

ADDENDUM NO. 1

**Trenton Free Public Library
MECHANICAL ALTERATIONS**

**April 12, 2021
CCH Project # 2154**

THIS ADDENDUM NO. 1 IS BEING ISSUED TO ALL BIDDERS TO INFORM THEM OF CERTAIN CLARIFICATIONS, CHANGES, DELETIONS, AND ADDITIONS WHICH HAVE BEEN MADE TO THE CONTRACT DOCUMENTS AND WHICH SHALL BE INCLUDED IN THE CONTRACT AND SHALL SUPERSEDE ANYTHING CALLED FOR PREVIOUSLY.

1.0 RFI

- a. The following question(s) were received during the previous round of bidding and are still applicable to this project:**

1. Who is the fire alarm vendor?

**Answer: Epic Systems Group
14 Broad St.
Florence, N.J. 08518
Tel: 609-499-0440
Fax: 609-499-2539
Salesperson: Richard Dame**

2. Will there be any permit/review fees? if so who will be responsible?

Answer: Yes, the contractor will be responsible for paying all permit fees.

3. For steel dunnage fabrication and erection, can you waive AISC certification requirement, if we provide PE signed Shop drawings?

Answer: Specification section 051200 already requires delegated design of the dunnage. So signed and sealed drawings by a Professional Engineer licensed in the state of NJ are already required. However, due to the small amount of steel required for this project AISC certification is not required.

4. Are there any special conditions to bid this project, i.e. DPMC classification or PLA??

Answer: There is no project labor agreement in place for this project. There is no need for contractors to be pre-qualified by DPMC.

5. Do you have any budget estimate, i.e. under a million/over a million?

Answer: The budget for this project is one million dollars.

b. The following question(s) were received from Kappa Construction Corp:

1. Who will remove and relocate books and book shelving? The books in the closed-stacks area are very old and should be handled by an employee of the library, not a contractor.

Answer: The majority of the books and shelving will remain. The contractor must install temporary protection to protect the existing materials to remain as required. Books and material located in the corners of the closed stack area on book shelves scheduled for demolition will be relocated by the library prior to the start of construction. The contractor is responsible for the demolition and removal of stacks as noted.

2. The only access to the attic above the old section of the library seems to be a 15" x 30" access door on the 2nd floor. This is not large enough to bring a VAV box through to install in the attic. Are we permitted to cut alternative openings in the ceiling to bring equipment and materials into the attic?

Answer: The contractor may provide additional openings in the existing ceiling as required to install the VAV boxes. All ceilings must be patched and repaired to match the existing materials and finish of the adjacent construction.

3. Please provide direction as to how we are to perform work in the attic above the 2nd floor plaster ceiling. There does not appear to be a surface to walk across in the attic and the bracing for the plaster will most likely not be able to handle the weight of workers with materials and/or equipment.

Answer: It is the responsibility of the contractor to determine the means and methods for the installation of the new mechanical equipment. If the contractor does not feel they are able to install the new mechanical equipment from the existing attic space, the contractor may provide additional openings in the existing ceiling as required to install the specified mechanical equipment from below. All ceilings must be patched and repaired to match the existing materials and finish of the adjacent construction.

4. Please update the construction schedule as noted in the 011000 Summary section. The anticipated notice to proceed is listed as 3/02/2021 and substantial completion of 6/30/2021 is too soon to account for submittals and equipment lead times.

Answer: The library anticipates issuing the notice to proceed for the project shortly after award. All work for this project must be substantially complete 180 calendar days from the notice to proceed. The cooling system must be operational 120 calendar days from the notice to proceed.

5. Please revise or clarify the asbestos abatement scope of work relating to the O&M plaster wall and ceiling work at the library. Is this work to be performed by an asbestos abatement contractor or are we to follow procedures for cutting and drilling using typical OSHA standards? This material is noted as <1% Chrysotile, but item "D" under page 02 82 00 - 11 states that all interior abatement and O&M work in the above scope of work shall be performed inside negative pressure enclosures as described in section 3.3 - Negative Pressure Enclosures on page 17 of Specification Section 02 82 00.

Answer: Yes, the specification was written with the intent that all work impacting asbestos containing (>1%) and trace asbestos containing materials (<1%), such as the plaster, would be performed by a licensed asbestos abatement contractor. OSHA has issued guidance in the form of clarification letters regarding activities that impact trace asbestos containing materials. The guidance was provided due to the potential for construction activities impacting trace asbestos containing materials to produce airborne asbestos fiber counts in excess of the OSHA established Permissible Exposure Limit (PEL). The Library intends to remain open to the public during renovation activities. To protect the health of the occupants and workers alike we specified/required that all abatement and O&M work be performed inside negative pressure enclosures.

6. Are there specific hours that we are to perform cutting and drilling for this project? The demolition off plaster walls will be somewhat loud and if after-hours cutting and drilling are required, we must know prior to submission of bids.

Answer: All work may be performed during normal business hours.

7. Please confirm that the drawings have not changed between the original bid and this re-bid.

Answer: The drawings have not changed from the original bid.

8. Please confirm whether or not the contractor is responsible for the cost of the permits on this project as note on the Bid Proposal Form.

Answer: Please refer to the response to question a., 2. Above.

2.0 Miscellaneous Items

- a. **The bid due date for this project has changed. Bids are now due Wednesday April 21, 2021 at 1:00 pm** prevailing time at the Library, 120 Academy Street, Trenton, NJ 08608.
- b. **The time for the bid opening meeting has changed. The bid opening will be streamed via a virtual meeting on April 21, 2021 at 1:30 PM.** The virtual bid opening meeting can be accessed with the following information:

Join Zoom Meeting
<https://us02web.zoom.us/j/82995068348>

Meeting ID: 829 9506 8348

Passcode: 629831

One tap mobile

+13126266799,,82995068348#,,,,*629831# US (Chicago)

+16468769923,,82995068348#,,,,*629831# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

Meeting ID: 829 9506 8348

Passcode: 629831

Find your local number: <https://us02web.zoom.us/j/82995068348>

- c. Contractors may contact Telly Brown, the library's Maintenance Supervisor, should they want to arrange additional site visits. Telly may be reached at 609-672-5747.

3.0 Attachments

- a. Non-mandatory Pre-bid Meeting Agenda, dated 04/06/2021.

END OF ADDENDUM #1



Clarke Caton Hintz

Architecture

Planning

Landscape Architecture

Project: Trenton Free Public Library - Mechanical Alterations
120 Academy Street
Trenton, NJ 08608

CCH Project #: 2154

April 6, 2021 @ 1:30 pm

Pre-Bid Meeting Agenda

1. History

- a. The original library was completed in 1902. A masonry addition was added to the rear of the building in 1915. A large addition was added to the east end of the building in 1976.
- b. The library is a designated landmark by the City of Trenton.

2. Bid Schedule / Administrative Items

- a. **Bids are due Tuesday April 20, 2021 @ 1:00 pm.**
 - i. Bids may be mailed, shipped, or hand delivered. Electronic submissions will not be accepted.
 - ii. Bids must be enclosed in a sealed envelope/package bearing the name of the Bidder and clearly marked per the specifications.
 - iii. Respondents must submit one (1) original and three (3) copies, including copies of all forms and attachments. All copies must be identical to the original copy.
- b. **PLEASE PROVIDE ALL OF THE DOCUMENTATION REQUESTED ON THE BID SUBMISSION CHECKLIST!!**
 - i. Provide all of the section III requirements. Company overview, references, list of any pending litigation.
 - ii. Provide resumes for key employees who will be working on the project.
 - iii. List all sub-contractors you plan to use for the project on the form provided, including the sub-contractor you plan to use for abatement. Please note if your company will be self-performing any of the work for the subcontractor classifications listed.
 - iv. Remember to list and initial next to all addendums issued (if any).
 - v. Please check your bids against the bid submission checklist. Please check off all items that are included in the bid.
- c. The bid opening will be streamed via a virtual meeting on Tuesday April 20, 2021 at 1:30 pm. A link to access the bid opening meeting will be posted on the library's website prior to the meeting.
- d. **All questions must be submitted by 5:00 pm on Thursday April 8.**

100 Barrack Street

Trenton NJ 08608

clarkecatonhintz.com

Tel: 609 883 8383

Fax: 609 883 4044

Philip Caton, FAICP



Clarke Caton Hintz

- i. Questions shall be in writing and may be directed to Michael Hanrahan, Clarke Caton Hintz, via e-mail at mhanrahan@cchnj.com.
 - ii. No oral questions or answers shall be authorized or relied upon by bidders.
 - iii. All responses to questions will be issued via formal addendum, if required. Any and all addenda must be acknowledged on the form provided in the bid documents.
 - e. Electronic copies of the bid documents may be obtained via an email request to Director Rebecca FrancoMartin at director@trentonlib.org.
 - f. Bids shall be irrevocable, not subject to withdrawal and shall stand available for a period of sixty (60) days after actual date of the bid opening.
 - g. The Owner reserves the right to reject any and all bids, to waive informalities or irregularities in the bids received, and to accept the bid from the lowest, responsive, and responsible bidder.
 - h. A certified check, cashier's check, or a bid bond totaling 10% of the bid amount, but not to exceed \$20,000 is required. When submitting a Bid Bond, it shall contain Power of Attorney for full amount of Bid Bond from a surety company authorized to do business in the State of New Jersey and acceptable to the Library.
 - i. Consent of surety is required, stating that payment and performance bonds will be provided for the full amount of the bid.
 - j. Performance, payment, and maintenance bonds are required.
 - k. The contractor shall adhere to all requirements of the New Jersey Prevailing Wage Act. Certified payrolls are required.
 - l. Workers comp, liability, general liability, and automobile Insurance requirements are listed in the bid documents.
 - m. The library intends to award the contract shortly after bids are received.
3. **Project Scope**
 - a. Project must be substantially complete 180 days from the Notice to Proceed.
 - b. The cooling system must be fully operational 120 days from the notice to proceed.
 - c. The purpose of the proposed work is to provide the Trenton Free Public Library with a reliable functioning HVAC system. This project consists of:
 - i. Replacement of the basement air handling unit.
 - ii. Replacement of the condensing unit at grade.
 - iii. New VAV boxes will be added to new and existing ductwork throughout the original building and the 1915 addition to create additional zones and to control humidity.
 - iv. New controls will be provided for all new and existing HVAC equipment for all buildings.



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- v. Limited repair and replacement of the architectural finishes will be required to conceal the proposed mechanical equipment.
 - vi. Work shall also include the addition of a new steam to hot water heat exchanger.
 - vii. Two hot water pumps and hot water piping will also be required for the connection of the new VAV boxes.
 - viii. Bidders are responsible for all abatement work outline in the specifications.
- d. Alternates:
- i. Alternate No. 01: Rooftop Unit RTU-1.
 - 1. Base Bid: The existing Governair rooftop unit, serving the second floor reading room, will remain in service.
 - 2. Alternate: Remove and replace the existing Governair rooftop unit with the proposed unit, RTU-1. Provide all necessary mechanical and electrical. Provide the required dunnage to support the unit and patch the existing roofing as required.
 - ii. Alternate No. 02: Second Floor Reading Room Plaster Repairs.
 - 1. Base Bid: Omit the plaster repairs identified as Add Alternate #2 on the contract drawings.
 - 2. Alternate: Remove the damage plaster wall finish, wall trim, and crown molding down to a suitable substrate. Patch the wall surface, trim, and crown molding with a new plaster finish to match the existing. Paint to match the adjacent surfaces.
 - iii. Alternate No. 03: Exterior Brick Repointing.
 - 1. Base Bid: Omit the brick repointing identified as Add Alternate #3 on the contract drawings.
 - 2. Alternate: Repoint the existing brick masonry on the north elevation of the library as indicated on the contract drawings.

4. Logistics

- a. The library will provide space on site for contractor's staging, parking, storage, and dumpsters.
- b. All staging, storage, and dumpsters must be fenced with temporary security fencing.
- c. The contractor must provide temporary toilet facilities.
- d. All equipment, tools, and materials must be returned to the staging area at the end of each day.
- e. The contractor must restore the site to the original conditions.
- f. The contractor will be required to provide a staging plan before the start of construction.



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- g. The library will be occupied throughout the duration of the contract. Temporary protection must be provided to protect the existing building fabric of the building and the occupants.
 - h. Work hours are from 9:00 am to 5:00 pm Monday through Friday.
 - i. The contractor must adhere to all mitigation requirements for operating a construction project during the COVID-19 outbreak as outlined by the State of New Jersey.
- 5. **Questions**
 - a. Questions will not be addressed during the walkthrough. All questions must be submitted in writing by 5:00 pm Thursday April 8th.
- 6. **Addendum**
 - a. An addendum is not anticipated at this time.