



Addendum #1

New Jersey Schools Development Authority
Office of Procurement
32 East Front Street
Trenton, NJ 08625
Phone: 609-858-2915
Fax: 609-656-7258

DATE: August 4, 2016

PROJECT #: ET-0031-M01
Construction Management Services
Perth Amboy – Seaman Ave. Elementary School

DESCRIPTION: Addendum #1

This addendum shall be considered part of the Construction Management Request for Proposal issued in connection with the referenced project. Should information contained in this Addendum conflict with the Construction Management RFP this Addendum shall supersede the relevant information in the Construction Management RFP.

A. CHANGES TO THE PROCUREMENT PROCESS:

- 1. Not applicable.

B. CHANGES TO THE PROCUREMENT DOCUMENTS:

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

1. Changes to the Request for Proposals

- a. Not applicable.

2. Changes to the RFP Forms

- a. REPLACE the Price Proposal dated July 19, 2016, as initially issued with the RFP with the Revised Price Proposal dated August 4, 2016, included as Attachment 1.1 hereto.

3. Changes to the Construction Management Agreement

- a. MODIFY: Subsection 1 of Section 4.15. of the CM Agreement (“Allowance Services”) shall be modified, as follows:

4.15.1 If so indicated in the RFP, CM’s Total Compensation Amount may include a designated amount or amounts set aside for certain specified Allowance Services, which Services may include, but are not limited to, code-related testing and inspection, concrete and masonry standards testing and/or other Construction Phase testing or special inspections testing services, and cleaning services.

- b. ADD: In Appendix A to the CM Agreement, Section A.2 shall be modified to add the following description and amount of a “Cleaning Services Allowance,” as follows:

Cleaning Services Allowance: Allowance Amount \$20,000

An Allowance for the provision of Cleaning Services for the Project, as directed or requested by the Authority in writing. The Cleaning Services provided pursuant to this Cleaning Services Allowance shall be provided and procured by, and subcontracted to, the CM, and are distinct and separate from those provided by the Design-Builder pursuant to the Design-Build Agreement. The Cleaning Services provided pursuant to this Allowance, if requested, may occur after installation and placement of FFTE at the Project, or at another time as directed in writing by the NJSDA, and shall be performed and compensated as Allowance Services in accordance with the provisions of Section 4.15 of this Agreement. This Allowance shall be used for payment of the direct costs or fees for Cleaning Services Allowance Services and the costs of CM’s procurement, scheduling, coordinating, supervision and management of such Services.

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

1. Question: In looking through the packet, I noticed that SBE forms B & C were not attached, nor were they mentioned on the list of components for response. Are these forms not going to be required for this submission?

Answer: While SBE Forms B & C will be required to be submitted later, as a pre-award requirement, these forms are not required to be submitted as part of the Technical Proposal or Fee Proposal submission for this procurement. Note that the Authority requires the Construction Manager to provide opportunities to SBE firms to participate in the performance of the Services, consistent with the Authority’s 25% SBE Set-Aside Goals.

2. Question: When preparing the “Scope of Work” Section of Form 2.1, does this deliverable need to be text only?
- Answer: No.
3. Question: Do you recommend against image assets? How do you feel about the use of tables?
- Answer: Responding Firms must submit a Qualifications and Technical Proposal utilizing the Forms provided by the Authority. Images and tables may be inserted into the body of the form.
4. Question: I also just want to make sure I’m clear on the following: Does each case study gets its own form? Should each case study include an approximately 1,000 word write up?
- Answer: Each case study should be on its own form. This form should be photocopied as necessary. Narrative portions of this form should be no more than 1000 words, combined maximum for each case study.
5. Question: Is the site clean? Is there any contaminated soil which must be removed? Prior newspaper reports stated the site was not cleanable.
- Answer: Please refer to the FTP site, in particular all the Appendices of the project.
6. Question: Addendum #4, dated April 26, 2016, for the Design Build Bid: Question was asked about soil bearing capacities of the existing soils. The answer stated that existing soils may be structurally unsuitable for design bearing capacities. Our questions- If the existing soil bearing capacities are not adequate, has the soil been tested for contamination, and if not, were will unsuitable soil be stockpiled until test results are issued?
- Answer: Please refer to the FTP site and the reports provided.
7. Question: With the Fire Station being adjacent to the proposed site for the school, have provisions been made to keep school vehicular and pedestrian traffic out of harms way, in the event of a Fire Emergency response call?
- Answer: This issue is the obligation of the Design Builder. Prior to release of a Notice to Proceed for Construction, and NJSDA acceptance of a Site Specific Safety and Logistics Plan from the Design Builder, this issue will be reviewed with the Design Builder.

8. Question: There is an SBE goal of 25%, but the SBE forms are not part of the RFP document. Please verify if the forms are required to be part of the proposal, if so please make the forms available for download.

Answer: See response to Question #1.

9. Question: What is the design build budget and total project budget with soft costs?

Answer: Please refer to the FTP site, and the RFP for the Design-Build Project.

10. Question: Has the design build contract been awarded?

Answer: The Design-Build contract has been awarded to the Design-Builder, Epic Management, Inc. on 07/22/2016. A Notice to Proceed for Design Services has not been awarded yet.

11. Question: Who is the architectural/ engineering subconsultant to the selected design build firm?

Answer: Please refer to Appendix B to the CM Agreement (Term of Agreement and Project Description). DIGroup Architecture has been designated by the Design-Builder as the Design-Builder's Design Consultant.

12. Question: If awarded, what is the current status of design?

Answer: Design services have yet to commence, as the Design-Builder has not yet been given a Notice to Proceed for Design Services, as of the date of this Addendum.

13. Question: What is the current schedule for:

- Completion of 100% construction documents
- Start of construction phase
- Substantial completion
- Occupancy
- Closeout

Answer: Please refer to Appendix B to the CM Agreement (Term of Agreement and Project Description). This is a Design-Build project; actual dates will be dependent upon the Design- Builder advancement of design.

At this time, the NJSDA anticipates issuing the Design-Builder a Notice to Proceed for Design Services in mid- to late-August.

Once the Notice to Proceed for Design has issued, the Design-Builder will have 917 days to achieve Substantial Completion from the Commencement Date.

The Design-Builder will have 1,029 days to achieve Final Completion from the Commencement Date.

14. Question: After receipt of proposals on 8/23, please advise the interview date, if known.

Answer: The official Interview date is not yet set, however it is tentatively set for September 13, 2016.

15. Question: When does the Authority anticipate award of the CM Services contract?

Answer: The NJSDA anticipates issuing a Notice of Award for CM Services to the selected Construction Manager in October, though this schedule is subject to NJSDA Board approval of the award.

16. Question: The electronic RFQ/ RFP references attachments and response forms, which were not available to download with the RFQ/ RFP. Please provide the following:

Attachment A

- Firms CM Experience Form
- Firms Staffing Proposal for Project Form
- Key Team Member Resume Form
- Disclosure of Investment Activities in Iran Form
- Ownership Disclosure Form
- NJSDA Price Proposal Form

Attachment B- Construction Management Services Agreement

Attachment C- Design-Build Information Package (issued after CM firm submission of Notice of Intent to Participate)

Answer: All of the documents are in Attachment A and Attachment B are physically attached to the RFP documents; please contact NJSDA Senior Procurement Analyst Dave Kutch at the NJSDA if you are having trouble locating them.

17. Question: If not part of the DBIP, please provide a copy of the design build general conditions.

Answer: Please refer to the FTP site.



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Construction Management Services
Perth Amboy – Seaman Ave. Elementary School

DESCRIPTION: Addendum #1

Acknowledgement of Receipt of Addendum

Consultant must acknowledge the receipt of the Addendum by signing in the space provided below and returning via scanned copy (Dkutch@njsda.gov) or fax (609-656-7258). Signed acknowledgement must be received prior to the Bid Due Date. Acknowledgement of the Addendum must be made on the NJSDA CM4DB Price Proposal Form. Please include a copy of this signed acknowledgement form in the Technical Proposal Submission.

Signature

Print Name

Company Name

Date

NJSDA PRICE PROPOSAL FORM

DESIGN-BUILD CONSTRUCTION MANAGEMENT SERVICES

Contract No.: ET-0031-M01

The Price Proposal submitted by (Name of Vendor) _____

This Price Proposal provides for a Total Compensation Amount as follows:

A) Monthly Fee Amount for Construction Phase \$ _____

B) Monthly Fee (Line A) multiplied by 28 months: \$ _____

Note: The duration specified above is for bidding purposes only, and the actual construction duration may vary. The monthly fee is payable to CM from the commencement of CM's Construction Phase Services until Substantial Completion, subject to the terms and conditions of the Agreement.

C) Submittal Review Services Amount \$ _____

Note: In the sole discretion of NJSDA, CM may be required to commence Submittal Review Services prior to the issuance of a Notice to Proceed to the Design-Builder, and prior to the performance of any of CM's Construction Phase Services. This Amount is intended to compensate CM for any and all Submittal Review Services described in Section 4.2 of the Agreement, whether occurring prior to issuance of a CM NTP for Construction Phase Services, or concurrent with any of CM's Construction Phase Services under the Agreement.

D) Procurement of Special Inspectors Amount \$ _____

Note: CM will be required to procure and engage special inspectors, and this may be called for prior to the issuance of a Notice to Proceed to the Design-Builder, and prior to the performance of any of CM's Construction Phase Services. This Amount is intended to compensate CM for the costs of procurement of special inspection services pursuant to Section 4.11.3 of the Agreement, whether such procurement occurs prior to issuance of a CM NTP for Construction Phase Services, or concurrent with any of CM's Construction Phase Services under the Agreement. This amount is NOT intended to compensate for the costs of Special Inspections themselves, which shall be compensated as Allowance Services under a separate Allowance Amount.

E) Close-Out Services Amount \$ _____

Note: The Close-Out Services Amount is the CM's sole and entire compensation for Project Close-Out Services as described in Section 4.12 of the Agreement, and must be sufficient to cover all Close-Out Services required by the Agreement. Accordingly, SDA requires that the Close-Out Services Amount must be GREATER THAN or EQUAL TO three times the Monthly Fee, [in other words, $Line\ E \geq (3) \times (Line\ A)$] but the Close-Out Services Amount may or may not be paid out on a monthly basis. If a firm submits a Price Proposal showing a Close-Out Services Amount that is LESS THAN three times the Line A Monthly Fee amount the Price Proposal will be rejected as non-responsive.

NJSDA PRICE PROPOSAL FORM

DESIGN-BUILD CONSTRUCTION MANAGEMENT SERVICES

Contract No.: ET-0031-M01

F) FFTE Coordination Services Amount: \$ _____

Note: FFTE Coordination Services are described in Section 4.10 of the Agreement. This procurement assumes that the CM will perform such FFTE Coordination Services, but NJSDA may choose to self-perform such services, and deduct the value of such services from the CM's Compensation. Accordingly, interested firms are required to provide a lump sum price for the FFTE Coordination Scope of Work as defined in Section 4.10 of the Agreement, in the event NJSDA chooses to self-perform such services and deduct such amount from CM's compensation.

G) Insurance Amount \$ _____

Note: The Authority requires CM and its Subconsultants to secure and maintain the insurance coverage detailed in Section 10.1 of the Agreement. The Authority shall compensate CM and its Subconsultants for the cost of such required Insurance. CM's Price Proposal shall reflect CM's costs for Insurance for the Basic Services and any Contingent Additional Services identified at contract execution.

H) Allowance for Testing and Inspection Services: \$ 300,000

I) Allowance For Cleaning Services \$ 20,000

Total Compensation Amount
(Add Amounts from Lines B+C+D+E+F+G+H+I): \$ _____

NOTE: Any modification or alteration to the wording of the Price Proposal Form, or any exception to the wording or the calculation formula of the Price Proposal Form, shall cause the Price Proposal to be rejected as non-responsive.

Addenda:

The Bidder acknowledges receipt and incorporated into this bid of the following Addenda:

Number: _____

Dated: _____

I am duly authorized to sign this Price Proposal on behalf of the named firm.

Signature: _____

Print Name: _____

Title: _____ Date: _____