

Addendum 2
November 1, 2024
South Jersey Port Corporation
Request for Proposals
SJPC RFQ-24-92
E Building Sprinklers
Broadway Marine Terminal

NOTICE

This Addendum is considered part of this Request for Proposals and must be acknowledged with your submission.

ANSWERS TO FORMALLY SUBMITTED QUESTIONS

Question 1. Existing Fans. Are they staying? If so, how are we to get above them. Also, we believe they may need to be tied into the fire alarm to shut down in the event of fire.

Answer 1. – There are eight (8) large existing self-centering ball pendant mounted type ceiling fans in the high bay area of Building E. They are controlled from a panel on Column line D-19 adjacent to Valve House 847.

Correct, these circulating fans, as well as two (2) stationary ceiling mounted gas-fired unit heaters (under the gallery in the western bay), will be required to be controlled by the FA system. The SJPC will use the FA system vendor (Everon, formerly Red Hawk/ADT), to tie this equipment into the FA. Therefore, not in this contract scope.

Working above them is a means and methods challenge for the contractor to address. It is believed that they are ball mounted and can be swung to the side and tied.

Question 2. Assume we are to coordinate with tenant of space. We will need the SJPC's assistance in regard to crane shutdowns along with the mobility of steel coils.

Answer 2. - The Tenant will require advance notification in order to coordinate with the Contractor's schedule, working area, and the necessary logistics requirements throughout the Project. The SJPC will actively assist in this coordination to help facilitate communication. A staging area will be established and agreed upon in coordination with the Tenant.

Question 3. Appears to be a combustible concealed space above the loft ceiling that is approximately 6' to 8' high. Are we protecting this space and if so, how are we getting access?

Answer 3. – See the attached photos 1 and 2. The existing attic above the third level gallery on the West side of the building consists of metal roof joists with a metal roof. Only the floor of the attic is combustible (wood).

There are existing small diameter lines attached to the floor (visible in the photo), in the center of the bays running east-west (approximately 25 of them). These lines are to be removed. Access is through existing hatches (see photo 2).

For new protection, see Sections 2/FP-1 and 2/FP-2. The Engineer is proposing through-floor individual pipe risers with sprinkler heads, penetrated from the gallery ceiling below, sealed with firestop material.

Question 4. Trash/debris throughout the west loft that will need to be removed so we can work safely.

Answer 4. - The SJPC will perform the necessary removal of existing trash and debris.

Question 5. Are drop ceilings staying in place in locker rooms?

Answer 5. – The existing drop ceilings in the locker room and the bathroom on the second level of the west bay are intended to remain. The contractor can remove them to perform the work but will need to replace them afterwards. Up to and including full replacement if necessary.

Question 6. We will need an engineer to survey and state what type of load can be on loft.

Answer 6. – The SJPC will provide an engineer's assessment and recommendations on allowable floor loads in the gallery areas.

Question 7. Can we schedule a site visit. What arrangements need to be made? I would like to bring my lift guy out to look at what equipment we can use on site.

Answer 7. – You can arrange for another site visit by making a written request to Alvin Cooley, Senior Purchasing Agent.

Question 8. Regarding the Bid Bond Requirements- Is a bid bond or check required to be submitted with the bid or will a letter from our bonding company stating that we can get a bond acceptable. I asked this question during the site visit. Just asking so that it is documented.

Answer 8. – See page 5 of the Information for Bidders (attached for reference).

In short, the Bid Bond or 10% check must accompany the bid, the performance bond can be a letter of intent from the Bidder's bonding company.

Question 9. Are drawing CAD files available for aid in preparing our bids?

Answer 9. - The drawings have been revised and are attached with this Addendum in PDF format. These drawings should be to scale in Bluebeam and should print to scale at the correct sheet size, 30" x 42". CAD files in .DWG format will be provided to the successful low bidder for use in preparing permit drawings.

Question 10. Can a copy of the most recent fire pump test results be provided. Also, is there any info on the site fire pump location and where the underground main located with pipe size.

Answer 10. – There is a single duplex pump house serving the entire Broadway Marine Terminal. A set of fire pump tests is attached. City water pressure is approximately 40 PSI.

See the note on Drawing FP-0, Detail 1/FP-0, Existing Fire Pump House Piping:

NOTE: WATER PRESSURE TO SITE IS REGULATED SO AS NOT TO EXCEED 110 PSI MAXIMUM. THIS IS THE MAXIMUM AVAILABLE PRESSURE TO BE USED IN HYDRAULIC SPRINKLER DESIGN CALCULATIONS.

Underground fire main piping to the building is shown on the attached drawing circa 1946. The fire pump house would be located in the upper right-hand corner of that drawing.

Question 11. Is there any info on what size or weight of lifts can be placed on the upper-level floors or special requirements on using lifts or any approved equipment that can be used on the upper floors to reach the overhead structure.

Answer 11. – See Answer 6. The SJPC will provide upper floor allowable loadings. Previous work in other similar buildings was completed using primarily Baker type scaffolding and individual ladders, with most areas requiring a moving plywood underlayment as a precautionary working load reinforcement. Some areas have experienced wood rot due to water intrusion and require special attention (more plywood).

Question 12. What is the coordination procedure with the tenant as far as the tenant moving materials to allow access to the areas for pipe installation and then again for pipe removal. We understand that this is to be coordinated with tenant.

Answer 12. – See Answer 2 above.

Question 13. Is there an area or square footage to be assumed for bidding purposes?

Answer 13. No. The Bid Form line items are by valve zones of coverage, not area.

The Contractor shall make their own estimates of areas when submitting the design to the New Jersey Department of Community Affairs, Bureau of Fire Safety, for the UC Code construction permit.

The following area estimates are provided for information only.

The ground floor footprint of the building from the plans is estimated to be approximately 141,000 square feet.

The table below contains estimates for all the areas to be sprinkled, which totals approximately 220,000 SF, but it does not include the attic space above the West Gallery discussed in Answer 3 above, which would be an additional 21,500 SF, for a total area to be sprinkled of approximately **241,500 SF**.

BLDG	AREA (SF)	Approx Height (FT)
E - New (8 DV's)		
Center Floor	57,400	> 50
East Gallery	33,700	< 25
West Gallery	27,600	< 25
Below East Gallery	34,400	< 40
Below West Gallery	32,200	< 40
2nd Level (Below West Gallery)	7,700	< 20
Below 2nd Level	7,700	< 20
Low Roof (East Side)	19,300	≤ 12



Photo No. 1 – Attic Space above West Gallery – Looking South



Photo No. 2 - Typical Ceiling Hatch - Looking Down from Attic Space above West Gallery

BID REQUIREMENTS

BID SECURITY

The form of bid security shall be a BID BOND to accompany the Bid Proposal in the amount of 10% of the total bid price, but not in excess of \$20,000, payable unconditionally to SJPC. It shall contain a Power of Attorney for the full amount of the Bid Bond from a surety company (see below). The Bid Bond of an unsuccessful bidder shall be returned in the same manner as set out in N.J.S.A. 40A:11-24a. The Bid Bond of the bidder to whom the contract is awarded shall be retained until a contract is executed, and the required Performance Bond is submitted. The Bid Bond of the successful bidder shall be forfeited if the bidder fails to enter a contract.

*Failure to submit bid security shall result in rejection of the Bid Proposal.

PERFORMANCE BOND

Each Bid Proposal shall also be accompanied by a letter of intent from the bidder's Bonding Company confirming that, if the bidder is awarded the contract, the Bonding Company will furnish the required PERFORMANCE BOND EQUAL TO THE BID PRICE as security for the faithful performance of the contract. The performance bond shall not be released until final acceptance of the whole work, and then only if any liens or claims have been satisfied.

Each Surety submitted must be with a company that is rated at least A- or better with AM Best, authorized to do business in the State of New Jersey, and proof of same must accompany the bid.

LETTER OF TRANSMITTAL

SJPC requests that along with the Bid Proposal, the bidder enclose a letter of transmittal, which is not intended to be a summary of the bid itself, but must contain the following statements and information:

1. General Information

- a. Company name, address, and telephone number(s) of the bidder submitting the proposal.
- b. Name, title, address, e-mail address, and telephone number of the person or persons to contact who are authorized to represent the bidder, and to whom correspondence should be directed.
- c. Federal and state taxpayer identification numbers of the bidder.
- d. Brief statement of the bidder's understanding of the services to be performed, and a positive commitment to provide the services as specified.

"Our Family Protecting Yours"

DATE _____

SITE _____ CONTACT _____

ADDRESS _____ PHONE _____

CITY _____ STATE _____ ZIP _____

LOCATION OF FIRE PUMP					
SUPPLY FROM	CITY	WELL	POND	GALLON TANK	

FIRE PUMP DATA

MANUFACTURER	MODEL	SERIAL #	
TYPE	RATED GMP	RATED PRESSURE (PSI)	
RATED RPM	MAX PRESSURE (PSI)	PRESSURE AT 150%	
AUTO START (PSI)	SERVICE FACTOR	RUN TIMER (MIN)	

DRIVER DATA

MANUFACTURER	MODEL	SERIAL #	
TYPE	RATED RPM	HORSE POWER	
RATED AMP	RATED VOLT	PHASE	
CYCLES	SERVICE FACTOR	FRAME	

CONTROLLER DATA

MANUFACTURER	MODEL	SERIAL #	
HORSE POWER	VOLT	AMPS RMS	

JOCKEY PUMP DATA

MANUFACTURER	MODEL	SERIAL #	
HORSE POWER	RATED FLOW (GPM)	RATED PRESSURE (PSI)	
PRESSURE ON (PSI)	PRESSURE OFF (PSI)	RPM	3500

1. GENERAL

YES N/A NO

A. Is the suction reservoir full?			
B. Is the wet pit suction screen in place and unobstructed?			
C. Is the fire pump controller in automatic service?			
D. Is the pump house/room at proper temperature? <small>*At least 70°F for diesels without engine heaters or at least 40°F for all others</small>			
E. Are ventilating louvers free to operate?			
F. Are suction, discharge and bypass valves fully open?			
G. All pipe, valves and fittings are in good condition with no physical damage or no leaks?			
H. Are suction and system pressure gauges reading normal?			

2. ELECTRIC PUMP

YES N/A NO

A. Is the controller indicating power on, transfer switch indicating normal situation and isolation switch closed?			
B. Is revers phase alarm indicator off or normal phase rotation indicator on?			
C. Is oil level in vertical motor sight glass normal?			
D. Is the casing relief valve flowing water while the pump is operational?			
E. Is the pressure relief valve operating with proper pressure downstream while pump is operating?			
F. For automatic stop controllers, record time pump runs after starting <small>*it should run for a minimum of 7 minutes</small>			
G. Was the time in item F above within normal operating parameters?			

3. DIESEL PUMP

YES N/A NO

A. Is fuel tank at least two thirds full?			
B. Is controller selector switch in auto position?			
C. Are battery voltage readings normal?			
D. Are battery charging current readings normal?			
E. Are battery terminals free from corrosion?			
F. Are battery electrolyte levels normal?			
G. Are battery indicators on or failure indicators off?			
H. Are all alarm indicators off?			

3. DIESEL PUMP (CONTINUED)

I. Are crankcase and right-angle gear drive oil levels normal?			
J. Is water jacket heater operating?			
K. Is engine coolant level normal?			
L. Is cooling water flowing from the heat exchanger?			
M. Is the pressure relief valve operating with proper pressure downstream while pump is operating?			
N. Is exhaust system free from physical damage and no leaks?			
O. Record time for engine to crank		*Over 15 seconds is not acceptable	
P. Record time for engine to reach running speed		*Over 20 seconds is not acceptable	
Q. Are readings in O and P above within normal operating parameters?			
R. Are oil pressure, speed indicator, water temperature, and oil temperature normal?			
S. Is the engine running time meter operational?			
T. Does fuel tank vent go outside?			

4. COMPONENTS

YES N/A NO

A. Are all valves in the appropriately open or closed position?			
B. Is jockey pump operational?			
C. Do the packing glands appear to be properly adjusted?		*They should drip at least once per second while the pump operates	
D. Are packing boxes, bearings and pump casing free from overheating?			
E. Were automatic starts performed?			
F. Were manual starts performed?			
G. Did automatic and manual starts and stops function properly?			
H. Are drains operational?			
I. Does fire pump shaft coupling appear to be properly aligned?			
J. Does jockey pump appear to be properly aligned?			
K. Is test header in good condition and drained?			
L. Are the sensing lines for the jockey pump, fire pump and low suction panel separate and installed correctly? *They must be rigid copper pipe			
M. Did all alarms operate properly?			
N. Is there any unusual noise or vibration?			
O. During a simulated power failure; did the transfer switch transfer power to the alternate power source?			
P. On the alternate power source does the pump continue to perform at peak load?			
Q. After the power is restored to normal; does the pump reconnect to the normal power source?			
R. Did the low suction panel shut the fire pump off?		*Over 1 minute is not acceptable	

5. Performance

% OF CAPACITY	SPEED RPM	SUCTION PRESSURE PSI	DISCHARGE PRESSURE PSI	NET HEAD PSI	STREAMS			GALLONS PER MINUTE	VOLTS	AMPS
					NO	SIZE	PITOT PRESSURE			
Chum										
100%										
150%										

6. ACCEPTANCE

YES NO

A. Was the pump performance at 100% in item 5 above acceptable?			
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*The performance is compared to the initial unadjusted acceptance test results or the specifications on the nameplate. Degradation in excess of 5% requires further investigation.

- Explanation of "NO" answers, system deficiencies, and/or inspector recommendations are listed on SERVICE FOLLOW UP # _____, which is attached to this form.
- No SERVICE FOLLOW UP REPORT was required during this inspection.

I state that the information on this form is correct at the time and place of this inspection. All test and inspections were performed in accordance with applicable NFPA 25 test and inspection sections. All equipment tested at this time was left in operational condition upon completion of this inspection except as noted on any SERVICE FOLLOW UP REPORT as stated above.

Name of Inspector _____ Signature Donald Jarvis

I acknowledge that the inspection, deficiencies, and suggested improvements were discussed with me upon completion of the inspection. It is understood that all information contained herein is provided to the best of the knowledge of the person providing the information.

Name of Owner or representative _____ Signature On File

"Our Family Protecting Yours"

DATE _____

SITE _____ CONTACT _____

ADDRESS _____ PHONE _____

CITY _____ STATE _____ ZIP _____

LOCATION OF FIRE PUMP					
SUPPLY FROM	CITY	WELL	POND	GALLON TANK	

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CONTROLLER DATA

MANUFACTURER	MODEL	SERIAL #	
HORSE POWER	VOLT	AMPS RMS	

JOCKEY PUMP DATA

MANUFACTURER	MODEL	SERIAL #	
HORSE POWER	RATED FLOW (GPM)	RATED PRESSURE (PSI)	
PRESSURE ON (PSI)	PRESSURE OFF (PSI)	RPM	2500

1. GENERAL

YES N/A NO

A. Is the suction reservoir full?			
B. Is the wet pit suction screen in place and unobstructed?			
C. Is the fire pump controller in automatic service?			
D. Is the pump house/room at proper temperature? <small>*At least 70°F for diesels without engine heaters or at least 40°F for all others</small>			
E. Are ventilating louvers free to operate?			
F. Are suction, discharge and bypass valves fully open?			
G. All pipe, valves and fittings are in good condition with no physical damage or no leaks?			
H. Are suction and system pressure gauges reading normal?			

2. ELECTRIC PUMP

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5. Performance

% OF CAPACITY	SPEED RPM	SUCTION PRESSURE PSI	DISCHARGE PRESSURE PSI	NET HEAD PSI	STREAMS			GALLONS PER MINUTE	VOLTS	AMPS
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6. ACCEPTANCE

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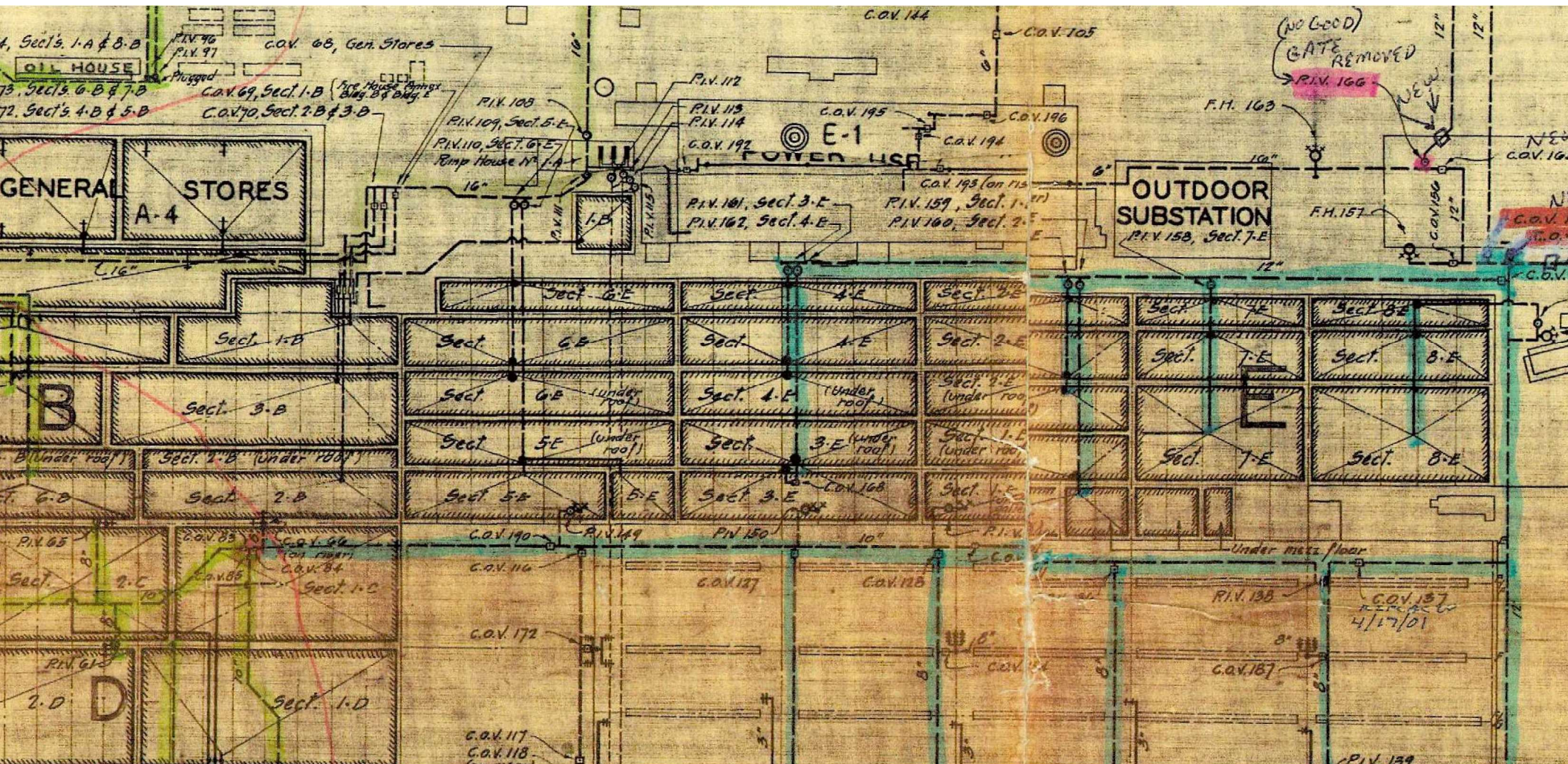
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**E Building
Plan Showing Underground C.I.
Fire Lines to the Valve Houses**