



**Addendum No. 1**  
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**DATE: July 31, 2024**

Joliet Junior College  
1215 Houbolt Road  
Joliet, IL 60431

**TO:** Prospective Bidders  
**SUBJECT:** Addendum No. 1  
**PROJECT NAME:** **Mental Health & Awareness Center**  
**JJC PROJECT NO.:** B25001

This Addendum forms a part of the Bidding and Contract Documents and modifies the original bidding document as posted on the JJC website. Acknowledge receipt of this addendum in the space provided on the Bid Form. FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION.

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**ADDITIONAL WALK-THROUGH**

Another walkthrough has been scheduled for **Tuesday August 6th at 9 am**. We will meet just inside of the entrance to J-building.

**QUESTIONS RECEIVED:**

1. Is there fire sprinkler system in these rooms? If so, do they need to be modified? Please confirm the project is sprinkled.  
***There is no fire sprinkler in this area.***
2. Regarding the countertops: The Quartz & Stained Wood will need to be called out. We will require:
  - a. Manufacturer, Color, and Finish for the Quartz. ***Quartz to be used is called out in project specifications.***
  - b. Species, Cut, and Finish/ Finish processes for all wood. ***Wood door material and plastic laminates information are called out in project bid documents specifications.***
  - c. Is this a "QCP" (or similar), LEED, or FSC "Chain of Custody" project? If so, we will need express verification, in writing from the Architect, or Owner that these specifications will be excluded prior to going any further. ***No***
  - d. Specific Thicknesses for the PLAM trim @ outer Reception. Planning down to a nominal thickness will not be possible. ***Vertical Trim thickness to be 1/16" less than base and horizontal top trim.***
3. We were unable to make the pre-bid walkthrough for the Mental Health and Wellness project. Will there be another walkthrough scheduled or can we make an appointment to see the existing space?

**Answer: Another walkthrough has been scheduled for Tuesday August 6<sup>th</sup> at 9 am. We will meet just inside of the entrance to J-building.**

4. I'd like to request clarification of the BEP goals. Per the bid documents:
  - a. Please note that this project is partially funded by a \$250,000 grant with an 18% (\$45,000) MBE goal and a 10% (\$25,000) WBE goal.
  - b. This solicitation contains a 20% goal to include businesses owned and controlled by minorities, females, and persons with disabilities in the College's procurement and contracting processes in accordance with the State of Illinois' Business Enterprise for Minorities, Females, and Persons with Disabilities Act (30 ILCS 575).
  - c. If a vendor cannot meet the overarching goal of 20%, documentation and explanation of good faith efforts to meet the specified goal is required within the utilization plan.
  - d. The language is confusing as to what the overarching goal of 20% refers to.  
***The overarching goal is that 20% of your total bid is going to BEP certified vendors. These vendors are certified by the Illinois Commission on Equity & Inclusion as minority-owned, women-owned, and/or persons with a disability-owned business enterprises. We ask that you do your best to include the following within your 20%: minority-owned certified sub(s) in the amount of \$45,000 or more and women-owned certified sub(s) in the amount of \$25,000 or more.***
5. Drawing E1 Note 1 describes a floor box in the Group Therapy Room. Please provide a specification for the floor box. It looks like this floor box will have to be cut into the existing floor. Please confirm that saw cutting and patching the floor will be required.  
***Provide Saw cutting and patching to match surrounding area. For Floor Box Please provide HUBBELL WIRING DEVICE-KELLEMS system with associated cover plates, jacks, etc. Provide all required hardware for a complete installation and operating system.***
6. Drawing E1 Note 2, 7, and 8 describes a wall mounted TV box. Please provide a specification for the TV box.  
***Please provide system similar to Wiremold EFSB4 4-Gang Wall Box or approved equal. Provide all required hardware for a complete installation and operating system.***
7. Drawing E1 Note 3 says to provide new fire alarm devices compatible with the existing system. Please provide the existing FACP product information and the panel location. Also, if there is a specific fire alarm contractor we need to use for installation and testing, please provide the contractor contact information.  
**The existing fire alarm system is an Edwards EST Voice EVAC system. Please work with the approved Owner Fire alarm Contractor for Quote. GC's may contact:**  
Convergent Technologies  
One Commerce Drive  
Schaumburg, IL 60173  
Mr. Trey Cowan  
847-585-8867
8. Please confirm that the TV equipment and low voltage cabling is to be furnished and installed by others.  
***TV equipment will be provided and installed by others. However, wood blocking in wall framing is to be provided and installed by this contractor in monitor locations shown on the drawings. Coordinate with JJC for exact locations. Low voltage data cabling (must be Panduit plenum rated PUP6004WH-WLP) is to be provided and installed by this contractor. Data cable***

**to be ran to IDF closet with enough slack to reach switch. Termination in IDF closet by others. No substitution allowed for the Panduit cable.**

9. Drawing E1 Note 4 says we are to install the owner provided cabling for the access control system. The scope indicates the GC is to provide the cable. Please clarify this and provide a cable specification if we are to include furnishing cable.

**Door access cable is to be provided by contractor (whether by GC or their sub). Please refer to the Scope of Work document (Section 3.0 Door Access System) contained within the bid docs that specifies the manufacturer of the cable.**

10. Drawing EL1 Note 6 says the Owner will furnish and install WAP devices. Are we to include cable to the WAP locations? If yes, please provide a cable specification and clarify who is to provide cable terminations and cable testing.

**WAP's provided and installed by others. This contractor to provide JB's at ceiling and provide/install cat. 6 data cable (Panduit plenum rated PUP6004WH-WLP). No substitution allowed for the Panduit cable. Cable to be ran from WAP location to IDF closet with enough slack to reach switch. All cabling to be labeled. Cable to be tested by this contractor.**

11. Drawing EL1 Note 7 says the Owner will furnish and install the cameras, but the electrical contractor is to provide the cable. Please provide a specification for the camera cable and clarify who is to provide cable terminations and cable testing.

**Cameras provided and installed by others. This contractor to provide JB's at ceiling and provide/install cat. 6 data cable (Panduit plenum rated PUP6004WH-WLP). No substitution allowed for the Panduit cable. Cable to be ran from camera location to IDF closet with enough slack to reach switch. All cabling to be labeled. Cable to be tested by this contractor.**

12. Drawing E0 shows a detail of the electric and voice data outlets with a note that says the V/D cabling is by the Low Voltage Contractor. Are we to include the V/D cabling with devices, terminations, and testing? Are we to include any IDF Room equipment? Please clarify the V/D cabling scope of work and provide specifications for any cabling, devices, and equipment we are to include. If we are to provide any IDF Room equipment, please provide a location in the IDF Room.

**Contractor to provide and install data cabling (Panduit plenum rated PUP6004WH-WLP no substitution) from V/D location to IDF closet. Termination in IDF closet by others. Provide enough slack to reach switch. This contractor is not providing any equipment or terminating in the IDF closet. Data cable and V/D plate to be labeled by this contractor. Cable testing by this contractor. This contractor to provide an terminate wall plates at V/D locations.**

**Specs at V/D Wall Plates can be pulled from here:**

<b>Manufacturer</b>	<b>Part Number</b>	<b>Description</b>
<b>Panduit</b>	<b>CJ688TGBL-24</b>	<b>Panduit MINI-COM TX6 Plus - modular insert - Black</b>
<b>Panduit</b>	<b>CJ688TGWH-24</b>	<b>Panduit MINI-COM TX6 Plus - modular insert - White</b>
<b>Panduit</b>	<b>CMBWH-X</b>	<b>Panduit MINI-COM - Modular insert (blank) - White</b>
<b>Panduit</b>	<b>CMBBL-X</b>	<b>Panduit MINI-COM - Modular insert (blank) - Black</b>
<b>Panduit</b>	<b>CFP2WH</b>	<b>Single gang, vertical faceplate accepts two Mini-Com® Modules.</b>
<b>Panduit</b>	<b>CFP4WH</b>	<b>Panduit Mini-Com Classic Faceplate Frame, Single Gang 4 Port Off white</b>
<b>Panduit</b>	<b>CPP48FMWBLY</b>	<b>Panduit MINI-COM Flush Mount Modular - patch panel - 2U</b>
<b>Panduit</b>	<b>WMPH2E</b>	<b>Horizontal Wire Managers 2RU</b>

<b>Panduit</b>	<b>WMPV45E</b>	<b>Panduit WMPV45E --- Vertical wire manager 45 RU</b>
<b>Panduit</b>	<b>MWBA1</b>	<b>Panduit Wall Mount Plate</b>
	<b>PUP6504WH-</b>	
<b>Panduit</b>	<b>UY</b>	<b>Panduit White Plenum Cat6 enhanced 1000'</b>

13. The drawings indicate that low voltage cabling does not have to be in conduit above the accessible grid ceilings. Please confirm this for fire alarm, voice/data, WAP, camera, AV, and access control cabling.  
**Fire alarm to be in red conduit. Data cabling and door access cabling do not require conduit.**
  
14. The fixture schedule on Drawing E2 says the Type F6 fixture will be by the Owner. Please confirm that the Type F6 fixture will be furnished by the owner and installation will be by the electrical contractor.  
**Fixture F6 is to be provided and installed by contractor. Contractor is to submit all three fixtures for owner to select one of the three. Contractor is to base their pricing on the more costly fixture.**
  
15. The Alternate #2 work shown on Drawing L1 includes some landscape lighting. Please confirm this landscape lighting will be included in the landscape contractor's scope of work.  
**It is in the general contractors scope of work to include in their alternate pricing. It is not JJC's responsibility to determine if by GC's landscaping sub or the GC's electrical sub to perform the work.**
  
16. Please provide the existing fire alarm system is in the building. The drawings reference adding new devices to the existing system but nothing is clearly listed on the specs or drawings.  
**The existing fire alarm system is an Edwards EST Voice EVAC system. Please work with the approved Owner Fire alarm Contractor for Quote.**
  
17. Is there any furniture or equipment list for the pantry area alternate that needs to be included in the bid?  
**No, all furniture shown in offices and shelving shown in the pantry are provided and installed by others.**
  
18. What will be the list of "owner provided" items and for GC to install  
**Provided and installed by owner:**
  - Door Access system, however, door access cabling by this contractor
  - Cameras, WAPs, Monitors, IDF equipment
  - Furniture (desks, chairs)
  - Copy Machine
  - Massage Chair
  - Wire Shelves, Shelves in Group Therapy Room
  - Carpet and LVT provided by owner, installed by GC (VCT by GC) Glue and wall base by GC
  - Data terminations to WAPs, Cameras, Doors, and inside IDF
  
19. Are there any cabinets "PL" finish specifications available?  
**Yes they are in the provided bid documents specifications.**
  
20. Please confirm that the owner is applying and paying for the building permit.

***There is no permit process through City of Joliet. JJC is it's own governmental body. However, contractor will be responsible for contacting the state plumbing inspector and fire marshal for any required inspections.***

21. Please confirm the expected mobilization date for scheduling purposes.  
***Please read all bid documents. The gantt chart schedule is included in the Bid Document PDF. Start date is also shown in the Pre-bid Agenda.***
22. Please confirm there are no scheduled allowances from the owner.  
***Refer to the Bid Form that provides for a \$15k allowance.***
23. Please confirm there are no liquidated damages.  
***Correct, there are no liquidated damages, penalties or bonuses within the contract.***
24. Please confirm if there are any contracts being directly contracted by the owner we will need to coordinate with.  
***There will be weekly coordination meetings with JJC. Coordination will be required for the door access contractor, furniture installation contractor. Abating of the VCT at the stair landing near the elevators, pantry area, and hallway. This abating will take place in December, but will be performed in the evenings (coordination would be to have the areas clear of material).***
25. Please confirm if we should schedule downtime between phases.  
***Should JJC accept alternates 1 and/or 2, the schedule shows the landscape work beginning in the spring. However, JJC will not dictate the schedule. Meaning, the contractor may perform the landscape work concurrently with the inside work starting in the fall (should all plantings be available). However, if the contractor noise from any excavation or equipment is disruptive to adjacent classrooms above, it is best to do this disruptive work during a time when there are no faculty or students on site (spring break). It is up to the contractor to determine if their work will be disruptive to classes to begin this work in the fall, but ultimately if it is disruptive, JJC reserves the right to have the loud work performed at night or during spring break.***
26. Please confirm if a construction clean is acceptable, or if a "final clean" will be expected. In our experience, we will do a construction clean, and EVS will come by for a terminal clean.  
***General Contractor to turn over the space all cleaned ready for occupancy. Refer to Scope of Work paragraph #2.2.17***
27. Please confirm if the area during construction will be phased.  
***Refer to answer to question #25***
28. Please confirm if we should price any off hours work due to noise concerns.  
***Please read all bid documents. Refer to page 158 of Bid Document.PDF, which is also page 4 of the Preconstruction Conference Checklist. While this area of construction does not have surrounding classroom, faculty or student activities, loud noises shall be performed during off hours. Specifically, saw cutting of floors, shooting metal tracks into floor and ceiling. The intent will be to do most other work during normal hours. If demolition will be deemed noisy due to ceilings and duct work falling to the floor, it is to be performed during off hours.***
29. Please confirm what the extent of the Abatement work completed by the owner's abatement vendor and how much flooring the GC is to carry in their bid.

**All abating will be done by JJC under separate contract. All carpet and LVT will be provided by owner and installed by contractor. All VCT is provided and installed by contractor. Drawings are clear where new flooring is to be installed.**

30. Per Note 13 on D1 we are to remove flooring and base not removed by abatement contractor, but no limits were provided. Please advise.  
**Contractor to base their pricing to include removing any wall base within the limits of the Mental Health construction area. Abating contractor will remove wall base in areas outside of the Mental Health area (in front of and behind stair landing, in front of elevators, hallway).**
31. Please confirm the GC will NOT be responsible for performing any abatement work on this project.  
**Correct, abating is by JJC under separate contract with others. However, this work will be performed in December and will need to be coordinated with the GC to have the areas cleared of any equipment and materials.**
32. Please advise of what areas of the corridor are required to maintain egress through the work area during construction.  
**Access to elevators and stairs, as well as access through corridor J0018.**
33. Please confirm if any work will need to be done during off hours. If yes, please provide guidelines for acceptable times to perform work.  
**Refer to question #28.**
34. Per Note 3 on Drawing A1.0, we are to verify if drywall and insulation extend to deck and if not to install new, but there is no way of confirming the scope prior to bid, please provide an allowance or please advise how the bidders should price this up.  
**Drywall/framing does not extend to deck. Insulation does not exist in these walls. Contractor to extend and install insulation in these existing walls. Removal/replacement of drywall if necessary is by contractor.**
35. Please provide drawings for existing fire protection system and indicated if any work is necessary to complete the remaining base bid.  
**This building is not equipped with a sprinkler system.**
36. Please confirm if the GC can utilize the elevators for material movement?  
**There is a loading dock to the east of the Mental Health area that is at the same level. This loading dock area is where materials should be brought to or taken from the construction site. There is no parking at this area, it is to load/unload and then move vehicle/equipment.**
37. We are called out to remove the kitchen oven exhaust fan and duct up to/ through the roof. Please provide the floor plan of the floor above that we have to access to accommodate the demolition of this duct.  
**Refer to the floor plan. There are a set of stairs to the west of the elevators. Those stairs go up to the 4<sup>th</sup> floor with a ladder/roof hatch from the 4<sup>th</sup> floor landing. Contractor may use the elevators to bring material to the 4<sup>th</sup> floor. However, if material will not fit through the roof hatch, contractor is responsible for other means and methods on/off roof.**
38. Please confirm deck height from finished floor

**Suggest contractor attend the second scheduled walk-thru on Tuesday, August 6<sup>th</sup> at 9:00a.m. (refer to question #3) This is a verifiable condition of the site visit where no extras will be given.**

39. Please provide a list of any OFCI items for review and inclusion in the GC bid.

**Refer to question #18**

40. Please confirm what the existing fire alarm system is. Is there a specific contractor the GC needs to use to modify?

**The existing fire alarm system is an Edwards EST Voice EVAC system. Please work with the approved Owner Fire alarm Contractor for Quote.**

41. Please confirm if the Card Access scope is by owner.

**Refer to question #9 & #18**

42. Please advise as to where the building IDF/MDF closet is located and how far from the site?

**This can be determined by simply looking at the drawings. IDF Closet J0012 is being constructed as part of this project.**

43. Please confirm the exterior door in the existing Dining Room J0004 come out to grade and can be used by the GC for material and personnel entry/ exit?

**Yes**

44. Please advise where the GC is to place the items called out as Salvage to Owner? How far will we need to move those items?

**Disregard salvage. JJC will make every effort to sell the equipment prior to the start of the project. However, contractor should base their bid on disposing those items.**

45. The drawings conflict with the boot detail. The drawings are showing 2 elbows, the detail showing 1. Which is correct?

**The "Return Boot Detail" on sheet M0 shall be changed to have two (2) elbows as indicated on the Mechanical Plan on sheet M1. All other information noted on the Return Boot detail shall be required.**

46. LABELING of DATA CABLE Specification:

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following: 1. Panduit Corp. 2. Or Owner Approved

B. Comply with TIA/EIA-606-A and UL 969 for a system of labeling materials, including label stocks, laminating adhesives, and inks used by label printers.

C. Adhesive Film Label with Clear Protective Overlay: Machine printed, in black, by thermal transfer or equivalent process. Minimum letter height shall be 3/8 inch (10 mm). Overlay shall provide a weatherproof and UV-resistant seal for label.

47. Allowance Clarification

The drawings call for a \$20k allowance for the GC to carry in their bid. This is to be superseded by the \$15k allowance provided for on the bid form. The BEP goal should take this allowance amount into consideration. In other words, total bid amount including allowance is what BEP goal is based on.

**End of Addendum #1**