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**Addendum #1**

New Jersey Schools Development Authority  
Office of Procurement  
32 East Front Street  
Trenton, NJ 08625  
Phone: 609-858-2986  
Fax: 609-656-7238

**Date:** October 11, 2016

**PROJECT #:** ES-0027-B01  
Madison Avenue Elementary School  
Irvington Public Schools

**DESCRIPTION:** Addendum #1

This addendum shall be considered part of the Design-Build Information Package issued in connection with the referenced project. Should information contained in this Addendum conflict with the Design-Build Information Package, this Addendum shall supersede the relevant information in the Design-Build Information Package.

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**A. CHANGES TO THE PROCUREMENT PROCESS:**

1. Not applicable.

**B. CHANGES TO THE PROJECT MANUAL:**

NOTE that modifications to the following items will be shown as follows: additions in **bold and underlined** text; deletions in *strikethrough and italics*.

**1. Volume 3 DOE Approved Documents – Educational Specifications**

- a. **REPLACE:** Educational Specifications, Room Area Calculations pages E7 and E22 dated 06/27/2016, with Revised pages E7 and E22, dated 10/7/2016, issued herewith as Attachment 1.1 and 1.2. All other plans, sections and elevations are modified accordingly by implication.

C. CHANGES TO THE PERFORMANCE SPECIFICATIONS:

NOTE that modifications to the following items will be shown as follows: additions in **bold and underlined** text; deletions in *strikethrough and italics*.

1. **VOLUME 1 Procedural Specifications**

- a. **REPLACE:** Replace Procedural Specifications Section 01600 Products and Substitutions with revised Section 01600 Products and Substitutions dated 8/31/16, included herewith as Attachment 1.3 (clean version) and 1.4 (tracked changes version) to this Addendum.

2. **VOLUME 2 Performance Specifications**

1. **Modifications to the Performance Specifications**

- a. **MODIFY:** In Section B2020.00 Exterior Windows, modify Paragraph II.A. as follows:
- A. Basis of Design: Efco ~~2900~~ **450X**, Kawneer ~~5500~~ **5525 with AA900 operable units**, or Wausau ~~4250~~ **4250i**.
- b. **ADD:** In Section G2030.00 Pedestrian Plazas and Walkways, add Paragraph I.A.3.i. as follows:
- i. Stair nosings.**
- c. **ADD:** In Section G2030.00 Pedestrian Plazas and Walkways, add Paragraph II.F. as follows:
- F. Stair nosings: Provide two-part extruded aluminum stair nosings at all exterior stairs.**
- a. **Nosings shall be minimum 3" wide, barrier-free, with continuous extruded anchor and replaceable tread of integrally abrasive anti-slip safety material in contrasting color.**
- b. **Provide nosings in longest practical sections to eliminate or minimize joints.**
- c. **Center nosings in each step, with end of nosing 4" from side or edge of step.**
- c. **Provide painted underside and plywood temporary inserts to protect non-slip surface during installation and construction.**
- d. **Remove temporary inserts and install abrasive treads at Substantial Completion.**
- e. **Basis of Design: Nystrom STTF-3.375E.**

## 2. Modifications to the Design Manual

- a. **REPLACE:** In Preliminary Design Phase Submission Requirements, replace Item A.10. in its entirety with the following:

### 10. Information Technology and Security Systems

- a. Floor plans detailing MDF, IDFs and designated telecom spaces, including the following:
  - i. Entrance cabling (MPOE) and all pathways to the MDF or other relevant spaces.
  - ii. MDF to IDF conduit and cable pathways. Include type and quantity of backbone cable plant. Where applicable, show bend radius along all pathways.
  - iii. Distribution paths from MDF and IDF locations to station drops.
    1. Show paths and locations of wire trays, ladder racks, J-hooks, ceiling straps and any other distribution support systems. Where applicable, show bend radius along all pathways.
- b. Enlarged floor plans for MDF and IDF indicating placements and clearances on all sides for two-post telecom racks, server cabinets, free-standing floor equipment, wall-mounted equipment, power receptacles with NEMA type, overhead cable pathways and conduit entrances.
- c. Interior elevations of MDF and IDF depicting rack elevations, wall-mounted equipment, cross-connect blocks, overhead cable pathway access points. The diagram shall list port densities per rack with relevant patch panel count(s). Include rack, patch panel and patch panel port numbering to match station labeling.
- d. Enlarged floor plans of typical instructional areas indicating type and location of all IT systems outlets, devices, equipment, and other components.
- e. Floor and/or site plans depicting all exterior technology and security system outlets and equipment.
- f. Life Safety, Security and other relevant system plans and narrative, in sufficient detail to demonstrate compliance with "DCA Best Practices Standards for Schools Under Construction or Being Planned for Construction," and including the following:
  - i. Floor plans and elevations indicating Emergency Control Center (ECC) and Backup Emergency Control Center (B-ECC) layouts and equipment placement. Show all equipment clearances.

- ii. Access points for all life safety and security systems. Include video surveillance, building management (BMS) and other security-related monitor/alert/control interfaces.
- iii. Carrier-supplied POTS lines and analog telephone placements.
- iv. Diagram depicting redundant and physically isolated pathways between MDF, IDFs, ECC and B-ECC.
- v. Paging system coverage of all occupiable spaces and exterior locations.
- vi. Video Surveillance System diagrams and narrative detailing the following:
  - 1. Video storage, content review and retrieval/export functions.
  - 2. Locations of user interface points.
  - 3. Total security video system capacity and maximum video retrieval periods.
  - 4. Export and review resolution sufficient to determine unique physical characteristics.
  - 5. Video stream flow pathways (IP and Serial) from security camera(s) to recording equipment and to monitoring and control stations.
  - 6. Nominal and peak bandwidth utilization for security cameras and all system components.
  - 7. Camera placement, field of vision, fixed or PTZ indicator, protection, and other relevant details for all interior, exterior and building approach areas.
- g. All voice and video intercom locations.

**D. CHANGES TO THE DRAWINGS:**

- 1. Not applicable.

**E. BIDDER'S QUESTIONS, REQUESTS FOR INFORMATION AND RESPONSES:**

- 1. Question: Please advise if the existing Temporary Fence surrounding the Project site is rented by the Demo Contractor or NJSDA or owned by the Demo contractor or NJSDA. If rented, please provide current terms and contact info for the Fence Vendor.

Answer: The fence is owned by the SDA. The Design-Builder is required to take ownership of the fence, modify and/or replace as necessary to meet contract

requirements, and be responsible for removal of the temporary fence at the time the new permanent fencing is installed.

2. Question: During the Site Visit on 8/30/2016 (photo attached) we observed black rolls of material being laid down over the soil and partially covered with gravel.
- A. What is the material made of? Felt, Rubber or other?
  - B. What is its purpose? Temporary Soil Stabilization, Vapor Mitigation or other?
  - C. How will this material impact our construction?

Answer:

- A. The material is a 8 oz. non-woven geotextile fabric.
- B. The geotextile fabric serves as a demarcation fabric between the existing soils and the material backfilled into the excavation following the demolition of the Original building.
- C. It is not anticipated this material will impact construction. The Post-Demolition/Existing Conditions Report, to be provided in a future addendum, will provide further site information.

3. Question: Please confirm that the listed Structural Steel Subcontractor must be an AISC certified fabricator.

Answer: The NJSDA does not require this certification, however, the Design-Builder must follow all presiding code requirements.

4. Question: Please confirm that the Structural Steel erector must be an AISC certified erector.

Answer: The NJSDA does not require this certification, however, the Design-Builder must follow all presiding code requirements.

5. Question: Please confirm that only one original bid package to be submitted.

Answer: Incorrect. Refer to the submission requirements of the RFP, pages 6 through 8. Note that in addition to submission of the original price proposal in a separate sealed envelope, Bidders are required to supply multiple copies of various items comprising the Technical Proposal, in accordance with the specific requirements of the RFP.

6. Question: Please confirm that the contractor is not responsible for any permits fees including the building permits' fees.

Answer: Incorrect. The Design-Builder is responsible for all permit fees, government charges and inspection fees, with the exception of fees payable to DCA relating to the DCA Building Permit issued pursuant to the New Jersey Uniform Construction Code, which will be paid directly to DCA by SDA. Refer to Section 3.6.1 of the Design-Build Agreement, which specifies that SDA will pay for all fees payable to DCA for plan review, permits and inspections, but that "[t]he Design-Builder shall obtain and pay for all other necessary permits,

approvals, licenses, government charges and inspection fees required for the Project by any Authority having Jurisdiction over the Project, including but not limited to soils erosion permits, construction trailer permits, water permits, utility permits and street opening permits.”

7. Question: Please confirm that the architect and design consultants will provide the contractor with all the CAD files’ backgrounds at no cost to the contractor.

Answer: The Design-Builder’s Design Consultant will be engaged by the Design-Builder; therefore, the obligations owed to the Design-Builder by the Design-Builder’s Design Consultant (and any subconsultants to the Design Consultant) will be defined by the terms and conditions of the Agreement between the Design-Builder and the Design Consultant for that engagement, and are not specified in the Design-Build Agreement between the SDA and the Design-Builder.

8. Question: Please confirm that the owner doesn’t intend on filing the project to be LEED certified and if that is not the case, please confirm that the LEED administration will not be performed by the contractor.

Answer: Incorrect. The Design-Build Agreement requires the Design-Builder to secure LEED certification, and the Design-Builder is responsible for all aspects of the certification process, including application and administration. Furthermore, all costs associated with LEED certification, including application or processing fees, as well as administration costs) are the obligation of the Design Builder.

9. Question: Please confirm that the existing temporary fence will be used under this contract and the contractor will not carry a new temporary fence in its bid. Please advise who will remove the fence and own it after project completion.

Answer: The Design-Builder may choose to re-use the existing fence, provided the Design-Builder bears the responsibility for any modifications or upgrades necessary to bring the existing fence into compliance with the SDA’s requirements for temporary fencing. If removal, replacement, modification or relocation of the existing fence or gate is required, it will be the Contractor’s responsibility to remove, relocate, modify and/or relocate the existing fence, consistent with the Design-Builder’s site plan and the SDA’s requirements for temporary fencing as described in the Performance Specifications. See also response to Bidder’s Question #1 listed above.

10. Question: Please advise who is responsible for hiring the commissioning agency and associated costs.

Answer: The Design-Builder is responsible for engaging the Commissioning Agent and paying for all associated costs.

11. Question: Are Furniture layout drawings available?
- Answer: Furniture plans are provided in Volume 3 of the Design-Build Information Package, under DOE-Approved Documents- Educational Specifications and Drawings.
12. Question: On a prior NJSDA project the main corridors were changed from VCT to epoxy flooring. Please confirm VCT as on AF drawings.
- Answer: Confirmed. Flooring type shall be VCT as indicated on Sheets AF-101, AF-102 and AF-103.
13. Question: Their specified light fixture (see attached) is not available in a 30/70 configuration. Closest is 35/65. What distribution are we trying to match? 30/70 or 35/65?
- Answer: The 35/65 configuration is acceptable.
14. Question: The Finish Schedule in Vol. 3 calls for suspended acoustic ceilings in the cafeteria. However, there are classrooms above the cafeteria and in order to meet the ANSI S 12.60 standard, this ceiling must be STC 60 for sound isolation. This cannot be achieved with a typical ACT ceiling without significantly increasing the concrete thickness between floors. Please advise if this ceiling partition will be exempt from the STC 60 requirement, or if alternate constructions will be accepted for these spaces (such as an isolated gypsum board ceiling).
- Answer: The design intent is to have a continuous monolithic ceiling system within the Cafeteria. Alternative ceiling systems may be utilized to achieve the required STC 60 rating provided that they satisfy this aesthetic requirement and also meet the interior acoustical performance requirements for absorption and reverberation in the cafeteria and provide necessary access to any above-ceiling equipment.
15. Question: Section PS1030.00-B-2-i requires a Noise Study to determine if the minimum required OITC ratings are adequate. If the measured outdoor sound levels are greater than 55 dBA, we are directed to use Table 3 in the ANSI S12.60 standard to determine the required OITC ratings based on the loudest measured hourly average dBA level. However, the OITC metric may not be representative of the actual frequency content of the exterior sound on site, resulting in an over-design of the building facade. We propose to use the actual measured one-third octave band sound level data to determine the required transmission loss of the facade elements to meet the interior sound level requirements, instead of using the ANSI table and OITC metric. Please advise if this approach is acceptable.

Answer: While the proposed approach may be deemed to be acceptable by the Authority following completion and review of the noise study, a determination on this is not necessary at this time as any agreed-upon enhancements would be covered under the Building Envelope Acoustical Enhancement Allowance.

16. Question: The one-way vehicular circulation in the proposed school parking lot as shown on Site Plan Drawing AS-100 causes vehicles exiting the parking lot to make a 180 degree turn onto Orange Ave. Please advise if the driveway layout as shown will be reconfigured to facilitate a safer turning movement entering and exiting the proposed school parking lot.

Answer: The SDA does not agree with the question's implication that the proposed vehicular circulation design included in the DBIP provides for an unsafe vehicular movement. The location of the proposed driveway was selected to replicate the existing driveway entrance and general parking lot layout familiar to District personnel and the general public. Notwithstanding the foregoing, the Design-Builder is permitted to suggest proposed design modifications to the vehicle circulation plan, for review and approval by the SDA, the School District, and the Irvington Planning Department. However, any proposed redesign shall not compromise the ability to provide for distinct areas for drop-off zone(s), loading area(s), refuse removal areas, and transformer location(s), nor shall any proposed design be permitted which compromises accessibility, or reduces the total quantity of parking spaces as specified in the DBIP.

17. Question: Please confirm that the required advance construction payment noted in the Verizon March 19, 2015 "will serve" letter included in the Utility Analysis Report will be paid by NJSDA.

Answer: Confirmed.

18. Question: As e-rate items may change from year to year- it is requested that NJSDA provide a list of specific e-rate eligible items that are to be bid separately.

Answer: No. The Design-Builder and its E-Rate Sub-Consultant are required to identify "E-Rate Eligible Components" under the Design-Build Agreement, Section 3.19.2.

19. Question: Reference the form of Agreement between the NJSDA and the Design-Builder Section 3.19: Please confirm that the Design/Build team is only responsible to prepare a separate scope of work for E-Rate Eligible items, as required by the Federal Communications Commission and procure the work Post-Bid. Further, that the cost of the purchase and installation of the E-Rate Eligible Items are not part of the Base Bid Scope of Work. Design and filing of forms would remain in the Scope of Work.

Answer: Incorrect. The E-Rate scope of work is clearly defined in Section 3.19 of the Design-Build Agreement. The cost of the purchase and installation of the E-

Rate eligible items is required to be included in the Design-Builder's bid price and base bid scope of work as defined in Section 3.19 of the Design-Build Agreement.

20. Question: The storm water letter provided in Appendix C of the Utility Investigation Analysis Report indicates that the township has a requirement for "zero runoff." Please clarify what is meant by the term "zero runoff" and if the proposed stormwater design complies with this requirement.

Answer: The design is based on the published storm water control ordinance and NJDEP regulations.

21. Question: Has the Preliminary Assessment Report (PAR) dated November 25, 2009 been submitted to the NJDEP? If so, please provide any comments, responses or correspondence from the NJDEP regarding this report.

Answer: The PAR was reviewed by the NJDEP as part of the Environmental Screening Report. The NJDEP letter is attached to this addendum as Attachment 1.5.

22. Question: Has the Limited Site Investigation Report - FINAL (LSI) dated March 4, 2010 been submitted to the NJDEP? If so, please provide any comments, responses or correspondence from the NJDEP regarding this report.

Answer: This report has not been submitted to the NJDEP, however the SDA's Site Consultant will submit this report to the NJDEP.

23. Question: Is a copy of the Health and Safety Plan (HASP) utilized for the Limited Site Investigation Report- Final (LSI) available for review?

Answer: No. The Design-Builder is required to prepare their own Site Specific Health and Safety Plan in accordance with the contract requirements based on the site specific needs. Please see the SDA Safety Manual, which is included in the DBIP. The Site Specific HASP must be consistent with all OSHA requirements and inclusive of Job Safety Analyses for each element of the Project. The HASP utilized for the LSI investigation is not relevant to the Design Builders' Site Specific HASP.

24. Question: The Preliminary Assessment Report (PAR) identifies that a former #4 fuel oil underground storage tank (#0176835) was present on site. The various documentation resources within the PAR provide conflicted resolution regarding the UST wherein it is identified as being both removed as well as abandoned in place on or about 1 August 1989. Please provide the status of this UST and verify if it has been removed or abandoned in place.

Answer: The status of the UST will be clarified in the Post-Demolition/Existing Conditions Plan to be included in a subsequent Addendum.

25. Question: Historic fill is identified in the Preliminary Assessment Report (PAR) as well as the Limited Site Investigation Report- Final (LSI) as an Area of Concern (AOC). The LSI resulted in the identification of typical historic fill constituents (e.g. metals, P AHs) above the NJDEP SRS. Is the historic fill site-wide? Has the vertical delineation of the historic fill been completed? What is the maximum depth of the historic fill material?
- Answer: The status of the historic fill will be clarified in the Post-Demolition/Existing Conditions Plan to be included in a subsequent Addendum.
26. Question: What is the status of the Early Site Preparation Phase identified in the Remediation Responsibility Plan (RRP), Section IV, A? Has it been implemented?
- Answer: The status of the early site preparation phase will be clarified in the Post-Demolition/Existing Conditions Plan in a subsequent Addendum.
27. Question: The Remediation Responsibility Plan (RRP), Section I identifies a Post Demolition/Existing Conditions Report. Has this report been completed and is it available for review?
- Answer: The Post Demolition/Existing Conditions Report will be included in a subsequent Addendum.
28. Question: Will the most recent versions of all of the identified NJDEP guidance documents be utilized for this project?
- Answer: Yes. The most recent version will be utilized.
29. Question: The Case Inventory Document, APEC #5 Historic Fill, Current Status/Outcome identifies that the identified soil contamination would be addressed during the demolition phase of the project. Has delineation of the identified constituents been completed? Has a volume of each type of constituent been calculated?
- Answer: The status of the historic fill will be clarified in the Post-Demolition/Existing Conditions Plan to be included in a subsequent Addendum.
30. Question: The Limited Site Investigation Report- Final (LSI) in Section 1.0 identifies that in additional soil sampling is to be completed for total petroleum hydrocarbons (TPH) at the location of as former garage on site. Should EPH be substituted for TPH laboratory analysis? If so, which EPH is to be sampled Category 1 or Category 2? Is the purpose for the soil sample presence/absence determination or for delineation? How many samples will be required by the NJSDA LSRP for said investigation?
- Answer: The status of the garage investigation will be clarified in the Post-Demolition/Existing Conditions Plan to be included in a subsequent Addendum.

31. Question: The Remediation Responsibilities Plan (RRP) dated August 29, 2016, Section 4.0, E identifies that a Passive Sub Slab Depressurization System (PSSDS) is required. Said system is to be in conformance with the NJSDA Performance Specifications. Can a copy of the NJSDA Performance Specifications be provided?

Answer: Please refer to Performance Specifications Section A6020, Radon Mitigation. This system meets the requirements of the PSSDS.

32. Question: First Aid Cabinet, Model 66109 by Sheldon, is indicated per Specification Section E1040.10 II B for the Art/Project Room and the Computer/Science Demo Lab. The First Aid Cabinet however is not listed on the "Fit-Out Sheet" E7 and E22. Are these to be provided by the Contractor?

Answer: Per Volume 2, Performance Specification Section E1040.10, II B, 1, the first Aid Cabinet is to be provided and installed by the Design-Builder. Please see attached Sheets E7 and E22, included in this Addendum as Attachments 1.1 and 1.2.

**F. CHANGES TO PREVIOUS ADDENDA:**

1. Not applicable.

**G. ATTACHMENTS:**

1. Attachment 1.1 Drawing E7, Art/Project Lab Furniture Layout and Fit-Out List, dated 10/07/16.
2. Attachment 1.2 Drawing E22, Computer/Science Demonstration Lab Furniture Layout and Fit-Out List, dated 10/07/16.
3. Attachment 1.3 Replace Procedural Specifications Section 01600 Products and Substitutions with revised Section 01600 Products and Substitutions dated 8/31/16 (clean version).
4. Attachment 1.4 Replace Procedural Specifications Section 01600 Products and Substitutions with revised Section 01600 Products and Substitutions dated 8/31/16, (tracked changes version).
5. Attachment 1.5 NJDEP letter dated February 17, 2010.



**Addendum #1**

New Jersey Schools Development Authority  
Office of Procurement  
32 East Front Street  
Trenton, NJ 08625  
Phone: 609-858-2986  
Fax: 609-656-7238

**Date:** October 11, 2016

**PROJECT #:** ES-0027-B01  
Madison Avenue Elementary School  
Irvington Public Schools

**DESCRIPTION:** Addendum #1

Addendum No. 1

**Acknowledgement of Receipt of Addendum**

Contractor hereby acknowledge the receipt of the Addendum by signing in the space provided below and returning via scanned copy (nkathiari@njsda.gov) or fax (609-656-7238). Signed acknowledgement must be received prior to the Bid Due Date. Acknowledgement of the Addendum must be made in Section E.5 of the Price Proposal Submission.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Date