

Clarification No. 1

TEAM HOUSE ADDITION

At

Rowan University
Glassboro, New Jersey 08028

February 23, 2011

CSCA Project Number: 101277
Rowan University Project Number: 70692

For Bids Due February 28, 2011

Costanza Spector Clauser



A R C H I T E C T S

304 Harper Drive Suite 100
Moorestown, NJ 08057
856.234.5665 voice
856.234.9071 fax

This clarification is issued for the purpose of amending or clarifying certain requirements of the Contract Documents, previously issued for bidding.

This document is hereby made a binding part of the Contract Documents for Work.

The Bidder shall acknowledge the receipt of this Clarification in their Form of Proposal, and distribute a copy to all principal subcontractors.

A. Bidder's Q & A:

- Q. The narrative for the fee of \$5,667, is the amount to be reimbursed to the contractor? -- or do we include such as part of the proposal?
- A. The contractor pays for the cost and the University pays the contractor back through an Application for Payment. The G.C. must include this in the base bid. This specific permit fee does not fall under the \$10,000 Allowance. Rowan University will not accept markup on this or any other permit fees made on behalf of the University. G.C. must submit originals of municipal permit fee documents with payment application.**
- Q. The addendum issued two pages of drawing no. ID1.0. Is that what was intended, or was some other drawing to be included?
- A. There should only be one ID1.0 drawing. Disregard the second ID1.0 sheet. The intended drawing was SP-2 attached.**
- Q. The water service is now very unclear ... the existing building has an existing water service (it is not shown on drawing SP-3) . Addendum no. 1 drawing SP-3 now shows a 4" water service as being proposed. Are we now to include a new 4" (four inch) water service in the base bid? The bid form requires a (unit/LS) price for a new 6" (six inch) water service; is that water service to parallel the 4" proposed water service of dwg SP-3? Drawing SP-3 indicates that the existing watermain is a 6" cast iron main; the bid form states that the existing main is transite. Which is it?
- A. The 4" water service shown on SP-3 (extending from the Carpenter Street main to the existing Team House) is the existing 4" water line. The note stating "proposed water service, valve and fire... " is referring to the modifications required for combining domestic and fire water service under this contract. The modifications to the existing 4" water service to accommodate the combined domestic/fire service are shown on the Plumbing Drawings and must be included as part of the base bid. The unit price line item on the bid form is for a (potential) new 6" water line that would parallel the existing 4" water line shown on the SP-3. Glassboro Water Authority reported that the existing 6" main at Carpenter Street is transite. All bidders to assume that this is correct.**
- Q. From the prebid meeting, testing was to be per the specifications. Addendum 1 states that testing costs are by the GC ... but various portions of the technical spec. sections still state that testing is by Rowan University. What testing is the GC required to pay for?
- A. The Addendum overrides the specifications. The documents state that whatever condition is the more stringent that is what the contractor is responsible to include in their bid. The contractor is to pay for all testing and inspection for those items from the specifications that require testing and inspections. A not all inclusive list would be things such as soil, concrete, steel and welding, asphalt paving, roofing, masonry and mortar, etc.**

- Q. Please note that we are trying to prepare the Hourly Labor Rate Breakdown Form, but the document has an item “d).” which is undefined. Please advise.
- A. (d) just means that the amounts for those items must be inserted into those blocks. Since (d) is not used anywhere else on the form it is simply the Overhead and Profit amounts for Overtime as indicated.**
- Q. The unit cost per LF and per LS for the water service states that the installation should include “a new tap into the existing main” as part of the work – but new \$10,000 allowance includes the cost of the new tap. Should the tap costs be part of the Unit Cost Items when it is part of Allowance no. 2? Please advise.
- A. Allowance No.2 does not cover the cost to supply and install the tap. The Unit Cost line item should include all costs associated with the tap except for any related permit/tap fees. Allowance No.2 covers municipal fees only so any required tap fee would be covered by the \$10,000 allowance.**

B. CLARIFICATIONS

1. CHANGE Toilet Paper Dispenser Manufacturer and Model (Ref. T1 in Specification Section 10 2800) to the following:

REN05151-IB Renown JRT Jr. Toilet Tissue Dispenser, Double Key Latch,
11 x 5 1/2" x 11" Smoke Color
2. CHANGE Soap Dispenser Manufacturer and Model (Ref. T3 in Specification Section 10 2800) to the following:

Gojo model#9033 Black 800ml Soap dispenser
3. CHANGE the floor finish in Laundry Room #102 from High Performance Rubber to 12" VCT.
4. CHANGE width of all 2'-2" borders in High Performance Rubber Flooring to 2'-0" wide to coincide with Basis of Design product's roll width of 4'-0".

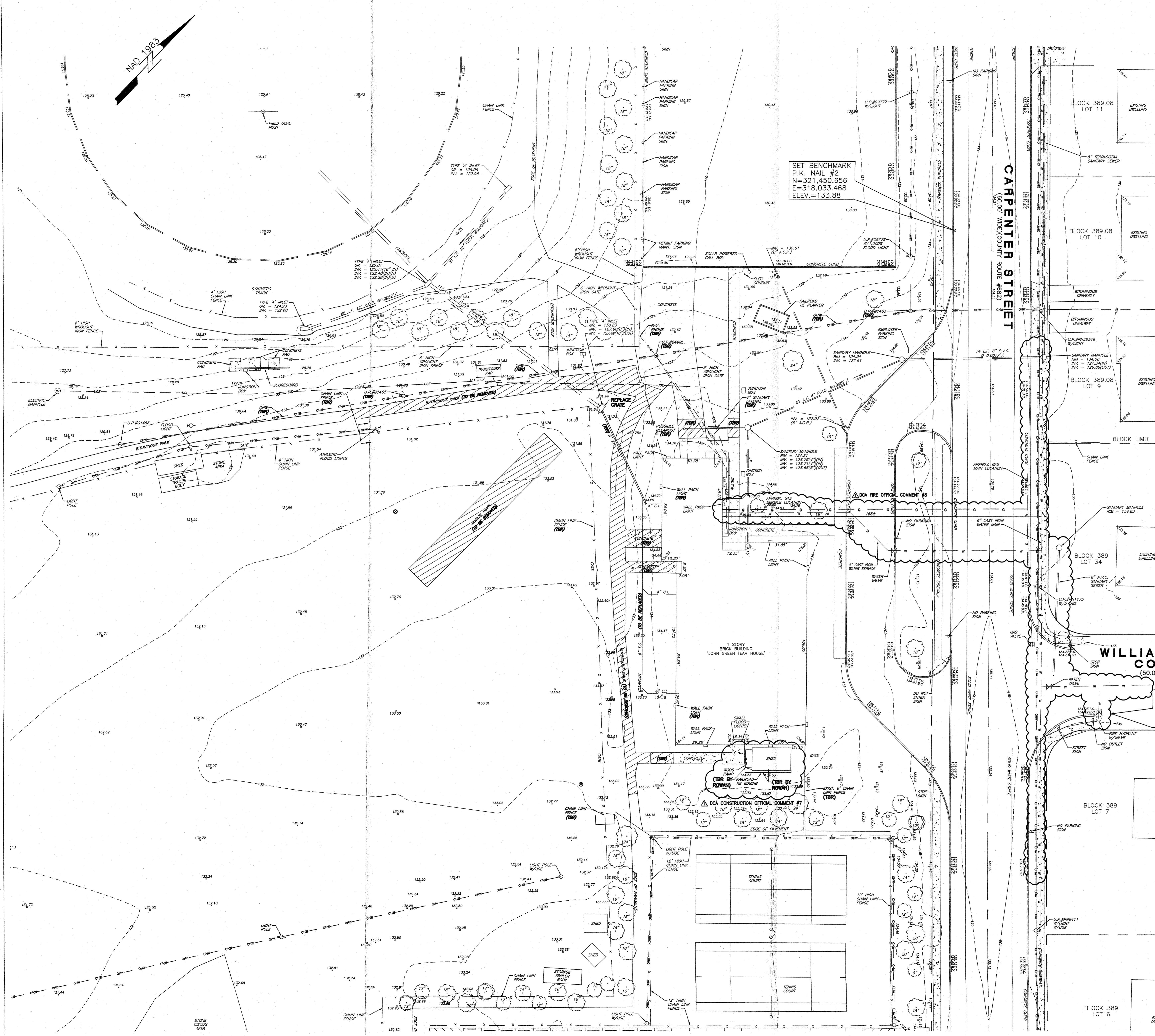
C. DRAWINGS:

1. ADDED Drawing SP-2 – missing from Addendum #1

D. SPECIFICATIONS & REPORTS:

No Clarifications of Corrections.

< END OF CLARIFICATION >



CONSTRUCTION AND UTILITY NOTES

1. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, LICENSES AND INSPECTIONS, PAY ALL CHARGES AND FEES AND GIVE NOTICES NECESSARY FOR AND INCIDENTAL TO THE DUE AND LAWFUL PROSECUTION OF THE PROJECT.
2. THE CONTRACTOR SHALL BECOME RESPONSIBLE FOR THE LOCATING AND MARKOUT OF ALL EXISTING UTILITIES.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INDIVIDUALLY AND SHALL NOTIFY THE UNDERGROUND UTILITIES NOTIFICATION SERVICE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY DIGGING BY CALLING 1-800-372-1000.
4. NO MATERIAL SHALL BE PLACED OR ANY DISTURBANCE PERMITTED BEYOND THE PROJECT PROPERTY LINE OR RIGHT-OF-WAY WITHOUT THE WRITTEN PERMISSION OF THE PROPERTY OWNER DIRECTLY INVOLVED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING, GRUBBING, PAVING, TOPSOILING, FERTILIZING AND SEEDING OR OTHERWISE RESTORING ALL AREAS DISTURBED BY HIS ACTIVITIES.
6. INSPECTION OF, OR FAILURE TO INSPECT ANY MATERIALS OR WORKMANSHIP BY STATE, COUNTY OR TOWNSHIP OFFICIALS SHALL IN NO WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES TO PERFORM THE WORK IN ACCORDANCE WITH APPLICABLE PLANS, SPECIFICATIONS AND LAWS.
7. ELECTRIC, TELEPHONE AND ALL OTHER WIRE UTILITIES SHALL BE INSTALLED PER PLANS BY ELECTRICAL ENGINEER.
8. ALL STORM SEWERS SHALL BE CONSTRUCTED WITH CLASS 'C' BEDDING.
9. WHEREVER THE TRENCH BOTTOM DOES NOT AFFORD SUFFICIENT BEARING STRENGTH TO SUSTAIN THE WEIGHT OF THE PIPE AND SUPERIMPOSED LOADS, THE TRENCH BOTTOM SHALL BE OVER-EXCAVATED AND STABILIZED WITH A 12 INCH MINIMUM THICK LAYER OF CRUSHED STONE.
10. ALL SITE CONCRETE SHALL BE 4,500 P.S.I. AT 28 DAY COMPRESSIVE STRENGTH (NDOT CLASS 'B'), EXCEPT WHERE OTHERWISE NOTED.
11. THE MATERIAL PLACED IN FILL SHALL BE FREE OF DETRIMENTAL AMOUNTS OF SOIL, ROOTS, FROZEN SOIL, STONES MORE THAN 6 INCHES IN DIAMETER (EXCEPT ROCK FILLS), AND OTHER OBJECTIONABLE MATERIAL AND SHALL COMPLY WITH N.J.A.C. 521-7.8(3)(4).
12. THE GENERAL CONTRACTOR SHALL DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(c) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.321 (OSHA COMPLIANT PERSON).
13. ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE 2007 EDITION OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

GENERAL NOTES:

1. EXISTING CONDITIONS SHOWN HEREON AS PER FIELD WORK PERFORMED BY THIS OFFICE FROM APRIL 29, 2010 TO MAY 28, 2010.
2. SUBJECT PROPERTY BEING KNOWN AS PLATE 22, BLOCK 389, PART OF LOT 2 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF GLASSBORO, GLOUCESTER COUNTY, NEW JERSEY.
3. VERTICAL INFORMATION SHOWN BASED ON NAD 1983. SET BENCHMARK P.K. NAIL #2 AT WILLIAMSBURG COURT. ELEVATION = 134.56.
4. NAD 1983 DATUM ESTABLISHED ON-SITE BY GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON 4/27/10 UTILIZING LEICA 1200 GPS EQUIPMENT AND CORS REFERENCE STATION FROM REF: 0252, N=345,669.399, E=317,946.437, ORTHO HT.=95.216 AND ON ON 12/27/10 CORS REFERENCE STATION FROM REF: 0252, N=345,669.399, E=317,946.437, ORTHO HT.=95.216.

FOR ELECTRICAL/TELEPHONE REMOVAL SEE M.E.P. ENGINEER'S PLANS/SPECIFICATIONS

LEGEND

- 132.77 EXISTING SPOT ELEVATION
- 132.77 PROPOSED SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED INLET PROTECTION
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED CLEANOUT
- PROPOSED ROOFDRAIN/DOWNSPOUT CONNECTION
- PROPOSED SOD
- x EXISTING FENCE
- x PROPOSED FENCE
- EXISTING UTILITY/LIGHT POLE
- PROPOSED LIGHT POLE
- (TBR) TO BE REMOVED
- w EXISTING WATER SERVICE/MAIN
- w PROPOSED WATER SERVICE
- c EXISTING GAS SERVICE/MAIN

Δ DCA CONSTRUCTION OFFICIAL COMMENT #7
 ITEMS TO BE REMOVED BY ROWAN ARE NOT INCLUDED IN THE SCOPE OF THIS PROJECT
 ALL SITE IMPROVEMENTS SHALL REMAIN UNLESS OTHERWISE NOTED

Costanza Spector Clouser ARCHITECTS
 A PROFESSIONAL CORPORATION
 304 HARPER DRIVE SUITE 100
 MOORESTOWN, NEW JERSEY 08057
 856.234.5665 FAX 856.234.9071

CHARLES A. CLAUSER AIA C-6938
 ROWLAND D. SPECTOR AIA C-4830
 HARRY E. WRIGHT AIA 13164
 STEPHEN J. SGRO AIA 13590

ROWAN UNIVERSITY
 Under Hill
 230 Waller Hill Road
 Glassboro, NJ 08028
 (856) 256-4824
 (856) 256-9638

Costanza Spector Clouser Architects
 304 Harper Drive, Suite 100
 Moorestown, New Jersey 08057
 (856) 234-5665
 (856) 234-9071

O'Donnell & Naccarato
 111 South Independence Mall East Suite 600
 Philadelphia, Pennsylvania 19106-2524
 (215) 825-3788

MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERS
 N.E. Fisher & Associates
 360 Rancocas Blvd.
 Mt. Laurel, NJ 08054
 (856) 778-9888
 (856) 778-9838

Civil Engineers
 Civalier Engineering & Surveying Inc.
 (CERTIFICATE OF AUTHORIZATION #24628043200)
 12 West Newton Avenue
 Newark, NJ 07102
 (908) 444-0224
 (908) 444-0262

GARY R. CIVILIER
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 N.J. LICENSE NO. 0B29915

Revision Dates:

1	1/28/11	DCA RE-SUBMISSION FOR CONSTRUCTION
-	12/22/10	ISSUED TO DCA FOR APPROVAL - 1ST SUBMISSION
-	10/27/10	FINAL OWNER REVIEW SET



Facilities Planning & Construction
 Glassboro
 New Jersey 08028
 www.rowan.edu

TEAM HOUSE ADDITION

FINAL DOCUMENTS SET

Project No.: 101277
 DCA Ref. No.: 9346-10
 Rowan Proj. No.: 70892
 Dwg Origination Date: 31 May 2010
 Sheet Title

EXISTING CONDITIONS & DEMOLITION PLAN (SHEET 2 OF 6)

Sheet Number **SP-2**

IFB 11-43
Rowan University
Team House Addition

ACKNOWLEDGEMENT

My signature below acknowledges I have received and reviewed Clarification #1
of the Rowan University Team House Addition – IFB 11-43

Name (Please Print): _____

Signature: _____

Company Name (Please Print): _____

Date: _____