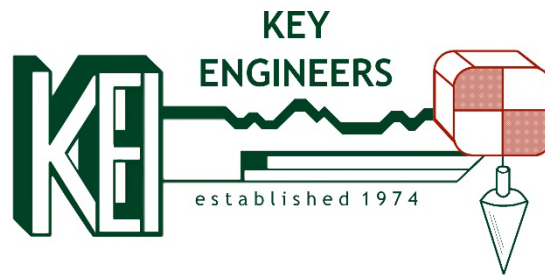


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**Gibbsboro Senior Center – RFI Questions
And Responses
May 20, 2026**

1. What is the anticipated awarded date of this project ?

A: The project will most likely be awarded at the June, 2026 Council meeting.

2. There is no fire alarm work referenced in the plans. Please confirm that fire alarm work is not included in this contract

A: Please refer to the Scope of Work on Page B5 and the specification entitled, “Building Fire Suppression System, Complete”, on page C75 and C76. Modifications to the fire alarm system are required.

- a. If fire alarm work is needed, please provide fire alarm drawing and contact for existing fire alarm vendor for pricing

A: The design shall be included in the cost of the Suppression System.

Vendor is **Franklin Alarm** now **Encore Fire Protection**
Contact is Devyn Reinhart (201) 481-0941

3. Please provide roof type and warranty information for the existing roof.

A: The existing roof modifications requirements are listed in specification entitled, “Roof Repairs and Modifications, Aluminum Facia, Capping, Roof Drain, Downspouts and Gutters, Complete” The roof materials shall be warranted for 10 years and workmanship shall be guaranteed for 5 years.

4. Please provide a manufacturer and window type for the new vinyl window

A: The window type and manufacturer are documented in the specification entitled, "Windows, Complete" on Page C10.

5. The specification states "The contractor must provide a fully functioning fire sprinkler system for the existing building and the new addition". Is the existing building sprinklered?

A: The existing building does not have a fire suppression system. Please refer to the Scope of Work on Page B5 and the specification entitled, "Building Fire Suppression System, Complete", on page C75 and C76.

- a. If the existing building is not sprinklered, are you running a new water service to the building? A site plan would be needed to price this work.

A: See Sheet 2 of the plan set entitled, "Demolition and Site Plan" for the location of the new fire service to be provided by the contractor. Please refer to the Scope of Work on Page B5 and the specification entitled, "Building Fire Suppression System, Complete", on page C75 and C76.

6. Is there a site contact for access to the existing electrical room?

A: Yes please contact Greg Fusco, project engineer at 856 296 4192. This information is located on page B2 of the specifications.

7. You are going to need a new electric service from ACEC. Existing system is an old 320-meter socket -with remote metering (once this is moved AC electric will not allow anymore)- and will need to demo completely

A: Yes the project Scope of Work indicates that a new service will be required for the project. Yes the contractor will have to demo the existing service and work with the Power Company to provide the new service.

8. Please confirm NEW service is a True 400-amp service with CT Cabinet and a cold sequence Disconnect will be required – as per ACEC.

A: The borough will be requesting a new 400-amp service from ACEC for the project. The successful contractor for this project must provide all of the materials and labor necessary and required to comply the requirements of ACEC to provide the service to the building.

9. Spec says the existing building must stay occupied and open. When moving/ building a new electric service, between permit/ inspections and AC Electric work, Power loss will

need to happen. The existing building will need to close for 1-2 weeks depending on scheduling

A: The Borough understands that there are times, as well as extended periods of time, where there will be no power to heat and light the existing structure. The borough will work with the contractor to accommodate these outages. There will also be periods of time when the contractor must remove existing walls and connect the new structure with the existing structure. The borough requires that the contractor provides a schedule for these events in advance so the borough can ensure that activities in the existing building can be scheduled in advance around the construction.

10. The New panel will have a 400-amp main and feed the existing. Will this 400-amp main panel will feed all existing panels in building?

A: Yes

11. Can the new service be underground instead of overhead – will look cleaner and cost about the same - due to the AC electric Pole being so close / Rigid Rister -and support that is need from building

A: The Borough has no object to the installation of an underground service for the project. The contractor is responsible for providing all materials, equipment and labor to work with ACECO and provide the service from the utility pole to the new main panel including the meter socket, disconnects, cabinets, etc.

12. Is there a single-line diagram that is available to show the panel connections?

A: Photos of the existing panels and disconnects have been provided.

13. Is there a feeder schedule available for the new 400A, 200A and 100A feeders?

A: Photos of the existing panels and disconnects have been provided.

14. Please provide designations for the electrical panels shown on drawing E1.0.

A: Photos of the existing panels and disconnects have been provided.

15. Does the panel schedule reflect Panel MP-1? The panel schedule is labeled as MRP. Please confirm.

A: Yes, the panel schedule is for the proposed MP-1 Panel.

16. Are we supposed to replace the existing electrical service in its entirety? If so, can you please show which utility pole we are meant to bring conduit to?

A: The utility pole is shown on the Demolition and Site Plan which is Page 2 of the plan set. Pole Number 46177.

17. Who is the existing fire alarm vendor for this building? Is the interconnection for the Ansul Hood system being completed by others or part of a separate contract?

A: Vendor is **Franklin Alarm** now **Encore Fire Protection**
Contact is Devyn Reinhart (201) 481-0941

A: Any electric for the range hood/Ansul hood system must be completed by the electric subcontractor for this project.

18. Are there any drawings for the bowling area and the location of the existing HVAC electrical panel?

A: No. The contractor must visit the site to evaluate these areas.

19. Please confirm that there are no type "C" lighting fixtures within this scope.

A: There are no Type C lightning Fixtures associated with this project.

20. Please provide locations of the "New Work" keynotes on the floor plans (1-4).

A: The new work to be performed is in reference to the new service and the connections to the existing panels as well as the construction of the new panel.

21. Are all electrical circuits located in the Vestibule existing? (Disconnect and reconnect new devices to existing circuits)

A: yes

Year 2008 Photographs of the Original 400
Amp
Disconnect and Original Panels in the Older
Section
of the Building







06/12/2008



06/12/2008



**Photographs of the Existing Conditions and
Disconnects in the Ladies Room Utility Closet.**







DF-425-1
1740589

400



Garden State Electrical Inspection Services Inc. 

For Information Call _____
 Permit No. 00-109

APPROVAL FOR PLUMBING

Date 6/20/11 Inspector [Signature]

- Sewer
- Rough
- Water
- Gas
- Mechanical
- Other
- Final

Garden State Electrical Inspection Services Inc. 

For Information Call _____
 Permit No. 00-109

APPROVAL FOR BUILDING

Date 6/19/11 Inspector [Signature]

- Footing
- Foundation
- Frame
- Insulation
- Mechanical
- Other
- Final

U.S. Form No. 100
Brace Wall Studs

**Photographs of Existing Conditions in the
Mechanical Closet in the Existing Addition
Area**



PANELBOARD / PANNEAU / TABLERO

DATE _____

SOURCE _____

CIR	LOAD / CHARGE / CARGA	CIR	LOAD / CHARGE / CARGA
1	RECEP	2	LTS
3	EMERG. LTS	4	LTS
5	RECEP	6	RECEP
7	LTS	8	RECEP UNDER PANEL
9	FLOOD LT	10	SPARE
11	HEATER	12	AC
13	SOLAR FEED	14	AC
15	OUTSIDE GFCI	16	AC
17	SPARE	18	DRIVEWAY POLE LIGHTS
19	KW METER	20	DRIVEWAY POLE LIGHTS
21	FLAG POLE LIGHTS	22	BACK PARKING LOT
23	FLAG POLE GFCI	24	POLE LIGHTS
25		26	
27		28	
29		30	
31		32	
33		34	
35		36	
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39		40	
41		42	

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