

Form: **Addendum #1**  
Project Title: **IFB 26-17 Building 30-39 Boiler Plant Upgrades**  
Issued Date: **February 27, 2026**

#	Item	Description
1	<b>Questions &amp; Answers</b>	Questions & Answers have been posted as part of this Addendum.
2	<b>Additional Clarification</b>	Applicable support documentation has been posted as part of this Addendum.

The information contained herein clarifies, revises, supplements and/or supersedes the specific parts of the documents referred to and shall be attached to and become part of those documents as if originally forming a part thereof. Except herein as modified, all other provisions of the documents shall remain in full force and, unless otherwise described in this Addendum, shall comply with the requirements originally specified. All other conditions of this project will remain in effect.

- Office of Procurement & Contracting: <https://stockton.edu/procurement-contracting/index.html>
- Please direct any questions to: [RFP-Purchasing@stockton.edu](mailto:RFP-Purchasing@stockton.edu)

**ADDENDUM ACKNOWLEDGMENT**

*I acknowledge that I have received and reviewed this Addendum*

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Company Name (please print)

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Name (please print)

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Signature

---

Date

**THIS ACKNOWLEDGMENT PAGE MUST BE INCLUDED WITH SUBMISSION OR THE BID/PROPOSAL WILL BE REJECTED.**

Questions & Answers

**Question & Answer 1**

Does this project currently have an estimated value, mobilization date, and completion date?

The dates indicated in the current IFB document are as follows:

<b>03/27/2026 (on/or about)</b>	<b>Notice to Proceed (Shop Drawings Preparation &amp; Procurement)</b>
<b>05/18/2026</b>	<b>Contractor Mobilization (not before)</b>
<b>08/07/2026</b>	<b>Project Substation Completion</b>
<b>08/26/2026</b>	<b>Project Final Completion</b>
<b>Contract Duration</b>	<b>155 Calendar Days</b>

**Question & Answer 2**

Are there any union or labor requirements?

The work performed under this IFB is subject to the New Jersey Prevailing Wage Act (N.J.S.A. 34:11-56.25 et seq), refer to pages 11 & 12 of the IFB for additional information.

**Question & Answer 3**

Please provide a detail of the shaft for the flue demolition through the second floor of Building 30.

The boiler flue is routed inside a chase through a second floor Balcony to the roof level. See picture below and attached sketch SK-1.



**Question & Answer 4**

Is the roof of Building 30 under warranty?

**No, there is no current roof warranty for the roof over the boiler room in Building 30 .**

**Question & Answer 5**

What type of roof is installed on Building 30?

**The existing roof over the boiler room in Building 30 is black EPDM.**

**Question & Answer 6**

Can the existing cone flashing be re-used for the new flue?

**No, the existing cone flashing is not dimensionally compatible with the new AL29-4C boiler vent system. Refer to Boiler Venting Detail 2 on sheet M-4. A new roof flashing is commercially available from the vent system manufacturer. Coordination with a roofing contractor is required to make the installation weather-tight.**

**Question & Answer 7**

Please confirm that existing damaged EFIS at Building 39 is not part the scope of work.

**Repair of existing damaged EFIS is not part of the project scope of work.**

**Question & Answer 8**

Are there any known asbestos and lead paint in these two buildings?

**The silver insulation on the existing boiler flue piping at building 30 came back positive for asbestos containing materials (ACM), see picture below for context, and attached results from AMSL Analytical, Inc. for reference. At this time the University plans to abate the referenced ACM under a separate contract and looking to have this work completed before the start of construction.**



**Question & Answer 9**

If asbestos abatement is part of the scope of work, please provide reports or quantities for bidding purposes?

**See response above.**

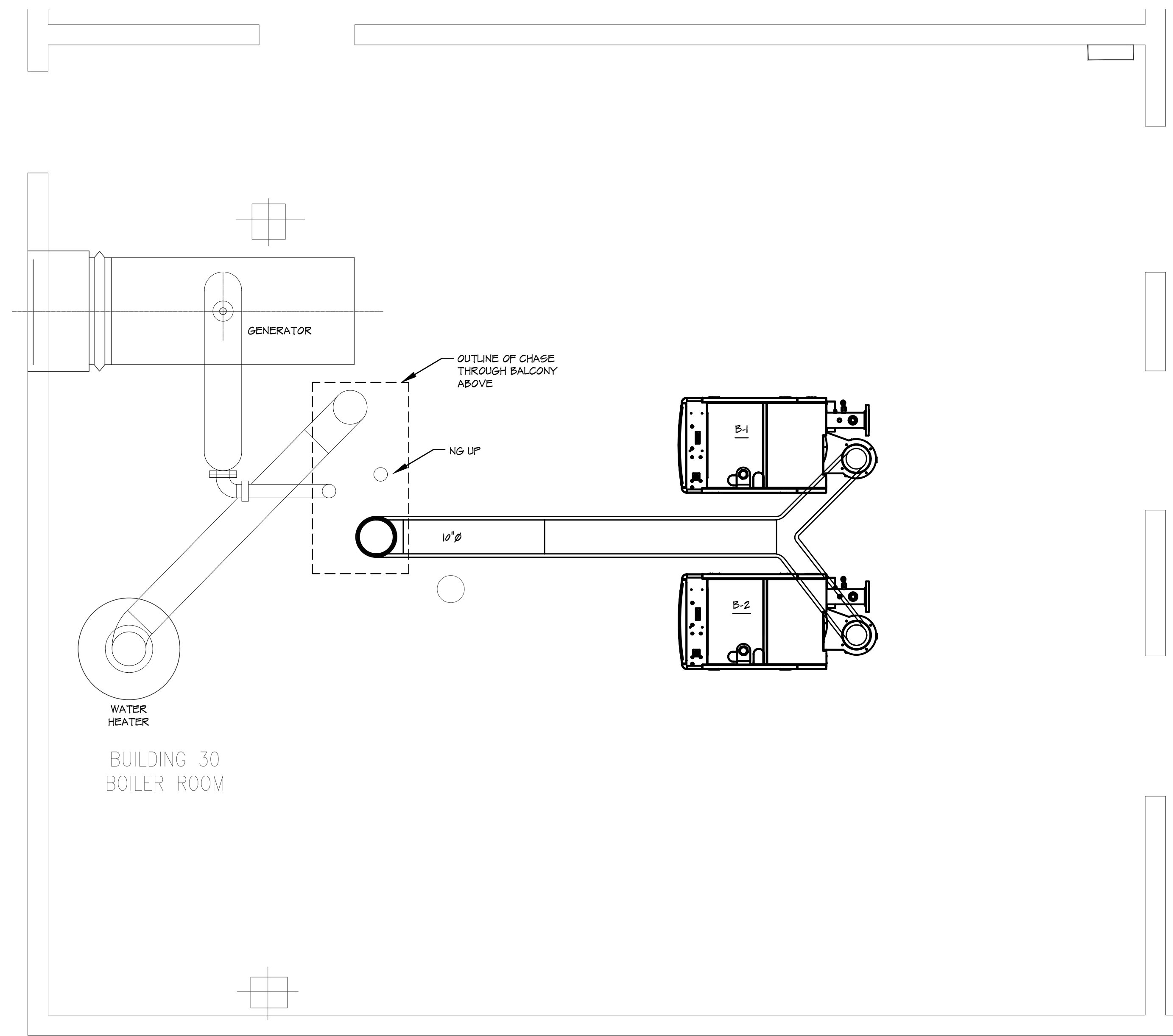
**Question & Answer 10**

Please confirm provide new pump inertia bases part of the scope of work.

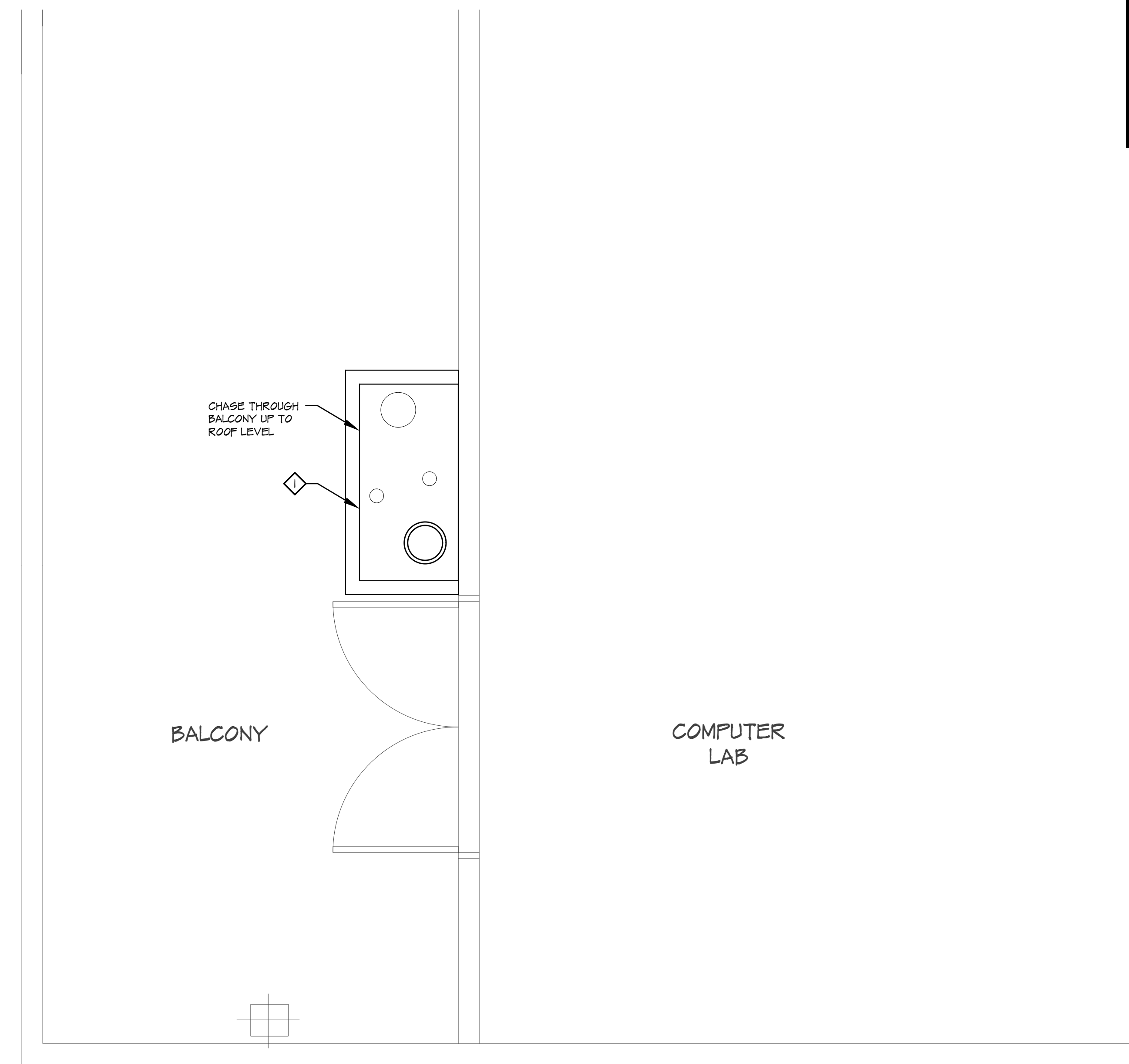
**Confirmed – New inertia bases are required for the new base-mounted, end-suction pumps in Building 30. Refer to note 6 in the Pump Schedule on sheet M-3.**

If you submitted questions to [RFP-Purchasing@stockton.edu](mailto:RFP-Purchasing@stockton.edu) by the due date indicated in the project document, but they were not received and answered here, please contact:

Regina Rosenello  
Office of Procurement & Contracting  
[Regina.Rosenello@stockton.edu](mailto:Regina.Rosenello@stockton.edu)  
609.626.6079



1 BUILDING 30 MECHANICAL BOILER ROOM FIRST FLOOR NEW WORK PLAN  
 SK-1 SCALE: 1/2" = 1'-0"



2 BUILDING 30 SECOND FLOOR PART PLAN  
 SK-1 SCALE: 1/2" = 1'-0"

NEW WORK NOTES

- 1 CHASE CONSTRUCTED OF INSULATED METAL PANELS INSTALLED ON METAL FRAMING. CONTRACTOR MAY CUT ACCESS OPENING(S) IN CHASE TO PERMIT ACCESS TO INSTALL NEW BOILER FLUE SYSTEM. INSTALL HINGED METAL ACCESS PANEL AND PAINT TO MATCH COLOR OF EXISTING ADJACENT PANELS AT COMPLETION OF FLUE INSTALLATION TO SEAL OPENING(S).

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**HRG**  
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 CERTIFICATE OF AUTHORIZATION #00602813520

**MATTHEW DAVID WELLS, N.J.P.E.**  
 PROFESSIONAL ENGINEER, LIC. NO. 2462494000

SIGNATURE NOT VALID WITHOUT RAISED SEAL. DATE

**BUILDING 30/39 BOILER PLANT UPGRADES FOR STOCKTON UNIVERSITY**  
 101 VERA KING FERRIS DRIVE, GALLOWAY, NJ 08205

Project Bid Date

Revisions	By	Date

Sheet Title  
 BUILDING 30 MECHANICAL SK-1

Drawn By	CE/GB	1	OF	1
Chk'd By	MW/GB			

Sheet No.  
 SK-1

Project No.  
 HRG-XXXX



# EMSL Analytical, Inc.

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<http://www.EMSL.com> / [cinnasblab@EMSL.com](mailto:cinnasblab@EMSL.com)

<b>EMSL Order:</b> 042603047
<b>Customer ID:</b> STCU75
<b>Customer PO:</b> P0093588
<b>Project ID:</b>

<b>Attention:</b> Amber Berry Stockton University 101 Vera King Farris Dr. Building 70 Galloway, NJ 08205	<b>Phone:</b> (609) 652-4496 <b>Fax:</b> <b>Received Date:</b> 02/20/2026 2:15 PM <b>Analysis Date:</b> 02/21/2026 <b>Collected Date:</b> 02/20/2026
<b>Project:</b> CC 005 Boiler Room	

**Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E  
Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
022026-01-Wrap <small>042603047-0001</small> <i>Result includes a small amount of inseparable attached material</i>	Near Boiler Exhaust Pipe - Silver Pipe Wrap	Tan/White/Silver Non-Fibrous Heterogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
022026-01-Insulation <small>042603047-0001A</small> <i>Result includes a small amount of inseparable attached material</i>	Near Boiler Exhaust Pipe - Silver Pipe Wrap	Tan/Silver/Yellow Non-Fibrous Heterogeneous		95% Non-fibrous (Other)	5% Chrysotile
022026-02 <small>042603047-0002</small>	Near Boiler Exhaust Pipe - Silver Insulation	White Fibrous Homogeneous		75% Non-fibrous (Other)	25% Chrysotile
022026-03 <small>042603047-0003</small>	Near 4" Boiler Pipe - Green Insulation	Yellow Fibrous Homogeneous	90% Min. Wool	10% Non-fibrous (Other)	None Detected
022026-04 <small>042603047-0004</small>	Near 4" Boiler Pipe - Green Pipe Wrap	White/Silver/Green Fibrous Homogeneous	10% Cellulose 25% Glass	65% Non-fibrous (Other)	None Detected

Analyst(s) \_\_\_\_\_  
Brian Napper II (5)

Samantha Sweeney, Laboratory Manager  
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA LAP, LLC-IHLAP Lab 100194, PA ID# 68-00367, LA #04127

Initial report from: 02/21/2026 13:17:42