



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: December 30, 2015
PROJECT #: ES-0027-N01 RB1
Madison Avenue ES Early Site Package – Demolition
DESCRIPTION: Addendum # 1

This addendum shall be considered part of the Bid Documents issued in connection with the above referenced project. Should information conflict with the Bid Documents, this Addendum shall supersede the relevant information in the Bid Documents.

A. CHANGES TO THE PROCUREMENT PROCESS:

1. Not applicable.

B. CHANGES TO THE PROJECT MANUAL:

1. Not applicable.

C. CHANGES TO THE DRAWINGS:

1. Not applicable.

D. BIDDER’S QUESTIONS, REQUESTS FOR INFORMATION AND RESPONSES:

1. Question: Section 01010 -22-B. Confirm backfill will be paid under bid item #13.

Answer: Confirmed, backfill will be paid under bid item # 13.

2. Question: Section 01010 para 1.5. “Structural Assessments” A-1. Please provide design consultants structural report, as this would impact all pre demolition costs. Also stated in 024116 - C-1.

Answer: Contractor is to make its own assessment. The structural assessment process outlined in the above cited sections of the specification is for the purpose of ascertaining any change in structural conditions, occurring between walk through and NTP, which is significant enough to warrant a change in scope for the contract.

3. Question: Section 01850- Warranties and Bonds. Please advise what items require warranties or bonds.

Answer: Warranties will be required for all items installed on the site by the contractor such as fencing, soil compacting and sidewalk repairs necessitated by damage caused by contractor.

4. Question: Section 024116-6.7-E. Please confirm contractor will be able to store materials on site until waste classification and final disposal facility is approved. Also see 024116-8.8-A-1.

Answer: Contractors are required to limit the placement or creation of on-site stockpiles to the amount for daily load-out only. In-situ samples shall be collected for waste characterization and disposal facility approval, to allow for and facilitate direct loadout.

5. Question: Section 024116-8.1-A. Confirm Licensed Plumber and Electrician will be required in addition to termination letters that will be provided by utility service providers.

Answer: A licensed Plumber and Electrician are required to perform the activities outlined in Section 024116-8.1-A.

6. Question: Section 024116-8.1-C. Confirm this is required in addition to design consultant's two structural reports, and if so, can be surveyed by own forces, not structural engineer.

Answer: This question refers to wording in the first bid package. This section has been modified significantly in the Rebid documents and now conforms to the process in Section 01010-1.5-B for requirements for assessment of the structural condition and integrity of the buildings. The survey of building conditions is required to be conducted by a person the contractor believes qualified to make this determination.

7. Question: Section 024116- 8.1 D. Confirm this is contractor's responsibility to confirm all ACM was removed, not third party monitoring firm, provided by design consultants during ACM/ universal waste removal.

Answer: It is the Contractor's responsibility to remove, and to confirm removal, of all ACM. Additionally, a third party monitoring firm, retained by the Authority, will test and further verify all abatement work.

8. Question: Section 312000-2.1-B. Confirm only fill material from a quarry will be accepted.

Answer: Correct. Section 312000-2.1 requires both the Structural Fill Material and the Stone to be from a quarry.

9. Question: Section 312000-2.1-D. Confirm if this material will be paid under bid item #14 and if this is ¾" DGA/QP or ¾" clean stone.

Answer: The 4 inches of 3/4" clean stone (not DGA/QP) will be paid under bid item #14.

10. Question: Section 312000-3.10-C. Confirm is this is required, SDA will pay for volume under unit price, bid item #13 or #14.

Answer: Fill required where settlement occurs will be paid under bid item 13 unless it is determined that the settlement is the result of improper installation of fill or failure to protect graded areas.

11. Question: Section 315000-1.2-A-1. Confirm NJPE is required to design excavation and support plan for all excavation, no matter the depth of excavation.

Answer: A New Jersey Professional Engineer (NJPE) is required to design excavation support and protection systems for any excavation subject to OSHA requirements or other applicable regulations. See Section 315000-1.1-A.

12. Question: Section 500000-1.2-A. Sheet lists (9) AOC areas. Bottom of page states possible AOC #10?? Please confirm if this soil disposal or excavation work for this area would be paid out under allowance, and not bid item #5, as primary pollutant is not identified in spec for this area.

Answer: The unit price in bid item 5 will be applicable if similar contaminants are encountered. If a contaminant signature is found that is not acceptable to the selected disposal facility, the cost will be paid under the Allowance.

13. Question: Section 500000-Page 3 of 15- Concrete chip samples were collected from both buildings. Only samples from the Annex came back elevated, please confirm for bidding purposes that masonry materials from elm school building can be disposed of at a NJDEP Class B facility and not a landfill. If results from elm school building contractor chip sampling are determined to be elevated or differ from what was provided in the spec, that the delta for the costs of machinery, labor and disposal will be paid for out of the allowance.

Answer: Per the specifications (Section 500000 - Environmental pages 3&4), the contractor shall perform additional characterization of the concrete to determine appropriate disposal methods for the elementary school building. This is inclusive of masonry. Should results differ than those initially identified, any increased costs of machinery, labor and disposal will be paid through the allowance.

14. Question: Section 500000-2.1-Page 9 of 15. What bid item will the sound proofing material disposal be paid under? And is this work only to be performed by the ACM contractor?

Answer: Disposal of the sound proofing material is included in bid item #25 - Building Demolition (Original building). The contractor shall determine the most cost effective manner to remove the sound proofing material. Sound proofing was not identified as ACM material. Refer to RFI 2.

15. Question: Section 500000-2.4-Page 11 of 15. Appears someone else had this same question during review of spec. If bid items 25 & 26 are lump sum, how are we able to quantify these items described in this paragraph? This would not only increase our disposal costs, but machinery, labor and testing costs as well. If these items are not associated with the building structure components, there is no way for us to account for these volumes. Can we suggest a separate line item for unforeseen underground debris?

Answer: This section does not refer to the demolition of the two school structures. It refers to miscellaneous materials expected to be encountered during the re-grading the site. Materials found during regrading shall be segregated, classified, and disposed of in accordance with the *NJDEP Guidance Document for the Remediation of Contaminated Soils (January 1998)* and any applicable Essex County Waste Flow Regulations. Segregated concrete items are to be included in the Bid item #9 Segregated asphalt items are to be included in the Bid item #6. Other material will be handled through the allowance.

16. Question: ACM Removal- Confirm if multiple layers of VCT removed, unit price only covers SF of area removed, regardless of how many layers.

Answer: Confirmed. Unit price covers SF of area removed, including all layers of VCT tile, plywood, and /or subfloor removed as part of the ACM abatement process.

17. Question: Please confirm the final and Substantial Liquidated Damages

Answer: The Supplementary Conditions issued with the Bid Documents modified Liquidated Damages as follows:

12.2.6 The Substantial Completion Liquidated Damages amount shall be \$5,000.00 per Calendar Day. The Final Completion Liquidated Damages amount shall be \$2,500.00 per Calendar Day.

18. Question: Please consider changing bid items 13 & 14 from CY to tons, as it will be easier to provide back up of material delivered using scale tickets.

Answer: The NJSDA has considered this request and will utilize CY for the bid item.

19. Question: Instructions to Bidders 2.8 Contractors Insurance.

Paragraph # 2 starts off with the statement "Each bidder is required to submit its proposal "net of insurance", excluding all applicable insurance expenses and policy costs allocated to the project for the OCIP coverage specified above. In addition the bidder must deduct the cost for insurance for all of their eligible subcontractors from the price proposal in addition to their own cost of insurance. Is my interpretation of the General Conditions state that the Asbestos Removal is not eligible for the OCIP, correct? In addition I am self-performing the demolition. Am I correct in assuming that none of my work is

covered by the OCIP, and that I should actually include all of my insurance costs?

Answer: If, in addition to the demolition work, the General Contractor is self-performing either or both the ACM abatement or the Hazardous Waste Removal, the entire project will be considered non-OCIP, and the General Contractor and every subcontractor on the project will be considered ineligible for OCIP and will need to provide the insurance coverages required in the General Conditions, Section 9.3 -Subcontractors Ineligible for OCIP. In this circumstance, the General Contractor should include all its insurance costs within the bid.

If the General Contractor plans on subcontracting the ACM Abatement and the Hazardous Waste Removal, then both the Project and the General Contractor will be eligible for OCIP, and the General Contractor should submit its bid net the cost of insurance. However, the ACM abatement subcontractor(s) and the Hazardous Waste Removal subcontractor(s) will not be eligible to participate in the OCIP and will be considered ineligible subcontractors, and the General Contractor will be required to ensure that the insurance coverages required by Section 9.3 of the General Conditions are provided with respect to the work of such ineligible subcontractors.

20. Question: Section 500000 ENVIRONMENTAL: paragraph 2.2 states that Concrete and demolition debris generated from the site shall be characterized and managed by the contractor....

Section 500000 ENVIRONMENTAL: PARAGRAPH 2.3 STATES THAT "THE CONTRACTOR Shall COMPLY with the environmental Consultants directives ... environmental consultant shall determine the depth and extent of any remediation effort. . . ANY OVEREXCAVATION shall be backfilled as designated herein ... all costs associated with same shall be the responsibility of the contractor."

How can we establish a cost for backfill of over excavation if it is to be determined by the owner's environmental consultant? I believe that UNIT costs should be requested for the portions of tested material that fall under contaminated but eligible for beneficial re-use, clean recyclable masonry, Hazardous material and additional import if required.

Answer: Paragraph 2.2 estimates and directs the anticipated baseline for concrete and demolition debris. Paragraph 2.3 defines the contractor's obligation to backfill overexcavation at its own cost, with a notable exception. The language from Paragraph 2.3 quoted in the bidder's question omitted a crucial portion of that section that excepts out any overexcavation directed by the Environmental Consultant. The original language reads in its entirety as follows (original language omitted by the bidder's question represented in italics): "ANY OVEREXCAVATION *except where directed by the Environmental Consultant* shall be backfilled as designated herein. All costs associated with same shall be the responsibility of the contractor."

Thus, the import of this section is that if the over excavation is not at the direction of the Environmental Consultant, the contractor is responsible for the costs of backfilling such overexcavation.. If overexcavation is performed at the direction of the Environmental Consultant, the costs for such excavation and backfilling of same will be at the expense of the NJSDA.

21. Question: SECTION 500100 ASBESTOS REMOVAL AND DISPOSAL: STATES THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY local, State and Federal permits. In the past NJDCA in Trenton handled permits for these SDA projects at no cost to the contractors.

Answer: The NJSDA will pay NJDCA permits directly. All other permits will be the responsibility of the contractor.

22. Question: Drawing G-02; Note 12 states: Imported soil shall come from an approved "QUARRY" In most instances "SOIL" does not come from a quarry. The norm is that the soil is sampled to meet the DEP requirements of residential re-use and blessed by a NJ licensed LSRP.

Answer: See also Question 8. Section 312000-2.1 requires both the Structural Fill Material and the Stone to be from a quarry and to meet NJDEP standards.

23. Question: Drawing G-2 Note 2 states that all voids will be backfilled, compacted and restored as part of the contract. Who will be responsible to provide the compaction engineer?

Answer: Please note that the reference is incorrect. Drawing G-2 Note 27 mentions voids. In response to who is responsible to provide the compaction engineer, the Contractor holds this responsibility as per Section 01010 1.4 C.22 and as per Drawing G-2 Note 21

24. Question: Drawings No1 & No2 Depict the soil erosion and Sediment Control Plan. Has this been submitted to the County Soil Conservation district for the soil conservation permit? If not will the author provide PE stamped copies for submittal for the soil conservation permit?

Answer: See Section 01010 1.4 C.5. These drawings have not been submitted to the Hudson Essex Passaic Soil Conservation District. The Contractor is required to provide the fee and submit the permit application to the Soil Conservation District. NJSDA will provide the Soil Erosion and Sediment Control Drawings signed and sealed by a Professional Engineer.

E. CHANGES TO PREVIOUS ADDENDA:

1. Not applicable

F. ATTACHMENTS

1. Not applicable

G. SUPPLEMENTAL INFORMATION

In an earlier bidding process, this project received several questions which were not asked in this process. They are addressed here as supplementary information.

1. Project Labor Union Agreement (PLA):

This project is not subject to a PLA.

2. Soundproofing Material:

The soundproofing material is located between the wooden subfloor and the top of the concrete floor deck in the three story elementary school building. This soundproofing material was tested and is NOT considered ACM. Testing indicated that it contains levels of mercury in excess of the NJDEP Impact to Groundwater Soil Screening Level. No soundproofing material was discovered in the annex building.

3. Various Containerized Chemicals:

In the earlier bid documents, a table on page 2 of 4 in Section 500300: Universal Waste Management contained a typo. This section was amended in the Rebid documents. Various Containerized Chemicals are quantified in Attachment B, *Hazardous Building Materials Survey June 2015*, Table 2

4. Soundproofing materials & Concrete in Annex:

The analytical test results for these materials can be found in Attachment B, *Hazardous Building Materials Survey June 2015*, Table 3. The samples identified as "Unknown" represent the soundproofing material samples. The samples identified as "CONC. 1958" and "CONC. 1913" represent the results from the concrete analysis of the annex and three story elementary school buildings respectively.

5. Available Water and Power in the Building:

The School is currently connected for both water and electric, however, these services are not provided to the contractor under this contract. The specifications call for the contractor to disconnect the electric service and water line. The contractor will need to make alternative arrangements for water and electric supply in support of the performance of the contract work.

6. Identification of subcontractors in Price Proposal:

Bidders are required to identify on the Price Proposal all subcontractors required to be named by the Advertisement and/or the Instructions to Bidders, including those subcontractors in the statutorily-identified trades detailed in N.J.S.A. 52:18A-243 (identified on the Price Proposal as "Plumbing Branch"; "HVACR Branch"; "Electrical Branch"; and "Structural Steel Branch"). It is the Bidder's responsibility to determine whether the project involves or requires any work in the specified trades, and if so, to name the required subcontractor(s), or to self-identify if such work is to be self-performed. If the Bidder determines that the project does not require or implicate work under any one or more of the specified trades, then there is no need to identify a subcontractor (or to self-identify) for such trade classifications.

7. Analytical Data for Soil:

Analytical data for the soil is provided in Attachment A, *Limited Site Investigation Report – Final*, Tables 1 through 5. The contractor shall determine proper disposal methods.

8. PCB in the Concrete:

Please refer to Attachment B, Table 3 and Section 500000 - Environmental, pages 3-4 under Concrete & Masonry. The contractor shall determine who shall handle demolition based on the data provided in the specifications (Attachment B) and the additional characterization to be performed by the contractor (Section 500000 - Environmental, pages 3-4 under Concrete & Masonry).

9. Anticipated Start Date:

NTP is anticipated in mid-March 2016

10. ACM caulk:

ACM caulk is located both on the exposed exterior of the existing aluminum/replacement window and within residual material from the original window located below the existing aluminum covering.

11. Handling the Soundproofing Material:

The contractor shall determine the means and methods for the demolition and disposal of this material to provide the most cost effective method while complying with regulatory requirements.

12. Requirement for C094 (Waste Removal Toxic/Hazardous) Contractor:

Section 500300 Universal Waste Management requires that the contractor is, or must engage a subcontractor that is, a C094 Contractor.

Any bidder attempting to contact government officials (elected or appointed), including NJSDA Board members, NJSDA Staff, and Selection Committee members in an effort to influence the selection process may be immediately disqualified.

End of Addendum No. 1



NJSDA Director

Date



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

DATE: December 30, 2015

PROJECT #: ES-0027-N01 RB1
Madison Avenue ES Early Site Package – Demolition

DESCRIPTION: Addendum # 1

Acknowledgement of Receipt of Addendum

Contractor hereby acknowledges the receipt of this Addendum by signing in the space provided below and returning via fax to (609-656-7238) or E-mail (nkathiari@njsda.gov). Signed acknowledgements 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