

George Conway DHW & Heating Replacement Project – Bidder Q&A Addendum

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Date: August 13, 2025

Project: George Conway Domestic Hot Water & Heating System Replacement

Location: 165 Chambers Bridge Road, Brick, NJ 08723

General Notes

This document provides responses to questions submitted by prospective bidders during the pre-bid phase. All responses are intended to clarify the scope and intent of the bid packet. Where applicable, technical guidance is based on the March 2024 evaluation report prepared by Bowman Engineering.

Submitted Questions & Responses

1. What is the expected project award and start date?

Bids are due August 15, 2025. The anticipated award date is late August, with a Notice to Proceed expected by early September.

2. Should we anticipate temporary provisions or a Spring 2026 installation due to equipment lead times?

No. The Authority expects work to begin in Fall 2025 without delay. Bidders must plan accordingly and ensure that proposed schedules reflect timely procurement and installation of all equipment.

3. Is equipment of equal criteria acceptable in place of the design basis models?

Yes, substitutions are permitted if they meet or exceed the performance, certification, and efficiency standards outlined in the bid packet. Final approval is subject to review.

4. Can the new boilers be direct vented through the side wall instead of using AL29C stainless steel flue pipe through the existing chimney?

Please submit proposals both ways: one using the specified AL29C stainless steel flue pipe through the existing chimney, and one with a direct sidewall venting alternative. All alternate proposals must comply with applicable codes and manufacturer requirements.

5. Will you permit an alternate design for the domestic water heating system with 2 boilers and 2 200-gallon holding tanks?

Please submit proposals both ways: one using the specified configuration outlined in the bid packet, and one with the alternate design. All alternate proposals must clearly demonstrate compliance with recovery and storage requirements.

6. Do you have any sizing or design specifications for the HWS base-mounted circulating pumps?

Existing pump sizing is noted as 450 GPM at 55 ft head. New pumps must be base-mounted, VFD-controlled, and suitable for a variable primary flow system. Contractors should verify sizing in the field and submit proposed specifications for review.

7. Is there any documentation available, including flow charts, for the existing hot water heater circulator pumps?

No formal flow charts are available. Contractors should rely on field verification and existing pump sizing noted in the bid packet.

8. Is there any known asbestos concern in the boiler room?

There is no known asbestos in the boiler room. However, contractors are responsible for compliance with all environmental regulations and must notify the Authority if any suspect materials are encountered.

9. Will the existing concrete pad be reused?

Yes, the existing pad may be reused for the new heating boilers, as noted in the phasing section of the bid packet.

10. Is there an existing control company operating the boilers or hot water heaters? If so, please provide contact info.

The existing system is not under active control by a third-party vendor. Controls are integrated with the building's basic thermostat system. New controls must meet the specifications outlined in the bid packet.