

Form: **Addendum No. 1**
Project Title: **RFP 1647 Lobby & Locker Area Renovation: Student Center**
Issued Date: **December 18, 2025**

This Addendum relates to the project referenced above, originally advertised on December 4, 2025.

Addendum Contents

Section #	Item	Overview
1	Questions & Answers	Questions & Answers have been posted as part of this Addendum.
2	Allowance Added	Allowance No. 1 has been added to the project. The RFP Document has been updated to include Allowance No. 1 within Section 11, Proposal Pricing & Certification of Proposal. <i>Bidder <u>MUST</u> utilize the modified Proposal Pricing & Certification of Proposal containing Allowance No. 1 within its submission.</i>

This Addendum forms part of the Contract documents and modifies the original Bidding documents and any prior Addenda (*if any*), as stated herein. Unless specifically noted or specified hereinafter, all services and other provisions of the Contract documents shall remain in full force.

It is the sole responsibility of the Vendor to be knowledgeable of all of the additions, deletions, clarifications, and modifications to the RFP or project materials related to this project as set forth in all Addenda. Bidder must submit the Addendum acknowledgement below within proposal. Failure of the Bidder to provide this acknowledgement of Addendum within submission will cause the Proposal to be deemed non-responsive.

ADDENDUM ACKNOWLEDGMENT

I acknowledge that I have received and reviewed this Addendum

Vendor's Name (*please print*)

Representative's Name (*please print*)

Signature of Representative

Date

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SECTION 1: QUESTIONS & ANSWERS

1 Question & Answer

Who is the current FA vendor? Sprinklers? BMS? Roofer? Can you provide contact information for all?

BMS

Dustin Mulkey

Account Executive – Building Automation

Automated Logic Corporation | NY/NJ Field Operations

100 Delawanna Ave., Suite #400, Clifton, NJ 07014

Mobile Phone: (862) 395-5713

Dustin.Mulkey@Carrier.com

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FIRE ALARM

Brian Ziembra

Project Manager/Estimating, NICET 145593

Brian.Ziembra@automatic-suppression.com

Automatic Suppression & Alarm Systems, Inc.

Office (201) 825-8855 | Mobile (973) 652-1007

The University does not have a specified sprinkler and roofer for this building.

2 Question & Answer

Does the University expect to encounter any hazardous materials, ACM, lead, contaminated soil, etc.? If so, who is responsible for remediation and/or is there a report available?

The University will be abating the floors in the old ATM back of house room prior to the Contract award.

3 Question & Answer

Note #4 on A1.01 is not the responsibility of the GC. This must be determined by the design team. These relate to structural integrity. Code compliance and the specified floor.

The University will be procuring the lockers, including installation. Contractor shall review and abide by site readiness checklist required by locker vendor. Items regarding structural integrity and code compliance are not in the Contractor's scope.

4 Question & Answer

Who is responsible for construction notes 8, 9, 13 to furnish and install?

These items are furnished and installed by the University.

5 Question & Answer

Please clarify that all low voltage telecom wiring is by owner and we are responsible for conduit, back box and pull string only. Electrical notes 5 and note 8 conflicts with symbols on legend.

Contractor to supply conduit, boxes and pull string for telecom. Wiring and terminations are by the University low voltage contractor.

6 Question & Answer

Who is responsible for furnish and install of lounge seating?

These items are furnished and installed by the University.

7 Question & Answer

Where "owner" is noted: who is considered 'Owner'? If it is MSU, please clarify as it is noted differently elsewhere on drawings. Please clarify.

The University is to supply and install furniture items and install/terminate low voltage cable as notes in Questions 4,5 and 6 responses. All other references should assume to be in the Contractor's scope.

Additionally, the University will be procuring the Pitney Bowes lockers.

8 Question & Answer

Could you please provide the anticipated start and completion dates for this project?

The University makes no guarantee of the project start date. Anticipated start date will be shortly after the receipt and review of bidders' proposals. The project must be completed within ninety (90) calendar days of the start date.

9 Question & Answer

In drawing A1.02, the ceiling schedule gives a symbol for sprinkler relocation. However, there does not appear to be any sprinklers relocated on the RCP. Could you please confirm that all sprinklers are existing to remain?

That's correct no sprinkler head relocation needed.

10 Question & Answer

On drawing A1.02, it calls for new diffusers, which suggests rerouting. Please confirm the required HVAC scope.

The Existing diffuser locations were adjusted to work with the new ceiling grid layout. The existing diffusers shall be replaced with new and duct work modified as required to accommodate alignment in the new grid and connecting to the new diffusers.

11 Question & Answer

The drawings call for some temporary protection. Please confirm the temp partition requirements and any University standards.

See Removal Note 16 on A 1.01 for extents of temporary partition limits. Contractor is responsible for method to assemble and maintain the temporary barricades to secure their work area.

12 Question & Answer

There is a note that no noisy work is to that place during normal business hours. Could you please confirm what time the University considers normal business hours?

Normal business hours for the University are 8:30 a.m. to 4:30 p.m., weekdays. For bidding purposes, it should be assumed all work to be done during normal construction work hours between 7:00 a.m. to 3:00 p.m., weekdays. All deliveries and debris disposal to/from the work site should be done prior to 8:30 a.m.

13 Question & Answer

Drawing G-1.00 indicates Gypsum Board finish standards describing levels 1 to 5. Please confirm only level 4 finish is required for the new gypsum board walls.

Confirmed, only level 4 required.

14 Question & Answer

Drawing A1.02 has list of fire alarm symbols. Does University have a specified or preferred fire alarm vendor or contractor which has to be used for this project?

See response to Question #1.

15 Question & Answer

Drawing A1.02 reflected ceiling plan. Please confirm room nos. 152 and 150 receive a completely new ceiling system. As removal plan on A1.01 does not indicate any existing ceiling demolition. Also, what is existing ceiling system in these rooms?

Yes, new ACT in Rooms 152 and 150. The hall where the roll down gate is removed will also require new act to patch what was removed. The existing ceilings in 152 and 150 is a suspended grid ceiling. Tiles in 150 appear to be a laminated gypsum board set in the grid and 152 is ACT.

If you submitted any question or inquiry to yuferr@montclair.edu by the due date indicated in the RFP Schedule of Events (or as modified through any other Addendum), but no response was provided herein, please contact the Procurement Services representative below, and provide the original outreach effort:

Robert Yufer, Associate Director of Strategic Sourcing
yuferr@montclair.edu

SECTION 2: ALLOWANCE NO. 1

Allowance No. 1 is added to RFP 1647 Lobby & Locker Area Renovation: Student Center to cover costs due to unforeseen conditions and/or required work for existing site conditions.

The following allowance is required by the RFP and is included in the Bidder's single base bid (lump sum all trades) price. Any unused portion of this allowance shall be credited back to the University against the Lump Sum Base Bid amount at the completion of the Project:

Description	Allowance Amount
Allowance No. 1: Unforeseen conditions and/or required work for existing site conditions.	\$15,000.00

Any unused portion of this allowance shall be credited back to the University against the Lump Sum Base Bid amount at the completion of the Project.

Additional Submission Requirement

RFP 1647 Lobby & Locker Area Renovation: Student Center has been modified to include Allowance No. 1 within Section 11, Proposal Pricing & Certification of Proposal.

BIDDER MUST UTILIZE THE MODIFIED PROPOSAL PRICING & CERTIFICATION OF PROPOSAL CONTAINING ALLOWANCE NO. 1 WITHIN ITS SUBMISSION.

The updated RFP Document can be found on the [Procurement Services Bid Opportunities website](#).