
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: October 28, 2015

PROJECT #: HU-0026-M01
Construction Management Services
West New York
PS # 6 Harry L. Bain 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 supercede 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

Addendum #1:
Project #: HU-0026-M01
Project Name: Construction Management Services
WNY Harry L Bain School

a. Modifications to the Price Proposal Form

- i. REPLACE:** The original Price Proposal Form issued with the RFP shall be deleted in its entirety and replaced with the Revised Price Proposal Form, dated October 28, 2015, included with this Addendum as Attachment 1.1.

3. Changes to the Construction Management Agreement

- a. Not applicable.

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

1. **Question:** Please confirm the Construction phase duration? The Price proposal Form list the CM timeframe as 18 months, however it was stated at the mandatory pre-bid conference on October 14, 2015 that the construction duration was 12 months. Is the CM to be on site for 12 or 18 months? In addition, the CM agreement, page 54, paragraph 2) of 9.2.2, " At the time of advertisement of this procurement, the Construction Phase for the Project is currently anticipated as a twenty-one month duration, but the actual construction duration may be longer or shorter, depending upon the actual length of time needed to achieve Substantial Completion on the Project." Please clarify the actual timeframes.

Response: CM duration per the current anticipated schedule is as follows: CM NTP 2/18/2016. Close out date for CM 8/22/2017. The CM services will be required through this time frame which begins prior to the actual construction start date. Total duration from 2/18/2016 to 8/22/2017 is 551 calendar days. Note that this time frame includes the performance of Close-Out Services. Anticipated GC NTP date is 4/14/2016 with a substantial completion date of 4/28/2017. Total duration for anticipated ACTUAL CONSTRUCTION from 4/14/2016 to 4/28/2017 is 379 calendar days. Note that this time frame does not include the performance of Close-Out Services.

2. **Question:** Under Appendix B, page 2, the NTP Construction date is April 14, 2016 and Substantial Completion date is April 28, 2017, indicating a construction duration of 12.5 months, please clarify the actual construction duration.

Response: Anticipated GC NTP date is 4/14/2016 with a substantial completion date of 4/28/2017. Total duration for anticipated ACTUAL CONSTRUCTION from 4/14/2016 to 4/28/2017 is 379 calendar days. Note that this time frame does not include the performance of Close-Out Services.

3. **Question:** Also, under Appendix B, page 2, the Final completion/Contract Completion date is listed as August 22, 2017, almost 4 months after substantial completion date of April 28, 2017. If the 4 month duration is correct, should the NJSDA Price Proposal Form, Item D), "Close-Out Services Amount", be revised to state 4 times the monthly Fee?

Response: No change to the Price Proposal is required regarding the potential duration of the Close-Out Services period. The Price Proposal states that the Close-Out Services Amount “must be GREATER THAN or EQUAL TO three times the Monthly Fee,” so a responding firm is absolutely permitted, but is in no way required, to bid a Close-out Services Amount in excess of three (3) times the Monthly Fee.

4. **Question:** Additionally, under item D) of the Close-out Services paragraph it states “... [in other words, Line F...”, should this state “Line D”? Line F would pertain to “Allowance For Testing and Inspection Services”.

Response: Yes, the bidder is correct that the language dictating the minimum amount of the Close-Out Services Amount with relation to the Monthly Fee is in error in the Price Proposal Form, as originally issued. This error has been corrected in the Revised Price Proposal Form included as Attachment 1.1 to this Addendum. See Section 2.a.i above, and Section E.1 below, for additional details.

5. **Question:** If the 18 month duration is revised, will Item “F” The \$300,000 Allowance for testing and Inspection services be revised to reflect the 12 month construction phase duration?

Response: This allowance is independent of and non-reflective of the schedule.

6. **Question:** Please confirm the construction budget, the original budget was approximately \$6 Million. However at the October 14, 2015 pre-bid conference, the construction budget is now between \$10 and \$15 Million.

Response: The current budget range per the Construction Cost Estimate is \$13M to \$15M.

7. **Question:** At the pre-bid conference it was stated the construction duration is a very aggressive 12 month schedule. Will the CM be required to work overtime to accommodate the contractors aggressive work schedule?

Response: Section 4.5.8 of the Construction Management Services Agreement provides, in pertinent part, that “CM shall provide and maintain a management team on the Project Site to provide continuous daily Construction Contract administration and oversight, and shall provide such on-site management services whenever Work proceeds on the Project, including evening hours and on weekends and holidays, should the Contractor choose to conduct work on those days and/or at those times, with such weekend, evening and holiday administration and oversight services to be included in the Monthly Fee and at no additional cost to NJSDA.”

Interested bidders are required to use their expertise and professional judgment to evaluate, estimate and include in their bid amount, all labor costs required for performance of the Contract Services, including whether, and how much, overtime work is implicated by the stipulated schedule.

8. **Question:** What is the NJSDA classification amount required under (P029)?

Response: There is no minimum classification amount required under P029.

9. **Question:** For the Qualifications and Technical Proposal submission, does this require two (2) submissions or are they to be combined into one. For example do you want (one (1) unbound original, five (5) bound copies and two (2) full cover to cover copies in pdf format for both Qualifications and Technical? I need to be clear if this is one submission or two?

Response: The Qualifications and Technical responses to the RFP requirements are combined into one Technical Proposal document, and interested firms are required to submit this document as one (1) unbound original, five (5) bound copies and two (2) full cover-to-cover copies in PDF format on electronic media (CD or comparable).

D. CHANGES TO PREVIOUS ADDENDA:

1. Not applicable.

E. ATTACHMENTS:

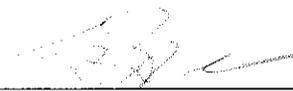
1. Attachment 1.1 Revised Price Proposal dated October 27, 2015

F. SUPPLEMENTAL INFORMATION

1. Not Applicable.

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 Date

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Date: October 28, 2015

PROJECT #: HU-0026-M01
Construction Management Services
West New York
PS # 6 Harry L Bain School

DESCRIPTION: Addendum #1

Addendum No. 1

Acknowledgement of Receipt of Addendum

Contractor 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 CMDDBB Price Proposal Form. Please include a copy of this signed acknowledgement form in the Technical Proposal Submission.

Signature

Print Name

Company Name

Date

Addendum #1:
Project #: HU-0026-M01
Project Name: Construction Management Services
WNY Harry L Bain School

NJSDA CMDBB PRICE PROPOSAL FORM

Contract No.: HU-0026-MO1

Revised October 28, 2015

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 18 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) 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 Construction Notice to Proceed to the Contractor, and/or 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 4.13.3 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 direct costs of Special Inspections themselves, which shall be compensated as Allowance Services under a separate Allowance Amount.

D) 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 4.14 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, $Line D \geq (3) \times (Line A)$] 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.

E) 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.

NJSDA CMDBB PRICE PROPOSAL FORM

Contract No.: HU-0026-MO1

Revised October 28, 2015

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

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

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: _____