



CLARK HUGHES
Capital Project Procurement Manager
Atlantic City Convention Center
Jim Whelan Boardwalk Hall
2301 Boardwalk, Atlantic City, NJ 08401
O: 609.348 - 7026 c: 609 226 - 3069
Clark.Hughes@spectrap.com

TO: Bid Responders

FROM: Clark Hughes

DATE: May 29, 2020

SUBJECT: ACCC – VENTILATION CONTROL REPLACEMENT - ADDENDUM #7

You are hereby notified in accordance with the specifications for the above referenced project that the following has been issued to clarify the meaning of the drawings and specifications. The conditions and specifications set forth in this addendum are to be considered as binding as if the same

This addendum includes the following items:

1. **SPECIFICATIONS:** The following specification sections are attached to this addendum. Revisions to the specifications are as noted below:
 - a. 01010 SCOPE OF WORK: Paragraph 1.1.D.4 has been added to clarify that the contractor shall perform TAB procedures on the existing exhaust and supply fan system before and after the installation of the new control system. The purpose of the pre- and post-construction TAB procedures is to verify that the fans are operating properly (equal to the pre-demolition conditions) after the new control system has been installed.

**END OF ADDENDUM #7
(SEE ATTACHED SPECIFICATION AS NOTED)**

Cc: Jim McDonald
Timothy Kolody
Marie Remer

ATTH: Scope of Work (Revised)
Critical Dates (Revised)

SECTION 01010 – SCOPE OF WORK

PART 1 - GENERAL

1.1 WORK COVERED BY CONTRACT DOCUMENTS

- A. Owner Identification: Spectra Venue Management
2301 Boardwalk
Atlantic City, NJ 08401
Phone: 609-348-7026
- B. Engineer Identification: Remington & Vernick Engineers
845 North Main Street
Pleasantville, NJ 08232
- C. Contract Documents:
 - 1. These Specifications and associated drawings indicate the extent of the Contract. Contract Documents were prepared for the Project by Remington & Vernick Engineers, 845 North main Street, Pleasantville, NJ 08232.

D. General:

- 1. **Scope Summary:** The project consists of the replacement of the existing carbon monoxide detection system in the parking garage of the Atlantic City Convention Center. The existing system consists of approximately 35 CO detectors located throughout ground floor parking garage. The existing detectors are manufactured by Tox Alert International, Inc. The existing Tox Alert system is connected to 21 roof mounted exhaust fans and 21 roof mounted supply fans. The scope of work for this project will be to replace the existing carbon monoxide detection and fan control system. This includes replacement of all carbon monoxide detectors and associated system controllers to operate the exhaust and supply fans. The new control system will operate with a sequence similar to the existing system.

The basis of design for the proposed CO detection system shall be Honeywell E3Point. Acceptable manufacturers for the proposed CO detection system are Honeywell or an approved equal. The new gas detection and fan control system shall be seamlessly integrated with the existing Honeywell Building Automation System for remote monitoring and control. The scope of work also includes the replacement of the existing motor control panels located on the exterior of some of the rooftop supply and exhaust fans. These panels shall be replaced in kind as indicated on the contract drawings. The contractor shall provide all labor and materials, including all wiring, conduit, control devices, programming, etc.

- 2. **Controls:** All new equipment shall be fully integrated into the existing Honeywell Building Management System. Provide all new control devices, wiring, controllers, programming, and all other equipment and work necessary for a complete installation of the proposed control system and the seamless integration into the existing Honeywell BMS. The contractor shall provide all necessary programming and other work required to allow control and monitoring of the new CO detection system and existing supply and exhaust

fans by the existing Honeywell BMS. Provide all controllers, wiring, devices, programming and all other work required to allow the existing supply and exhaust fans to be manually turned on and off through the Honeywell BMS as an override to the automatic operation of the new CO detection system. See specification section 15900 for additional information.

- a. Contact for Honeywell Building Management System Integration: Brad Strauss, Sr. Account Manager, Honeywell Building Solutions, 609-969-1568 (mobile), 856-437-1837 (office), Brad.Strauss@Honeywell.com
3. **Work Phasing:** The gas detection and exhaust system shall remain operational during all scheduled events at the facility and whenever the parking garage is scheduled to be utilized by the general public. The contractor may leave the existing gas detection system operational in place while the new gas detection system is being installed. When the system or individual fans/sensors are to be removed from service, the contractor shall coordinate this work in advance with the Owner.
4. **Testing & Balancing:** The contractor shall take pre-demolition airflow measurements as indicated on drawing M/E-1.1. The contractor shall also perform testing & balancing after the new control system is installed and operational to verify that there has been no change in the airflow of the supply and exhaust fans from the pre-demolition conditions. The contractor shall balance all fan systems to equal the pre-demolition measured conditions if necessary.
5. The facility will be occupied during construction. Proper care must be taken by the Contractor and any of their subcontractors as not to disrupt or interfere with the normal operation of the facility during the entire length of this construction contract. Phasing of the work may be required, and the contractor shall include all associated costs in his bid.
6. The facility shall not be without electrical power throughout the contract. The contractor shall provide temporary power if necessary. The contractor shall provide temporary heating and cooling as needed throughout the duration of the contract.
7. At no point shall the facility be without adequate heating between October 15 and May 15. Provide temporary heating and cooling as needed throughout the duration of the contract.
8. The contractor shall temporarily remove ceiling and temporarily support ceiling devices (lighting, detectors, etc.) as necessary to complete the proposed work. The contractor shall restore the existing ceiling to a condition equal to or better than the existing condition upon completion of the proposed work. The contractor shall replace all damaged ceiling tiles, lighting, devices, etc. with new. All new materials shall match existing.
9. The Contractor is responsible and obligated to successfully complete the entire project and to complete each and every necessary detail of every item specified and/or is required to complete the specified work regardless of whether or not a particular detail is specifically mentioned in these specifications.
10. The contractor shall provide all temporary utilities required to complete the demolition and new work. Temporary utilities shall include water, electric, heating, and air conditioning as necessary.
11. The contractor shall provide equipment that is compatible with the existing control system at each facility. The contractor shall include in his bid all costs necessary to install controls for new equipment and integrate with the existing Building Automation System.

12. The contractor shall obtain an State of New Jersey licensed electrical contractor, registered and qualified with the State of New Jersey Department of Community Affairs for the installation of all electrical work necessary to complete this project.
13. The Contractor will be required to submit with their bid a proposed work schedule that shall be finalized to reflect actual project milestones after contract award. The project schedule shall follow the requirements of these specifications. Strict adherence to the agreed upon final work schedule will be required for this project. The schedule shall be generated by the Contractor in a Microsoft Project format and shall be updated weekly. Progress reports including the updated schedule (Gantt Chart) will be submitted to the Engineer on a weekly basis. The Building shall not be without electrical power any time except during an agreed upon shutdown as necessary and at no time during the hours of 6 AM to 10 PM, Monday through Friday. The entire building shall not be without adequate occupancy heating at any time after October 15. The Contractor will make provisions for this requirement in the proposal.
14. A Pre-Construction Meeting between the Spectra Venue Management (the Owner), the Engineer, and the Contractor will be required prior to start of construction at a site chosen by the Owner. All allowances/costs for the pre-construction meeting must be included in the Contractor's proposal pricing and submitted with the bid. No additional payments will be made by the Owner for the pre-construction meeting.
15. Contracts:
 - a. The Project will be constructed under a single Prime Contracting arrangement.
 - b. The contract will be awarded to one Contractor for the work required.
 - c. The Contractor's completed bid form shall reflect the actual amount of work required. The amounts on the Contractor's bid form as submitted with their bid will be used to generate the project schedule of values for payment purposes.
 - d. The quantities described in the specifications are for the convenience of the contractor only. Items will be paid on a lump sum basis and no additional payment will be made if as-built quantities exceed plan quantities.
 - e. All means and methods to complete the scope of work shall be included in the Contractor's bid, even if such is not specifically described herein. Contractor is strongly recommended to visit the site prior to submitting their bid to include all necessary means and methods work to successfully complete the project in their bid.
 - f. Only major items of work are given in the Bid Form, but it is the intent of the specifications to secure a completely interconnected and functioning system, and if any workmanship or materials be required which are obviously necessary to carry out the full intent and meaning of the plans and specifications or to be reasonably inferred there from, the cost of such workmanship or materials shall be included in the unit price bid for the major items of work.
 - g. Local custom and trade-union jurisdictional settlements do not control the scope of work included in the Prime Contract. When a potential jurisdictional dispute or similar interruption of work is first identified or threatened, the affected Prime Contractor shall promptly negotiate a reasonable settlement to avoid interruption and delays at no additional cost to the Owner.

16. The furnishing of all restoration specified herein required for a complete installation. Any interior or exterior finishes (roofs, ceilings, floors, walkways and walls) and/or landscapes damaged during the installation of the equipment will be repaired /replaced with like materials to the satisfaction of the Owner at no extra cost.
17. The contract price includes a bid item "Allowance". The allowance is for any additional work that may be required due to unforeseen conditions experienced during the contract period as directed by the Owner/Engineer. Additional work shall only be performed at the direction of the Owner/Engineer.
18. The work shall be in accordance with accepted standards. All demolition materials and scrap shall be disposed of in a legal manner and in accordance with all local, State and Federal or other agencies having jurisdiction.
19. The Contractor shall field verify all existing condition, equipment, and dimensions prior to construction and/or preparation of shop drawings and notify Engineer immediately of major discrepancies.
20. This Scope of Work outlines the general items and distribution of work and shall not be construed as being all-inclusive.
21. The Contractor shall be responsible for applying for and obtaining any and all permits required to satisfactorily complete this construction project. Any costs related to obtaining permits shall be included in the proposal.
22. Codes and Standards: The work as specified and performed for this project shall classify as "renovation work" and as such will comply with all applicable Renovation Sections of the State of New Jersey, Building Code. Where existing equipment is being replaced with new equipment, or wherever additions are made to the existing electrical and mechanical systems said work will comply with the adopted revision of the NEC, NESC, LSC, UL, IBC, NSPC, IMC, IFGC, NFPA, ASME, ANSI or other applicable codes.
23. The Contractor shall be responsible for measuring and recording the existing supply, return, outdoor, and exhaust airflows prior to demolition/modification to equipment, and submit this information in a report to the Engineer. The Contractor shall be responsible for the rebalancing of the new or repaired equipment to their pre-demolition values.
24. The Contractor shall be responsible for any modifications to the existing equipment and equipment support (roof or ground mounted) as needed to accommodate the new or repaired equipment.
25. Provide all electrical work in compliance with the 2014 National Electrical Code and the most current International Building Code acknowledged by the State of New Jersey.

1.2 CONTRACT BOILER PLATE

- A. If a discrepancy exists between the Spectra Venue Management Boiler Plate and the General Conditions sections, the Global Spectrum Boiler Plate shall govern.

1.3 WORK SEQUENCE

A. Coordination of Work

1. The Contractor is responsible for verification of all existing dimensions and conditions in order to include all associated costs in the bid price for a complete installation as detailed in these specifications. It is strongly recommended that the Contractor visit the site prior to completing the bid form.
2. The Contractor is responsible for the demolition of existing equipment, electrical power, and controls and the installation of the new equipment and related accessories as described in this specification. As stated previously this includes all modifications to existing equipment, systems, and structures; piping and valves; mechanical equipment; control systems; and electrical equipment and systems, as specified herein and as required to deliver a complete, operational system, even if an item is required by not specifically detailed in the contract drawings or specifications.
3. For the purpose of preparing progress schedules and estimates for payments to the Contractor, the Work to be performed under this Contract has been divided into lump sum items. The contractor is responsible and obligated to successfully complete the entire project and to complete each and every necessary detail of each and every item specified in the contract specifications regardless of whether or not a particular detail is specifically mentioned.
4. The Contractor shall provide As-built drawings of the entire installation. The drawings shall be legible, neat and of a quality acceptable to the Engineer. Actual installation with all items clearly identified shall be indicated. Location of installed items and any deviations from contract documents shall be so shown with boxes around the as-built numbers or labels.
5. The Contractor is responsible to file and receive all permits for the project through the appropriate Construction Office (electrical, plumbing, etc.) All associated costs shall be included in the lump sum proposal bid price.
6. The Contractor is responsible for all coordination of the construction work of the project.
7. The Engineer will monitor the progress of the project and review the status of the completion of work. If one or more of the subContractors is delaying the progress of the project, it shall be the responsibility of the Contractor to take necessary action to bring that portion of the project back on schedule.
8. All costs related to project coordination shall be included by the Contractor.
9. Movable Furnishings – The Contractor shall be responsible for moving non-fixed furnishings. Coordinate with Owner as required.
10. Fixed Furnishings – Fixed furnishings shall be covered by the Contractor for protection where appropriate. The Contractor shall be responsible of protecting the fixed furnishings from any large debris. Coordinate with Owner as required.
11. Equipment Salvage – The Owner has the right to first ownership of salvaged equipment.
12. The Contractor shall provide dumpsters on-site throughout the construction period as necessary to be used by all subcontractors with the general contractor maintaining responsibility. The Contractor's use of construction dumpsters on-site shall be at the discretion of the Owner and only at pre-approved locations and times.

1.4 CONTRACTOR USE OF PREMISES

A. General:

1. During the construction period the Owner will occupy the site during construction. The Contractor shall limit use of the premises to construction activities in the areas associated with the new work. The Contractor's use of the premises is limited only by the Owner's right to perform work or to retain other contractors on portions of the Project. Contractor is not to interfere with Owner's Operations.
2. The contractor shall coordinate all construction activities with the Owner prior to performing the work. A detailed project schedule shall be provided as specified herein. Contractor shall conform to the Owner's requirements specific to each site.
3. Unless written permission is secured from the Engineer in advance, the Contractor must not use any materials found on or adjacent to the site of the Work.

B. Use of the Site: Limit use of the premises to work in areas indicated. Confine operations to areas within contract limits indicated. Do not disturb portions of the site beyond the areas in which the Work is indicated.

1. Driveways and Entrances: Keep driveways and entrances serving the premises clear and available to the Owner, the Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.

1.5 OCCUPANCY REQUIREMENTS

- A. Full Owner Occupancy: The Owner will occupy the site during the entire construction period. Cooperate with the Owner during construction operations to minimize conflicts and facilitate owner usage. Perform the Work so as not to interfere with the Owner's operations.
- B. Each facility shall not be without electrical power or heating at any time during the hours noted herein. Downtime for equipment shall be minimized, and shall be coordinated and approved with the Owner prior to construction. The Contractor will make provisions for this requirement in the proposal. In the event that temporary heating is required during the course of this project, the contractor will provide acceptable temporary heating to the building at no additional cost to the Owner.

1.6 SPECIFICATION FORMATS AND CONVENTIONS

- A. Specification Format: The Specifications are organized into Divisions and Sections using the 16-division format and CSI/CSC's "MasterFormat" numbering system.

1. Section Identification: The Specifications use section numbers and titles to help cross-referencing in the Contract Documents. Sections in the Project Manual are in numeric sequence; however, the sequence is incomplete. Consult the table of contents at the beginning of the Project Manual to determine numbers and names of sections in the Contract Documents.
- B. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
1. Abbreviated Language: Language used in the Specifications and other Contract Documents is abbreviated. Words and meanings shall be interpreted as appropriate. Words implied, but not stated, shall be inferred as the sense requires. Singular words shall be interpreted as plural, and plural words shall be interpreted as singular where applicable as the context of the Contract Documents indicates.
 2. Imperative mood and streamlined language are generally used in the Specifications. Requirements expressed in the imperative mood are to be performed by Contractor. Occasionally, the indicative or subjunctive mood may be used in the Section Text for clarity to describe responsibilities that must be fulfilled indirectly by Contractor or by others when so noted.
 - a. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION

SPECTRA VENUE MANAGEMENT

SOLICITATION OF BIDS

ATLANTIC CITY CONVENTION CENTER

For:	VENTILATION CONTROL SYSTEM REPLACEMENT ADDENDUM #7 Revisions in Hi-Lighted Red
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Event	Date	Time
Bidder's Question Due Date (Refer to BID Section 1.5 for more information.)	Completed	
Bidder's Response to Questions (Refer to BID Section 1.5 for more information.)	Completed	
Pre-bid Conference (Refer to BID Section 1.8 for more information.)	Completed	
Site Visit (Refer to BID Section 1.9 for more information.)	Completed	
Bid Submission Due Date (Refer to BID Section 1.10 for more information.)	Thursday June 11, 2020	11:00 am

Dates are subject to change. All changes will be reflected in Addenda to the solicitation posted on the Spectra webpage.

<http://www.boardwalkhall.com/business-opportunities/rfps>

Solicitation Issued By

Spectra, as operator of Jim Whelan Boardwalk Hall and the Atlantic City Convention Center, as managing agent for Casino Reinvestment Development Authority
2301 Boardwalk

Atlantic City, New Jersey 08401

Phone: 609-348-7026

Date Issued: March 13, 2020

NOTICE TO BIDDERS

PUBLIC NOTICE IS HEREBY GIVEN that sealed bids will be received by Spectra, as operator of Jim Whelan Boardwalk Hall (“Boardwalk Hall”) and the Atlantic City Convention Center (the “Convention Center”), as agent on behalf of the Casino Reinvestment Development Authority for

VENTILATION CONTROL SYSTEM REPLACEMENT

Bid forms, contracts, drawings and specifications can be obtained from the offices of Spectra located at 2301 Boardwalk, Atlantic City, New Jersey or on the _____ website at _____.
<http://www.boardwalkhall.com/business-opportunities/rfps>

Sealed bids must be mailed, presented or delivered to Spectra, 2301 Boardwalk, Atlantic City, New Jersey 08401, Attn. Clark Hughes, Capital Projects/Procurement Manager. Spectra accepts no responsibility for the timeliness of any bidder’s delivery, mail, delivery or courier service.

Sealed bids shall be submitted in the manner prescribed in the bid specifications. The sealed envelopes must be labeled **VENTILATION CONTROL SYSTEM REPLACEMENT** and contain the bidder’s name and address and the bid opening date.

Bids will be received, opened and read aloud in public at Spectra offices at 2301 Boardwalk, Atlantic City, New Jersey on **June 11, 2020 at 11:00 a.m.** eastern prevailing time.

Bidders are required to comply with the requirements of N.J.A.C. 17:27 (Affirmative Action), Americans with Disabilities Act of 1990 (42 U.S.C. 12101, et.seq.), N.J.S.A. 52:32-44 (Business Registration), and N.J.S.A. 10:5-1 (Law Against Discrimination).

Dated: March 13, 2020

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