be used to serve the new door operators at V101 and V102.*
32. Elevation "6A" is shown on A2.3 as shown on A5.4, but there is no 6A on A5.4, should that be shown as 7A on A9.2? *7A on 9.2 is the correct elevation for the tag 6A on 5.4.*

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33. With Alternate #6 – please confirm the display cases shown on A9.2 and A9.3 won't be built at all. *Display cases will not be built if alternate 6 is accepted.*
34. Please confirm that the first floor is a slab on grade and any under slab utilities will require sawcut trenches. *The first floor is a slab on grade. See existing drawings.*
35. The Phase 2 single line drawing E-4.1.2 shows the breakers for the (3) RF units being provided in Phase 1. WE are being told that these were not provided in Phase 1 and will need to be provided in Phase 2. *This equipment is associated with Phase 2.*
36. What are the power requirements for the second floor Pods 225 & 226? *Pods are to be provided with one quadplex receptacle device mounted to the bench face. Coordinate all device locations and installation requirements with the furniture/casework vendor. Refer to the schedule of deduct alternates in specification section 01 23 00 Part 3*
37. Plumbing new work is not show for sink at Librarian Suite 213 – please update to reflect. *New plumbing is required to that sink SK. Mchugh will show this on the Addendum set of drawings.*
38. Is the mechanical room ceiling required to be painted? *No.*
39. Please confirm keynote M39 refers to detail 3/M4.4. *Yes, all new roof piping curbs shall be installed as per detail #3/M-4.4*
40. Can the pre-bid RFI period be extended? *No*
41. Can the bid due date be extended? *No*
42. When is the anticipated date of award? *ASAP*
43. For any pre-purchase equipment, please provide the approved submittal? *Copies of the submittals have been provided.*
44. For any pre-purchase equipment, please provide the procurement schedule up until the delivery date? *Equipment has been released for fabrication and awaiting an update from the manufacturer.*
45. For any pre-purchase equipment, please provide a redacted PO providing the scope that is owned by the subcontractor? *See attached Pre-Purchase Specifications for scope.*
46. Since portions of the building will be occupied during the renovations, please advise any temporary HVAC, fire alarm, power provisions that are required. *Life safety including all fire alarm devices must be maintained in the occupied portions throughout construction. 4th and 5th floor HVAC must remain operational throughout. Replacement of AHU 3 that serves the fourth floor must be completed over summer 2025. Temporary facilities as needed are required per the specifications.*
47. Based on current slab conditions should the contractors assume remediation? 10%, etc.? *Yes, provide floor prep as required to level existing substrate using hydraulic cement underlayment as called for in specifications and to meet flooring finish manufacturer's tolerances.*
48. Please identify extent of existing fireproofing. Additionally, please advise level of protection that needs to be provided for areas that are disturbed by new installations. *Fireproofing is known to exist under the main roof beams columns and deck, and the fifth floor beams. Disturbed fire protection needs to be restored to achieve a 1 ½ hour rating for the roof and a 2 hour rating for the floor.*
49. Clarify GC's responsibility related to building commissioning. *Work with owner's commissioning agent to commission the building. See commissioning specifications.*
50. Kimmel Bogrette- Several fixture specifications within the lighting schedules between the Architectural and Electrical plans do not match. Please confirm that EM fixtures are to be installed as shown on Electrical plans, while specified lighting fixtures on the Architectural plans are to be followed. *Lighting fixtures A, B, C, C.1, D and E shown on the architectural ceiling plans are not correct. Follow the electrical plans and schedule for lighting. Clarifications for E-5.4.2 Luminaire Schedule:
Fixture C.1 – Include a surface mounting kit.
Fixture K.1.XX - Is a pendant.
Fixture M – Provide a clear flange.*

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All fixtures tagged DC.1 on electrical lighting plans should be fixture Q.

51. Please provide photos of the existing ballast roof to be replaced, if available. Access to said roof was not available during the pre-bid site walk. *Shared*
52. McHugh Engineering- Sheet M-0.2 states "IN ADDITION TO THE EQUIPMENT INSTALLED AS PART OF PHASE 2, THE BAS CONTRACTOR SHALL ALSO INTEGRATE ALL MECHANICAL EQUIPMENT, VALVES, ACTUATORS, ETC. PREVIOUSLY INSTALLED ON PHASE 1 INTO THE NEW BAS SYSTEM. INSTALL NEW WIRES, CONTROLLERS, AND REPLACE SENSORS/THERMOSTATS AS REQUIRED." Please clarify the scope from Phase 1 that will need to be integrated into the BAS and provide mechanical plans for said Phase. *Mechanical plans for Phase 1 will be included in the Addendum Set for Phase 2, for clarification. All mechanical equipment installed on phase 1 was provided with BACNet controllers and temporary stand-alone controls. As part of the phase 2 scope, the ATC contractor shall integrate all BACTNet controllers into the new BAS, provide all new control wiring, and demo the temporary stand-alone controls that were installed on phase 1.*
53. McHugh Engineering- Please advise if existing 220V power is available on all floors where construction is to take place. *The existing electrical service provides 480/277V-3Ø power with step down transformer providing 208/120V-3Ø power on each floor.*
54. Please advise if there is a preferred/required mobilization timeline for construction activities to begin. *Immediately upon issuing the Notice to Proceed.*
55. Kimmel Bogrette- Keynote 9 on Sheet A6.1 states "CLEAN AND REINSTALL EXISTING 3-DIMENSIONAL HANGING ARTWORK." Please confirm it is acceptable to protect the existing artwork in place and clean once construction is complete, as removing, storing, and reinstalling this artwork to its original state would not be advisable. *Follow the requirements of the drawing notes.*
56. actors have requested a bid extension due to the Thanksgiving holiday, and office closures the following day, Friday 11/29. In order to ensure Rowan University receives the most accurate and competitive pricing, would it be possible to extend the bid to no later than 12/10/2024. *The bid date is being driven by internal Rowan dates and cannot be extended.*
57. Please provide the point of contact for the required/preferred vendor(s) for the building automation system (BAS). *Honeywell*
58. Please confirm if the GC will be responsible for keying of new/existing doors. Please provide building locksmith contact information, if applicable. *GC is responsible to key the new/existing doors. Rowan lock shop will provide pin numbers.*