ADDENDUM #4 & ACKNOWLEDGEMENT

To: All Vendors  
Date: February 12, 2019

Changes to Specifications

<table>
<thead>
<tr>
<th>#</th>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Questions &amp; Answers</td>
<td>Questions &amp; Answers have been posted as part of this Addendum.</td>
</tr>
<tr>
<td>2</td>
<td>Abatement</td>
<td>Abatement drawings, work plans and specifications have been included as attachments on the Office of Contracting &amp; Procurement website.</td>
</tr>
<tr>
<td>3</td>
<td>Additional Drawings</td>
<td>Additional Drawings have been included as an attachment on the Office of Contracting &amp; Procurement website.</td>
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<tr>
<td>4</td>
<td>Revised Drawings</td>
<td>Revised Drawings have been included as attachment on the Office of Contracting &amp; Procurement website. These drawings replace specific items in the original drawings.</td>
</tr>
<tr>
<td>5</td>
<td>Logistics Plan</td>
<td>Site Logistics Plan has been included as attachment on the Office of Contracting &amp; Procurement website.</td>
</tr>
<tr>
<td>6</td>
<td>Vendor Criteria</td>
<td>The Scope of Work section has been updated to include specific vendor requirements. Please see the modified IFB Document on the Office of Contracting &amp; procurement website for details.</td>
</tr>
<tr>
<td>7</td>
<td>Schedule of Events</td>
<td>The Schedule of Events has been updated. Additionally, the Bid Opening location has been updated. Please see the modified IFB Document on the Office of Contracting &amp; procurement website for details.</td>
</tr>
<tr>
<td>8</td>
<td>Removal of Bole Hall</td>
<td>Bole Hall has been removed from the scope of work in its entirety. Any references to work in Bole Hall shall be disregarded.</td>
</tr>
</tbody>
</table>

The information contained herein revises, supplements and/or supersedes the specific parts of the documents referred to and shall be attached to and become part of those documents as if originally forming a part thereof. Except herein as modified, all other provisions of the documents shall remain in full force and, unless otherwise described in this Addendum, shall comply with the requirements originally specified. All other conditions of this project will remain in effect.

- Office of Contracting & Procurement website: https://sites.rowan.edu/procurement/bids/index.html  
- Please direct any questions to bids@rowan.edu

ADDENDUM & ACKNOWLEDGEMENT

I acknowledge that I have received and reviewed this Addendum.

Company Name (please print)  
Name (please print)  
Signature  
Date

This acknowledgement is required with bid submission.
Questions & Answers

1 - Question & Answer
Bunce Hall Drawings A101 reference Drawing A412. There is A412 in the bid set, can you please provide this drawing?

A101 notes have been updated to refer to A711 instead of A412, A412 was changed to A711.

2- Question & Answer
Page 4 of 27 of the Invitation To Bid indicates Liquidated Damages of $1,000 per day. Page 48, para. 9.11.5 and 9.11.6 indicates Liquidated Damages of $2,500 per calendar day. Please advise which is correct.

$1,000 per day for the first thirty days, then $2,500 per day after thirty days

3- Question & Answer
It is our understanding that this is a lump sum bid and breakdowns are for informational purposes only. In other words, the University intends to award a contract for both buildings and does not have the option to award either or under the terms of this RFP. Please confirm.

Removal of Bole in addendum #4

4- Question & Answer
Doors 100N, 104C, 200B in Bole Hall are listed existing to remain and new doors/ frames in schedule on A801. Same applies to doors 209,223,301I, 307, 308 at Bunce. Please clarify.

Bole Hall:
100N – New Door and Frame, 104C New Door and Frame, 200B New Door and Frame (refer to A801 for clarifications)
Bunce Hall:
209 existing door, 223 existing to remain card reader required on existing door, 301I existing to remain, 307 existing to remain, 308 existing to remain.

5- Question & Answer
Where does CP-1 as indicated on A902 in Bunce apply?

No ‘CP-1’ on 902 if you are referring to ‘CPT-1’ this takes place in admission suite 200, admission suite 201, admission suite 208, admission suite 209, Presidents suite 300, Provosts suite 301, vp govern. + gen counsel 308, media and PR suite 309.
### 6- Question & Answer

Please provide specifications for MP-1 and 2 as indicated on A902 in Bunce Specification Provided in addendum.

### 7- Question & Answer

It appears that all roof openings for HVAC are existing to be re-used. Please confirm no roof or roof structure work is required.

Refer to drawing H204A for extent of roof work and drawing H602 for details. New condensing units and piping are shown for split system units serving IT Rooms on second and third floors.

### 8- Question & Answer

Please confirm existing fire service is adequate to accommodate Bunce expansion.

This is to be confirmed through awarded Sprinkler Contractor’s signed and sealed hydraulic calculations to accompany the sprinkler shop drawing submittals required for DCA submission. The current system supplies sprinklers at the Auditorium area and its adjacencies, which extend to a similar elevation as the current 1st and second floor fit out. We anticipate that the existing fire service may be adequate, however, this will need to be confirmed/verified as noted.

### 9- Question & Answer

Responsibility matrices drawings IT001 (Bunce and Bole) refer to new fiber/ copper elevator equipment traveler to street. Does this apply? Please provide more information.

Yes, this does apply as indicated in the IRT responsibility matrix provided by New Road Construction Management. See below:

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>CONTRACTOR</th>
<th>OWNER</th>
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</thead>
<tbody>
<tr>
<td>FIBER/COPPER FROM ELEVATOR EQUIPMENT TRAVELER TO CAB OR FIRE ALARM PANEL OUT TO STREET</td>
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</table>

![New Road Construction Management]

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
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<tbody>
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<td></td>
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</table>
### 10- Question & Answer

Please confirm that work listed as "by contractor" on IT, AV and SEC drawings (Bunce and Bole) refers to the University's contractor as noted in the responsibility matrices.

### See Below

<table>
<thead>
<tr>
<th>ROWAN – BUNCE CIF IRT RESPONSIBILITY MATRIX</th>
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<tbody>
<tr>
<td>DESCRIPTION</td>
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<tr>
<td>GENERAL</td>
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<tr>
<td>FURNISH</td>
</tr>
<tr>
<td>NOTES</td>
</tr>
</tbody>
</table>

**General Contractor**

**Owner (Rowan)**

(Which includes any contractors hired by Rowan)

[Universities Contractor(s)]

### 11- Question & Answer

Please confirm that the Labor Rates breakdowns forms are required during the bid process, per trade, or will a lump sum per trade be adequate.

**Removal of Bole in addendum #4**

### 12- Question & Answer

Regarding the proposal page for both Bole Hall and Bunce Hall; There is a note at the bottom that mentions the “Hourly Labor Rate Breakdown Form.” Can you please tell us where this is this available or, is it necessary for this Invitation for Bid?

**Provided in bid packet and yes required for IFB**
### 13- Question & Answer

Please provide a specification and more specific detail on the new precast terrazzo treads for the stairwells. The detail on Drawing A-711 specifies a 2 1/4” thickness. The existing precast concrete treads are 1 ¾”. If we increase the depth, treads will be higher than the existing landings.

Are the treads concrete or epoxy? Can we receive a color range to bid on?

**Specification provided in addendum, refer to A711 and refer to updated detail.**

**Treads are to be epoxy, color TBD**

### 14- Question & Answer

Bole Hall has missing drawings, they are: E200, E300, E303, E401B, E402, E403, E501, IT201A and IT201B. I would also like to note that the cover sheet has a drawing listed as IT200, but the actual title block read IT201. I assume this is a clerical error.

E200, E300, E303, E401B, E402, E501 are not in the Drawing set A series Coversheet updated. IT201A, and IT201B were in the DCA set, and have been updated to A201 Coversheet has been updated. There is no IT200 this is correct.

### 15- Question & Answer

Bunce has missing drawings, they are: AV201B and AV201C.

**AV201B and AV201C are not part of the set Coversheet has been updated**

### 16- Question & Answer

Under summary of work specification, 011000, page 1 item 1.3 A, there are 6 buildings listed. Is there work in items 1.03A,c. Laurel Hall, d. James Hall, e. Oak Hall, and f. Savitz Hall.

**No**

### 17- Question & Answer

Reference Bunce Hall. There is a specification section 142100 “Electric Traction Elevators” is this part of the contract and if so, where on the drawings is this shown? Also, the index under division 14 states “Not Used”. Please advice accordingly.

**Specification should not be in Specification book, not part of the contract, has been removed.**
18- Question & Answer
Project documentation (drawing H-801, detail Building System Architecture Detail 3 Note #1) identifies requirements for control system to integrate to Honeywell EBI system. Building Specification KSS Project #2018 - 22519 Section 230900 Page 6 Section 2.3 C. New control system will integrate seamlessly with the existing campus Automated Logic WebCTRL server and existing building Honeywell system. Control contractor shall provide integration functions to this server as part of this bid as described in section 3.20.

- Clarification: Please clarify the intent of the system integration.
- Clarification: This section refers to section 3.20 Protection. Is this correct?

Note 1 on detail 3 on drawing H-801 was revised on Addendum 1 issued 12/12/18. The note indicates that the new BMS system shall integrate with the existing campus Automated Logic WebCTRL server and Automated Logic (Chiller Plant). Reference to Section 3.20 is incorrect, the correct section to reference is 3.7.

19- Question & Answer
Project Documentation KSS Project Bunce CIF #2018 - 22519 Section 230900 Pages 22-23 section 3.7 D.4 states: If this is an extension of an existing system on campus that is not already integrated via BACnet IP to the Automated Logic WebCTRL server, vendor must include integration of all pre-existing points as well.

- Clarification: Is it the intent of this bid to replace any and all controls existing and new in Bunce CIF that currently may not communicate BacNet IP?

The intent of this project is to provide new controls for the new equipment and provide communication with the existing campus Automated Logic WebCTRL system and Automated Logic (chiller plant) system. Existing equipment controls will not be required to be replaced.

20- Question & Answer
Project Documentation KSS Project Bole Hall #2018 - 22519 Section 230900 Pages 23 section 3.7 D.4 states: If this is an extension of an existing system on campus that is not already integrated via BACnet IP to the Automated Logic WebCTRL server, vendor must include integration of all pre-existing points as well.

- Clarification: Is it the intent of this bid to replace any and all controls existing and new in Bole Hall that currently may not communicate BacNet IP?

The intent of this project is to provide new controls for the new equipment and provide communication with the existing campus Automated Logic WebCTRL system and Automated Logic (chiller plant) system. Existing equipment controls will not be required to be replaced.
### 21- Question & Answer
Project Documentation KSS Project Bole Hall #2018 - 22519 Section 011000-1 Section 1.3 Work Covered by Contract Documents. Please clarify work scope for any work expected not in drawings or project manuals listed in No.1 project locations. a. Bole Hall – 10 Bunce Circle, Glassboro, New Jersey 08028 b. Bunce Hall – 100 Bunce Circle, Glassboro, New Jersey 08028 c. Laurel Hall – 541 Summit Lane, Glassboro, New Jersey 08028 d. James Hall – 325 North Campus Drive, Glassboro, New Jersey 08028 e. Oak Hall – 531 Summit Lane, Glassboro, New Jersey 08028 f. Savitz Hall – 227 Mullica Hill Road, Glassboro, New Jersey 08028.
- Specifically clarification on C. Laurel Hall, D. James Hall, E. Oak Hall, F. Savitz Hall

**Removal of Bole in addendum #4. C. Laurel Hall, D. James Hall, E. Oak Hall and F. Savitz Hall have no scope**

### 22- Question & Answer
Page 3 of the IFB, lists the Required Procurement Documents. Item 22 asks for Subcontractor Disclosure Forms (Vendors must submit a separate form for both Bole and Bunce Projects)

- a) Since this contract is being bid and awarded as one overall contract, can only one copy of the Subcontractor Disclosure Forms be provided.
- b) Please confirm if the Subcontractor Disclosure Forms are required by the four (4) prime subcontractors (Steel, Plumbing, HVAC, and Electric)

**Removal of Bole in addendum #4. Yes**

### 23- Question & Answer
Please confirm that the cost breakdown provided on pages 1 and 2 of the Proposal Pages are not meant to total the “Base Bid” of each building.

- a) Confirm that the breakdown is for general information purposes only
- b) Confirm that the award of the contract is based on the sum of both the Bole Hall and Bunce Hall “Base Bid”

**Removal of Bole in addendum #4**

### 24- Question & Answer
Can the “Hourly Labor Rate Breakdown Forms” be submitted by the Lowest Responsible Bidder after a Letter of Intent or Notice of Award is issued by the college.

- a) The requirement to provide these documents is extremely burdensome and does not allow the contractors to properly vet the subcontractors or the information they provide.
- b) All work is based on the prevailing wage rates; however, insurance rates and benefit packages vary depending on the individual subcontractor.
- c) Discrepancies in these forms could cause grounds for a protest.

**No, must be included in Bid Packet**
### 25- Question & Answer
What is the duration that proposals must remain open? Item 1B1.9 of the Instruction to bidders conflicts with the Invitation for Bid II.B (5 of 27).

90 days

### 26- Question & Answer
Section 10.2.2.4 of the General Conditions states “It is the Contractor’s responsibility to determine the existence of potentially hazardous materials, including lead”

a) Please advise if any asbestos, PCB’s, or lead paint exists in either building. Be specific as to its location.

b) Confirm that the General Contractor is not responsible for any hazardous material testing and or abatement.

c) If hazardous material removal is required, will the project milestone completion dates be revised prior to the bid opening?

Abatement specification included in addendum #4

### 27 - Question & Answer
Confirm that the warranty period is 2 years per General Conditions 3.5.1.

a) Confirm that the mechanical subcontractor is responsible for providing a five (5) year warranty on parts for all equipment that has a compressor.

b) Does the labor cost paid by the owner apply after the second year?

2 years, yes & yes

### 28- Question & Answer
Section 11.1.3.3.4 asks for a “Completed Operations Insurance” written to the limits specified ... for a period of one year”.

a) Is this the same as a Maintenance Bond?

b) Please confirm the duration and the percentage

This section doesn’t exist

### 29- Question & Answer
The IFB section V Insurance Item C, 7 asks for Professional Liability Insurance. Since the only Delegated Design work associated with the project is the sprinkler system, can this coverage be provided by the subcontractor offering the services and not the General Contractor?

No
30- Question & Answer
Please confirm that the fire sprinkler system is the only “Delegated Design” aspect of the project.

Fire Sprinkler System is “Delegated Design.” It is Bidder’s responsibility to review the contract documents and to identify any other Scope of Work that may require “Delegated Design” in order to meet the intent of the Contract Documents.

31- Question & Answer
Please confirm that per section 011000 Summary, work by others (not included in this contractors scope) include:
   a)  IT wiring & devices.
   b)  Fire Alarm
   c)  Security wiring & devices
   d)  Telephone / Data
   e)  Audio / Video
   f)  Material Testing

   By owner

32- Question & Answer
The Milestone completion date for Bunce Hall noted in 011000 conflicts with the IFB.

12/24/19

33- Question & Answer
Per section 011400 and as discussed at the Pre-Bid meeting, no contractor staging area is being provided. The college must provide a designated area for the placement of a trash dumpster, storage container, material handling equipment, and temp toilets. These items are required in order for the contractors to perform their work per the specifications.
   a)  It is in the college’s best interest to provide a space that is close to each building. Remote locations add to the labor cost and create hazards to pedestrians when trying to move materials and equipment around the site.

Site Logistic plan is included addendum #4

34- Question & Answer
Designate an area for crane access so the HVAC units can be placed.

Site Logistic plan is included in addendum #4
### 35- Question & Answer

Per 011000 Summary, 1.7.B.2 requires all submittals to be made to the architect one (1) week after receipt of the NTP. This requirement is extremely aggressive and conflicts with section 012400 Procedures 1.10.B Subcontractor Approval.

Suggest we revised to 45 days after NTP

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### 36- Question & Answer

Summary of Milestones list the NTP as 11/15/19. Please confirm.

4/5/19

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### 37- Question & Answer

Under Contract Modification section 012500.1.4.B it states in caps, “THERE WILL BE NO ADJUSTMENT TO TIME FOR ANY GIVEN CHANGE ORDER REQUESTED”.

a) Given the notification periods allowed by the contractor and the CM this statement is seems extremely unfair.

b) Will the college accept an unlimited constraint on manpower that the contractors deem necessary on a premium time basis in order to maintain the completion date?

No

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### 38- Question & Answer

Per 013300 Submittal Procedures, the architectural firm is requiring a waiver and a payment of $250 for the CAD files needed to prepare shop drawings.

a) Can the fee be waived?

b) If not, is the fee per building? Per Trade?

c) Are there any CAD files that will not be made available?

No to all

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### 39- Question & Answer

Under Construction Facilities, section 015000.3.2.C; the cost of temporary electric is to be included in the contractors cost.

a) Are we expected to provide sub metering or can the college waive this requirement?

Yes
### 40 - Question & Answer
Please clarify the Demonstration and Training requirement per 018200.1.2.C Allowances.

**Included in specifications**

### 41 - Question & Answer
Please confirm that the exiting equipment and new equipment will fit through the existing door openings in attic.

Refer to sheet note 3 on drawings H204A and H204B. The basis of design air handling equipment was designed to be broken down in sections to fit thru the existing attic door (to roof) or louvers on either side. Contractor is responsible to coordinate rigging of equipment. Refer to the latest drawings issued as part of Addendum 1 set on 12/12/18. Existing equipment to be removed will need to be broken down in order to fit through openings. The Bid shall include such work.

### 42 - Question & Answer
We need to revisit the buildings to inspect existing conditions, attic access and roof access.

a) Who can we contact to schedule a follow up site visit?

**Contact Bruce Farrell and or Robert Sannino of New Road Construction Management**

### 43 - Question & Answer
Will there be any allowances for Unforeseen Conditions?

**General Allowances will be included in addendum #4**

### 44 - Question & Answer
At the Pre-Bid meeting, there was discussion of an alternate to perform the work an 3rd shift. This is an extremely expensive approach and will make loading materials and inspections difficult to coordinate. Please advise if this is being seriously considered.

**Rowan normal operating hours will be included in addendum #4**

### 45 - Question & Answer
Please provide an expected budget for the project.

**None available**
### 46- Question & Answer

Note 7 on D102 calls for the removal of all flooring and the patching of concrete and gypcrete subfloors.

- **a)** We are unable to determine what areas have a gypcrete subfloor per-bid.
- **b)** Please provide direction or an allowance for floor prep.

- **a)** There is no expected gypcrete per review of existing documents, note has been updated to remove reference to “Gypcrete”.
- **b)** All flooring in area of renovation work is to be demolished/removed, abated, and prepped for new flooring finish.

### 47- Question & Answer

Note 5 on D103 calls for the acoustical and or plaster ceiling to be removed.

- **a)** Can the design team determine what areas have plaster that has to be removed?
- **b)** Will the plaster need to be repaired? If so, provide a SF allowance of patching that will be required.

- **a)**
- **b)** There is Plaster Ceilings above the ACP ceilings right below the floor structure. This only needs to be removed in storage room 308C to determine the structural strength of the existing member.
- **c)** Yes, the Plaster should be repaired after completion of the inspection.

### 48- Question & Answer

Note 35 on D103 calls for cleaning of the wainscot.

- **a)** Is there a specification for the cleaning procedure required?

The specification shall be provided in addendum.

### 49- Question & Answer

Notes on D301 have the contractor removing the exit stair doors for cleaning and preparation.

- **a)** Will temp doors be required?
- **b)** How many doors can be removed at a time?

Doors need to be cleaned and receive a new coat of paint if this can be done with the door remaining on then it does not need to be removed. If a door needs to be removed to complete this work then temp doors will need to be provided, as these are egress doors.
### 50- Question & Answer

The work associated with the stairs references drawing A412. This drawing is not part of the set.

A101 notes have been updated to refer to A711 instead of A412, A412 was changed to A711.

### 51- Question & Answer

Detail 5 on H601 shows sprayed on fireproofing to be patched as necessary.

a) What system of spray fireproofing currently exists?

To be determined

### 52- Question & Answer

Drawing H602 shows roof details; however, no roof drawings have been provided.

Refer to drawing H204A for extent of roof work. New condensing units and piping are shown for split system units serving IT Rooms on second and third floors.

### 53 - Question & Answer

Will there be an additional opportunity to submit RFI’s after the addenda is issued.

Yes

### 54- Question & Answer

The proposal page forms as issued have breakouts per Hall, however, there is no line item adding the cost of Bole Hall and Bunce Hall together for a full “total bid” price. Can the proposal forms be modified? We want to ensure the projects will not be awarded as Bole Hall Bidder ‘A’ and Bunce Hall Bidder ‘B’.

Removal of Bole in addendum #4

### 55- Question & Answer

Regarding Bunce Hall: There is a specification for window shades, however, the detail referenced states that the shades are existing. Which windows receive new window shades?

Added in addendum #4
**56- Question & Answer**

Regarding Bunce Hall: The demolition drawings indicate to remove precast concrete treads in all the stairs and install new terrazzo treads. There are no specifications for terrazzo treads and drawing A903 indicates existing finishes to remain. Please clarify the scope of work to be included in stairs.

*Specification provided in addendum, refer to A711 and refer to updated detail. A902 AND A903 has been updated to refer to this scope of work.*

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**57- Question & Answer**

Regarding Bunce Hall: Drawing A102 has a note that directs the bidder to detail 10 on drawing A412. This drawing does not exist. Please provide details.

*A101 notes have been updated to refer to A711 instead of A412, A412 was changed to A711.*

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**58- Question & Answer**

Regarding Bunce Hall: There are fire extinguishers and cabinets specified, however, there are none shown on the drawings. Please advise quantities.

*Existing Fire Extinguishers and cabinets are meant to remain where they are, no new extinguishers are to be added section to be removed in addendum.*

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**59- Question & Answer**

Regarding Bunce Hall: Drawing D102 is entitled demolition level 2. The demolition plan is labeled level 1. Please clarify.

*Clerical error this should be level 2, updated for this addendum.*

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**60- Question & Answer**

Regarding Bunce Hall: Drawing D103 is entitled demolition level 3. The demolition plan is labeled level 2. Please clarify.

*Clerical error this should be level 3, updated for this addendum.*

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**61- Question & Answer**

Regarding Bunce Hall: Please provide the height of the marker boards in rooms 208A, 209A, 209B, 300C, 301E, 304B and 306A,

*Please refer to sheet G008, a drawing has been added indicating the standard heights for markerboards.*
62- Question & Answer
Regarding Bunce Hall: Please confirm that details 10, 11 and 12 on drawing A403 are labeled incorrectly and should be related to room 302.

This is correct.

63- Question & Answer
Regarding Bunce Hall: Drawing D103 demolition note 7 includes many different types of flooring removal i.e. wood, gypcrete, tile, carpet and further depressed areas are to be filled and leveled. There is no differentia between any of the above in the entire corridor. How are we to estimate the different types of removal and filling without being able to measure the various floor finishes?

Areas to be determined prior to demolition, breakout of every floor condition cannot be provided as all substrate conditions are not known.

64- Question & Answer
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65- Question & Answer
Regarding Bunce Hall: Drawing H-104 note 6 states to remove and replace existing valves, what size are these valves? Note that at the pre-bid walk-through there was no access into the attic.

The new isolation valves should match the line sizes of the chilled and hot water. Refer to drawings H204A and H204B for sizing.

**ADDITIONAL NOTE: IN OUR OPINION, IT IS VERY IMPORTANT THAT THE BIDDERS HAVE ACCESS TO THE ATTIC BEFORE FINAL BIDS ARE RECEIVED. A SIGNIFICANT AMOUNT OF WORK OCCURS IN THE ATTIC. THEREFORE, WE FEEL IT IS VERY IMPORTANT THAT EACH BIDDER UNDERSTAND THE ATTIC RELATED FIELD CONDITIONS SO AS TO AVOID CHANGE ORDERS AND/OR DELAYS DURING CONSTRUCTION.**

66 - Question & Answer
Regarding Bunce Hall: Drawing H201 note 3 states to repair and replace damaged duct and pipe insulation. Could this be quantified for the bid as each contractor may determine differently their idea of damaged insulation, or even a dollar allowance to be covered for these repairs? Please advise.

We recommend that each Bidder include a separate Allowance for this work until it can be quantified.
67- Question & Answer
Regarding Bunce Hall: Drawing H-602 details 13, 14 & 15 for the curbs and equipment supports being cut into the existing roof. Is there a warranty on the existing roof and if so, who holds the warranty (name and phone number)?

Rowan to advise on roof warranty.

68- Question & Answer
Regarding Bunce Hall: Demolition drawings AV102 and AV103 basically indicate that the contractor is to remove everything that the Rowan IRT-AV team does not want to retain:
   a) There is no indication of anything on the drawings, so how can we estimate the work? Please don’t indicate that we are to determine by a site visit because that is the engineer’s job, not the bidder.
   b) Once the engineer has provided a drawing for bidders to estimate, please provide guidance as to what the Rowan IRT-AV team does not want to retain. If you, the design engineer do not know, how is the bidder to know and further estimate?

Rowan to advise with summary of Scope of Work required for Demolition based upon their final determination of what they intend to remove from the spaces.

69- Question & Answer
Regarding Bole Hall: The drawings indicate signage, however there are no specifications for signage. Please provide a signage specification.

Specification for Signage to be provided in the addendum.

70- Question & Answer
Regarding Bole Hall: There is a specification section for visual display, but none are indicated on the drawings. Please clarify.

It was our understanding that the Digital Signage in Bunce was to be provided or coordinated by Rowan. See Sheet Notes 1 & 2 on AV202B and sheet note 1 on IT202B. Rock Brook’s contract documents do not indicate any Rowan provided digital signage displays in Bole.
### 71- Question & Answer
Regarding Bunce & Bole Halls: The specifications for visual displays reference tac boards and white boards. There are no tac boards shown/indicated on either building (only white boards). Please clarify.

**See response to Question No. 70 above.**
Per University Standards there are to be whiteboards and tac boards in every office please refer to note added on A101-A103. See mounting heights on G008.

### 72- Question & Answer
Is there a specification for the metal wall panels for rooms 204 & 206?

**Please see updated A902 drawing for metal wall panel product information.**

### 73- Question & Answer
Regarding Bunce & Bole Halls: Reference AV, IT and SEC drawings. AV, IT, and SEC cover sheets all contain a responsibility matrix indicating the Owner is performing many elements of the work, i.e. demolition, cabling, terminations,

Yes, the Contractor is responsible to coordinate their work with the responsibility matrices shown on all AV, IT and Security cover sheets and these are directly from the IRT Responsibility Matrix provided by New Road Construction.

### 74- Question & Answer
Regarding Bunce & Bole Halls: Please provide the model number for the projector mounting bracket.

1) Bole does not have any projectors.
2) Chief RSMAU (or approved equal)
   - Chief CMS Series Adjustable Extension Column (or approved equal)
   - VMP CP-1 (or approved equal)

### 75- Question & Answer
Regarding Bunce & Bole Halls: There is no specification or mention of commissioning for these two buildings is this correct?

**No commissioning**
**76- Question & Answer**
Regarding Bunce Hall: On Drawing E302, are the tele/data and power symbols shown in the center of Room 208A ceiling mount? The same for Drawing E303A Rooms 306A, 304B, 308D, 302, 300C, and 301E.

The symbols represent floor-mounted poke-through devices. For Bid purposes, assume Wiremold 6AT as indicated on the Electrical Coversheet.

**77- Question & Answer**
Page A402 Shows door 300A as a storefront? Door schedule has it as A5 type door (wood small vision kit). Please advise which is correct.

A5 wood door with a small vision kit is correct please see updated A402 and A801 Drawings and Schedules.

**78- Question & Answer**
Regarding Bunce Hall: What are the specifications for fire rated/glass/doors/frames? What about the glass specifications?

Specification provided in addendum.

**79- Question & Answer**
Regarding Bunce Hall: At all glass doors, do you want a closer? If so it would have to be a floor closer due to height. Also generally we do not do an intermediate pivot with all glass doors - it is not shown on elevations either.

Yes there will be a closer, a transom system is to be provided at the door head, this transom system can accommodate a door closer. There will be a floor pivot for the all glass doors. See updated A402 for Heights.

**80- Question & Answer**
I did not see any video security for these renovations. Is there anything I missing in the docs or is that not part of the scope of this project.

The contract documents represent the latest security requirements communicated to Rock Brook from Rowan. For Bunce, reference drawings SEC202A, SEC203A, and SEC203A for video security camera locations throughout the Bunce building space. Note security device key on sheet SEC001.
<table>
<thead>
<tr>
<th>Question &amp; Answer</th>
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<tbody>
<tr>
<td><strong>81-</strong> Is there a specification for the metal wall panels for rooms 204 &amp; 206, Bunce Hall.</td>
</tr>
<tr>
<td>Please see updated A902 drawing for metal wall panel product information.</td>
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<tr>
<th>Question &amp; Answer</th>
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<tr>
<td><strong>82-</strong> Drawing A 402, Bunce Hall: Door 300A shows as storefront, door schedule has it as door type A5, which is wood with a small vision kit, please advise.</td>
</tr>
<tr>
<td>A5 wood door with a small vision kit is correct please see updated A402 and A801 Drawings and Schedules.</td>
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<tr>
<td><strong>83-</strong> Regarding Bole and Bunce Halls: Bole Hall drawing G002 and Bunce Hall drawing G005 each have a general note that states in part “all offices to receive a type2 sign”. Since all these rooms already receive a type 1 sign isn’t that a bit redundant therefore not required?</td>
</tr>
<tr>
<td>Please follow general note, drawing has been updated to reflect the same information.</td>
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<tr>
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<tbody>
<tr>
<td><strong>84-</strong> Regarding Bole and Bunce Halls: You indicate a type twelve sign. There are no details for a type twelve sign. Please provide a detail for a type twelve sign.</td>
</tr>
<tr>
<td>Detail for sign type 12 was added in addendum 1 refer to sign type 12 on G008</td>
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<th>Question &amp; Answer</th>
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<tr>
<td><strong>85-</strong> Regarding Bunce Hall: The hardware schedule in the specifications does not match the schedule on drawing A801. Please provide proper schedule for this project.</td>
</tr>
<tr>
<td>Discrepancies between the Hardware Specification and the Door Schedule have been reconciled see updated schedule on A801.</td>
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<tr>
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<tr>
<td><strong>86-</strong> Regarding Bunce Hall: On Drawing A903 you call for two types of wall tile WT-2. Are we correct in assuming that the WT-2 tiles is actually the floor tile and that you want the WT-1 tile as the wall tile?</td>
</tr>
</tbody>
</table>
| WT-2 refers to the wall tile in the presidents bathroom and PT-1 is the floor tile, WT-1 is the full backsplash on the back of the kitchenettes and coffee station areas please see updated elevations.
87- Question & Answer
Regarding Bunce Hall: Drawings A103 and A402 indicated door number 300A as an aluminum storefront and aluminum door. The door schedule indicates this door to be a type A5 wood door and jamb to be wood and glass. Which is correct?

| A5 wood door with a small vision kit is correct please see updated A402 and A801 Drawings and Schedules. |

88- Question & Answer
Regarding Bunce Hall: Drawing A501, detail 1 shows the President’s shower as a prefab. The plumbing drawing detail 5/A501 indicates that the shower is tile. We have concluded that the shower is to be tiled. However, you also indicate a shower seat on the plan view. There is none indicated in the toilet accessory schedule, nor is there a shower rod, shower curtain and grab bars. Is the shower seat, curtain, hooks, grab bars, and curtain required for this shower?

| The shower is to be tiled, yes we are including ADA shower accessories for this shower, for access to the shower provide a glass shower door. |

89- Question & Answer
Regarding Bunce Hall: Specification calls for toilet partitions, however, we are unable to find where these partitions are to be installed. Please advise location.

| There are no toilet partitions in either Bunce or Bole Hall Renovations Specification section has been removed. |

90- Question & Answer
Regarding Bunce Hall: Reference drawing G005, on the 2nd floor level part of the drawing you indicate two S3 type signs. There is not a listing of a sign type for S3 and there is no detail for a S3 type sign on drawing G008. Please provide the information for a type S3 sign.

| There is no S3 G005 has been updated to reflect the correct information. |

91 - Question & Answer
Regarding Bunce Hall: Drawing A903 clearly shows that the President’s Suite open office 300 gets carpet Cpt4 based on the legend. Are we correct to assume all base is wood? And what is the paint color where required?

| Yes, all the base is wood, the wood should not be painted but should match the millwork and desk colors in the president’s suite. |
## Question & Answer

### 92- Question & Answer
Regarding Bunce Hall: Drawing A403 detail 1/A403 indicates admissions service window. However, detail 5/A403 indicates that this window is a transaction type window. There are no specifications for this unit. Please supply a specification and glazing requirements.

There is not a service window, it is just a ‘transaction opening’ millwork counter, but no glass or window is required.

### 93- Question & Answer
Regarding Bunce Hall: It should be noted that on drawing A403 that the details are called out incorrectly for rooms i.e. 210 is 302 and room 107 is 202.

Okay, this has been updated in the set, please see updated drawings.

### 94- Question & Answer
Regarding Bunce Hall: On drawing A402 detail 2/A402 there is a back painted glass G 13 with graphic film of University logo applied to the back.” Is this to be furnished and installed by the GC? If yes, please provide specifications and details for estimating.

Specifications provided und 101400 section 2.3 A, please refer to detail on G008.

### 95- Question & Answer
Regarding Bunce Hall: Detail 8/A402 indicates “University Seal etched into WV-1 Panel and Painted.” Please provide a detail of the University Seal and how it is to be painted.

University to provide file of seal detail, the seal will be etched and painted by manufacturer.

### 96- Question & Answer
Regarding Bunce Hall: On drawing A102 you indicate marker boards, but you didn’t provide the height required. We plan to use 4’ for height of marker boards on level 2. Is this acceptable?

Please refer to G008 for typical mounting heights.

### 97- Question & Answer
Regarding Bunce Hall: Drawing A102 indicates something on the west walls of rooms 206 and 204. They appear to be marker boards. Please identify what is on those walls.

Refer to Sheet A406 these are metal wall panels, and large digital displays for presentations.
98- Question & Answer
Regarding Bunce Hall: Drawing A403 detail 12/A403 indicates 2 five-foot high marker boards, it is our opinion that this is in error since it would put the marker boards above the ceiling. We are figuring 4’ high boards, is that correct?

Please refer to G008 for typical mounting heights.

99- Question & Answer
Regarding Bunce Hall: On drawing A103 there appears to be a marker board in room 306a. Is this existing?

No, These are not existing markerboards these would be new markerboards.

100- Question & Answer
Regarding Bole Hall: There are 2 type 13 signs and no details as to what a type 13 sign is. Please provide detail of a type 13 sign.

This is a non ADA restroom sign, please see updated G008

101- Question & Answer
Regarding Bunce Hall: Wood Doors types – WD-1 is Walnut, WD is? Assume they are Walnut also?

Yes, assume Walnut, doors should also be WD-1 Walnut.

102- Question & Answer
Regarding Bunce Hall: Door # 200J – Schedule show 3’ X 7 Width but Type B2 Which a Full Light pair, Hardware set also shows it as pair, but Floor plan shows as single opening. Can you confirm what it is?

Door is and A3 Door, Single door with a full Lite.

103- Question & Answer
Regarding Bole Hall: Wood Door Veneer is left blank in the spec – on finish sched. Said to match existing. Can you clarify what wood it is?

The existing wood is dark redwood, the new doors are to match the existing wood.
<table>
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<tr>
<th>104 - Question &amp; Answer</th>
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<tr>
<td>For the audio visual section, we do not see any equipment list. Is there one available? If so, where can we find it?</td>
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</table>

Other than the projector mounting, the intent is for Rowan to furnish the remainder of the A/V equipment as per the New Road Construction IRT Responsibility Matrix included on the contract documents.

<table>
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<tr>
<th>105- Question &amp; Answer</th>
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<tbody>
<tr>
<td>Can you please verify if this bid will be submitted Electronically or if it will be a standard hard copy public bid opening.</td>
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</table>

Submissions are due electronically. Please see the ‘Contract Deliverables & Requirements’ page of the IFB for details.

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<tr>
<th>106- Question &amp; Answer</th>
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<tbody>
<tr>
<td>The drawing calls for a 2-1/4” thick stair tread. This is not enough information to obtain a quote from the manufacturer. First the tread will be too thick at 2-1/4” (will not flush out at landings) also we need to know if the tread is to be made from cement (minimum thickness for cement is 2”) or epoxy. (can be less than 2” no rebar needed) Also, what color should the treads be.</td>
</tr>
</tbody>
</table>

Specification provided in addendum, refer to A711 and refer to updated detail.

Treads are to be epoxy, color TBD
107- Question & Answer
Regarding Bunce Hall: Reference drawing E203B:
   a) Room 300 shows (1) F3C fixtures. This fixture is not on the fixture schedule, please advise.
   b) Rooms 300C and 300I have lighting fixtures without a destination.
   c) Room 302 shows (3) lighting fixtures without a destination.
   kss
   a) Fixture F3C is a 6’ section of led 4 inch slot diffuser as opposed to the 8’ long section that F3A is.
   b) These are F3C fixtures.
   c) These are F2 fixtures

108- Question & Answer
Regarding Bunce Hall: Sheet note 1 on drawing E501 directs the contractor to verify the existing breaker and feeder sizes. This is impossible for us to accomplish prior to the bid. Please advise.
For Bid Purposes, provide a separate break-out price to provide the circuit breaker and feeder sizes indicated. Upon Bid Award, contractor may confirm existing conditions and communicate to Rowan whether this work/scope may be required.

109- Question & Answer
In spec. section 064023 Architectural Woodwork page 2, paragraph 1.4, sub paragraph D: Woodworking firm must be accredited by the AWI quality certification program (QCP) – Will this be a requirement?
Yes.

110- Question & Answer
The bid form provided in the Invitation to Bid does not have line items for general conditions. – Where do they go on the bid form?
GC will be included in addendum #4

111- Question & Answer
On drawing D103 note 7 says to remove floor finish in the main hallway. Drawing A903 says existing to remain. Please clarify.
Currently in the Bid Documents there is no removal of the floor finish material in the main hallway.
<table>
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<tr>
<th>Question &amp; Answer</th>
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</table>
| **112**- Question & Answer | Regarding Bunce Hall: Drawing A402 detail 1 indicates, “5 sided SSM volume mitered corners.” What is this?  
This is an opening that has ‘solid surface’ on the 4 perimeter faces and the back wall, refer to details 5, 6, 7, 8 on A711 and 5 on A712. |
| **113**- Question & Answer | Regarding Bunce Hall: Reference drawing A402, are the Built-In Filing Cabinets below the SSM volumes to be provided by the contractor? If so, please provide specifications, details, etc.  
These are to be custom filing cabinet built from millwork, see detail 9 on A711 and 10 on A712. Provide drawer hardware, filing cabinet lock, and heavy duty ball bearing drawer guides for filing cabinets. |
| **114**- Question & Answer | Regarding Bole Hall: At both site visits there has been no access into the basement of Bole Hall. How are we to bid the work down there without seeing the existing conditions? Please advise of a date the contractors may enter the basement in Bole Hall to review the conditions.  
Removal of Bole in addendum #4 |
| **115**- Question & Answer | Regarding Bunce Hall: Will we be able to boom debris and material through a window?  
Yes |
| **116**- Question & Answer | Regarding Bunce Hall: Please provide a detailed schedule of phases per room, per floor that the work will be performed.  
Please see Phasing Plan Sheet G005 in addendum. |
| **117** - Question & Answer | Regarding Bunce Hall: Will we need to pay to park, how much is a parking pass?  
Yes, cost will be included in addendum #4 |
### 118- Question & Answer
Regarding Bunce Hall: Do the white boards and marker boards require blocking?

**Yes, white boards require blocking.**

### 119- Question & Answer
Regarding Bunce Hall: What are the panel sizes for the CP-3 ceilings?

**2 x 2 tiles**

### 120- Question & Answer
Regarding Bunce Hall: On drawing A103, there is a note pertaining to storage room 308C-High density storage system to be installed unless structural... contractor to supply structural analysis of the floor slab:

- a. Who is to furnish and install high density storage? If it is the contractor, are there specifications?
- b. Why is the contractor responsible for the analysis if you have an engineer on-board?

**a) Yes, the contractor is to it is existing equipment, if university has specs they will provide.  
b) Structural Engineer will conduct the structural analysis when area is able to be inspected.**

### 121- Question & Answer
Regarding Bunce Hall: Is there a spec. for the Mull It Over mullion end caps?

**Please refer to added detail 3 on A900.**

### 122- Question & Answer
Regarding Bunce Hall: Who is responsible to provide the kitchen appliances?

**By owner**

### 123- Question & Answer
Regarding Bunce Hall: Drawing A-204 detail 5 shows a perimeter trim above the ceiling grid, what is the purpose of this and what is it exactly, where does this take place?

**Edge Molding not required where ceiling is abutting with an existing wall.**
124- Question & Answer
Regarding Bole Hall: Is there a phasing plan for this building?

For Bole Hall Abatement must take place in area of work first, then the renovation work will take place. Phasing plan not required.

125- Question & Answer
Regarding Bole Hall: What are the partition types for rooms 100K and 100I?

These are all wall type P1 plan has been updated to reflect this information.

126- Question & Answer
Regarding Bole Hall: Please provide ceiling grid and type.

Ceiling grid and type is to match existing, currently the grid type is 2x2 Centricitee by USG.

127- Question & Answer
On page A402, it shows door 300A as a storefront. The Door Schedule has it as A5 type door (wood small vision kit). Please advise which is required.

A5 wood door with a small vision kit is correct please see updated A402 and A801 Drawings and Schedules.

128- Question & Answer
Please provide a Fire rated glass/doors/frames specification?

Specification to be provided in Addendum.

129- Question & Answer
At all glass doors, are closers required? If so, it would have to be a floor closer due to height. Generally glass door manufacturers do not provide an intermediate pivot with all glass doors (it is NOT shown on elevations either)

Yes there will be a closer, a transom system is to be provided at the door head, this transom system can accommodate a door closer. There will be a floor pivot for the all glass doors. See updated A402 for Heights.
130 - Question & Answer

Our door supplier has asked us for direction on the issues noted below.

a) **Bunce**: Wood Doors types – WD-1 is Walnut, WD is? Assume they are Walnut also
   Door # 200J – Schedule show 3’ X7 Width but Type B2 Which a Full Light pair,
   Hardware set also shows it as pair, but Floor plan shows as single opening. Can you
   confirm what it is?

b) **Bole**: Wood Door Veneer is left blank in the spec – on finish sched. Said to match
   existing. Can you clarify what wood it is?

   a) Yes, assume Walnut, doors should also be WD-1 Walnut. 200J is a single door with a full lite
      type A3.
   b) The existing wood is dark redwood, the new doors are to match the existing wood.

131 - Question & Answer

The drawing calls for a 2-1/4” thick stair tread. This is not enough information to obtain a quote from
the manufacturer. First the tread will be too thick at 2-1/4” (will not flush out at landings) also we need
know if the tread is to be made from cement (minimum thickness for cement is 2”) or epoxy. (can be
less than 2” no rebar needed) Also, what color should the treads be?

Specification provided in addendum, refer to A711 and refer to updated detail.
Treads are to be epoxy less than 2”, color TBD

132 - Question & Answer

The “perspective” drawings shown on A402 and A402a conflict with the layout on A902 and A903.
Which I correct?

Follow A902 and A903, Perspective is outdated.

133 - Question & Answer

The elevator cab is 6’ x 3’ and it runs extremely slow. Is the contractor or the college
responsible for its maintenance during construction?

a) What is the elevator’s weight limit?

Not permitted to use elevator
### 134- Question & Answer

At the Site Visit, the contractors were told that a trash chute is not permitted. We were also told that we cannot remove a window for loading and unloading materials.

a) How does the college expect the contractors to remove the tons of debris and load metal studs, drywall, ductwork, HVAC equipment, etc.?

b) Are the stairs our only means to load and unload materials?

Refer to answers for questions 115 & 134

### 135- Question & Answer

The drawings indicate that there is no work in the lower levels except for work in the stairs.

a) Sanitary pipe, sprinkler mains, and coring for electrical floor boxes and conduit to the boxes have to be installed.

b) What access will we have for working on the lower level?

c) Who is responsible for moving the desks, computers, and other items in these rooms?

- a) This statement is not completely accurate. Mechanically, the work on the lower level for HVAC involves the heating system in the mech room, condensate from AC-1 (routed to mech room), and exhaust fan for new janitors closet. Please refer to drawings H201 and H204A.
- b) Rowan to respond.
- c) Rowan to respond

### 136- Question & Answer

The need for “Bead Blasting” the floors was discussed at the Site Visit meeting. Please confirm if this type of floor prep will be required.

a) If Bead Blasting the floor is needed, generally a skim coat is needed to prevent the “tracks” of the machine from telegraphing through the resilient flooring.

b) Confirm if a cash allowance is to be included for this work.

Bead Blasting Details will be included in addendum #4
137- Question & Answer
On FP.001 Fire Protection System Notes / Part 1 General - General Note #1.6.A calls for a 1 year warranty. Please confirm.

This is Standard language and required as per the Contract Documents and should be provided unless where superseded by any other more stringent contract requirements from Rowan University.

138- Question & Answer
  a) Is there a fire pump in the building presently?
  b) Is a new fire pump expected to be part of the new design?

  a) There is no fire pump currently in the building.
  b) A new fire pump is not expected to be part of the design. This is to be confirmed through the awarded Sprinkler Contractor’s signed and sealed hydraulic calculations to accompany the sprinkler shop drawing submittals to DCA. The current system supplies sprinklers at the Auditorium area and its adjacencies, which extend to a similar elevation as the current 1st and second floor fit out.

139- Question & Answer
Please confirm where a level 5 drywall finish is required.

No level 5 Drywall has been identified or is foreseen on this project.

140- Question & Answer
Please confirm if toilet rooms are to have a thin set or wet bed tile floor?

Thin Set.

141- Question & Answer
Is there any roofing work required for this project?

No, Unless the roof is damaged while moving the units into the attic then it must be repaired.

142- Question & Answer
Are there plaster ceilings above the drop ceiling in either building?

In Bunce there is plaster ceilings above the drop ceiling, right below the floor structure.
143 - Question & Answer
Regarding Bunce Hall: Drawing A710 details 2 and 3 are for the same area of carpentry. Detail 2 calls for solid surface countertop typical. Detail 3 calls for self-edged plastic laminate countertop. Which is correct, solid surface or plastic laminate?

There are some areas where there will be Solid Surface and some areas where there will be laminate, please see updated details.

144 - Question & Answer
Regarding Bunce Hall: There appears to be casework, cabinets and counters in Room 208, 209C and shelving or cabinets in rooms 300G and 309G. There are no details as to what you are looking for. Please provide details for proper estimating.

Details have been keyed in and added if necessary. Please refer to updated drawings in addendum.

145 - Question & Answer
In the Bunce Hall Specification, included is a spec section 142100, Entitled Electric Traction Elevators. In reviewing the plans no new elevator is indicated. Please clarify.

There is no Electric Traction Elevator in either Bunce or Bole, Section has been removed.

146 - Question & Answer
Specification 230900 Page 6, Paragraph 2.3 C. states to integrate the new work into both the Automated Logic WebCTRL and Honeywell Systems. Will the University accept the new work in Bunce Hall as an integration only to Automated Logic WebCTRL without integration to the Honeywell EBI System?

Note 1 on detail 3 on drawing H-801 was revised in Addendum 1 issued 12/12/18. The note indicates that the new BMS system shall integrate with the existing campus Automated Logic WebCTRL server and Automated Logic (Chiller Plant).

ADDITIONAL CLARIFICATION: For the Bunce Hall MDF, provide the following in lieu of the equipment currently scheduled on the contract documents for the MDF:

AC-1: Daikin FAQ24PVJU; Power 208/1/60 MCA 0.6 MOCP 15A
CU-1: Daikin RZQ24PVJU; Power 208/1/60 MCA 16.5 MOCP 20A

If you submitted questions to bids@rowan.edu by the due date indicated in the bid document, but they were not received and answered here, please contact:

Robert Yufer
Office of Contracting & Procurement
Yufer@rowan.edu
856.256.4196