



**Addendum #2**

New Jersey Schools Development Authority  
Office of Procurement  
32 East Front Street  
Trenton, NJ 08625  
Phone: 609-858-2981  
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**Date:** September 9, 2016  
**PROJECT #:** HU-0027-B01  
Harrison New Elementary School  
Harrison Public Schools

**DESCRIPTION:** Addendum #2

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.

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

NOTE: Additions are shown in **bold and underline** text; deletions are shown in *strikethrough and italics*.

**1. Modifications to the Advertisement to Extend Date for Submission of Price and Technical Proposals:**

- a. The first two paragraphs of Subsection D of the "Procurement Submission Dates and Deadlines" section of the Bid Advertisement for this procurement shall be modified to extend the date for submission of Price and Technical Proposals, as follows:

Procurement Submission Dates and Deadlines:

- D. Bidders must submit a Technical Proposal, consisting of two separate parts, the responses to "Experience Criteria" and the separate "Project Approach Criteria," which corresponds to the non-price "other factors" evaluative criteria requirements of the RFP. The Technical Proposals must be received by the NJSDA by **2:00 PM** on ~~September 27, 2016~~ **October 6, 2016**. Faxed or e-mailed submittals will not be accepted.

Bidders must simultaneously submit a sealed Price Proposal along with the Technical Proposal, and all bidders' Technical Proposals and Price Proposals must be received by the NJSDA by **2:00 PM** on ~~September 27, 2016~~ **October 6, 2016**. Faxed or e-mailed Price Proposals shall not be accepted. Any Technical or Price Proposals received after this date and time will be returned unopened. Technical Proposals and sealed Price Proposals shall be delivered to **Alison Perry** at the NJSDA address below:

**2. Modifications to the Advertisement to Extend Date for Opening of Price Proposals:**

- a. Subsection E of the "Procurement Submission Dates and Deadlines" section of the Bid Advertisement for this procurement, shall be modified to extend the date for opening of Price Proposals, as follows:

E. The sealed Price Proposals shall be publicly opened and read at a bid opening at the NJSDA office on ~~October 14, 2016~~ **October 20, 2016** at **2:00 PM**.

**3. Modifications to the Request for Proposals to Extend Date for Submission of Price and Technical Proposal:**

- a. **REVISE:** The fourth paragraph of Section 1.3 B.2 ("Technical Proposal") shall be modified as follows, to change the due date for submission of the Technical Proposal to ~~September 27, 2016~~ **October 6, 2016**:

2. Technical Proposal

The Technical Proposals must be received by the NJSDA by 2:00 PM on ~~September 27,~~ **October 6, 2016**. Faxed or e-mailed Submittals shall not be accepted.

- b. **REVISE:** The fourth paragraph of Section 1.3 B.3 of the RFP ("Price Proposal"), shall be modified as follows, to change the due date for submission of the Price Proposal to ~~September 27, 2016~~ **October 6, 2016**.

The Price Proposal must be sealed and submitted with the original Technical Proposal and received by the NJSDA by **2:00 PM** on ~~September 27, 2016~~ **October 6, 2016**. Faxed or e-mailed Price Proposals shall not be accepted.

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

1. Not Applicable.

**C. CHANGES TO THE PERFORMANCE SPECIFICATIONS:**

1. Not Applicable.

**D. CHANGES TO THE DRAWINGS:**

1. Not Applicable.

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

1. Question: Please re-issue the Site Investigative Report & Remedial Action Work Plan as a separate .PDF file. The file cannot be extracted from the Vol. 3 File. There is a corruption error within those pages 161 thru 454. All other sections of the Existing Condition Reports were extracted successfully.

Answer: No. The NJSDA has reviewed the PDF file and finds no corruption error, therefore, the Site Investigative Report & Remedial Action Work Plan will not be re-issued as a separate document.
2. Question: Please confirm an NJDEP Water Extension Permit is required. The requirement for the permit is based on the actual water demand and not a multiplier of 3.

Answer: Current NJDEP policy sets the threshold for permit need at 12,000 GPD average. Current water estimates within the DBIP reflect an average load less than 12,000 GPD. A Water Extension Permit is NOT required based on current NJDEP policy and permit thresholds and current estimates of water demand.
3. Question: Confirm what overhead lines (i.e. electric, telecom, etc.) are on the utility poles to the west of the property on the adjacent neighboring properties.

Answer: Please reference the Utility Investigation Report for information concerning the existing utility poles and overhead lines within this area. Also reference Sheet C-202, the Proposed Utility Plan within the DBIP for work that is required for relocation of the impacted poles and overhead wiring.
4. Question: Please confirm that a visible contamination barrier marker is required below the building slab in both the PCB-impacted and historic fill areas.

Answer: Please reference the Remediation Responsibilities Plan included within the DBIP and the NJSDA Performance Specifications Sections A1000.00 and A6020.20 for information describing the system requirements below the building slab.
5. Question: Has the Preliminary Assessment Report (PAR), identified in Section 1.0 of the Site Investigation/Remedial Investigation/Remedial Action Work plan (SI/RI/RA WP) dated July 2016, been submitted to the NJDEP?

Answer: These documents have been submitted by the LSRP to the NJDEP. The LSRP is responsible for issuing a RAO for the project.
6. Question: Has the SIRI/RAP been submitted to the NJDEP?

Answer: See response to Bidder's Question #5 referenced above.
7. Question: Can a copy of the Health and Safety Plan (HASP) utilized for the SI/RI operations be provided?

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 Remediation Responsibilities Plan and the SDA Safety Manual, which are 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 SI/RI investigation and the HASP used for the Early Site Package are not relevant to the Design Builders' Site Specific HASP.

8. Question: Please confirm that the NJSDA will be the responsible party/owner of the PCB impacted materials and will sign off on the PCB impacted soil disposal documentation (e.g. manifests)?

Answer: Yes, NJSDA will be the responsible party/owner of the PCB impacted materials and will sign off on the PCB impacted soil disposal documentation (e.g. bills-of-lading and if necessary manifests).

9. Question: As part of the PCB soil management, if the analytical sample results required for off-site disposal operations identify soils with greater than 10ppm PCB, will this material and any/all associated management, reporting and disposal operations be covered under the GMP Reserve Allowance?

Answer: Please reference Section 8.3.2 of the Design Build Agreement within the DBIP for Design-Builder requirements for communicating changes in contract scope. It is incumbent upon the Design-Builder to demonstrate how and why any change materially affects their pricing and/or work. Analytical sample results over 10 ppm PCB may or may not materially affect the Design Builder's scope of work or contract value. Should a change in scope, with cost impact, be accurately demonstrated to, and approved by, NJSDA, NJSDA will provide direction to the Design-Builder with regards to the use of the GMP Allowance per Specification Section 01020 ("Allowances") or a contract change order per Specification Section 01080 ("Change Orders").

10. Question: The Remediation Responsibilities Plan (RRP) dated July 2016, Section 4.7 identifies the need for a Passive Sub Slab Depressurization system (PSSDS), and specifies the NJDEP Vapor Intrusion Technical Guidance, Version 3.1, January 2013 (VITG). A revised version (Version 4) of the VITG was issued by the NJDEP on 8/16/2016; therefore, please confirm that Version 3 of the VITG will be replaced by Version 4 of the VITG for this project?

Answer: The most recent version of any NJDEP Guidance shall be used.

11. Question: The Project Manual Volume 2, Section A6020.10 details the Radon and Vapor Intrusion Mitigation. As part of same both the Department of Environmental Protection and N.J.A.C. 5:23-10, the Radon Hazard Subcode of the New Jersey Uniform Construction Code (UCC) is identified, as well as the NJDEP Vapor Intrusion Technical Guidance. Section A6020.10, I, A, 3, a, identifies the use of a 6-mil polyethylene moisture retarder as a component of the passive radon

mitigation/sub- slab depressurization system (RM/SSDS). This 6-mil material conflicts with the PSSDS requirements detailed in the VITG, Section 6.3.4 wherein a 40 mil HDPE material (or equivalent performance material) is to be used. Please clarify.

Answer: The specified system is being included as an added protective measure and not in response to observed conditions regulated by the NJDEP guidance. Consequently, the LSRP is not requiring a more robust chemical vapor barrier. The Vapor Intrusion System shall include of a (minimum) 6-mil vapor retarder membrane and all associated safe guards and inspections to prove that the integrity of the membrane is not compromised during construction, as detailed in the project specifications.

12. Question: Per the NJDEP Vapor Intrusion Technical Guidance, Version 4, August 2016, a PSSDS requires indoor air sampling for commissioning, and sub slab monitoring points are not required for either sampling, or diagnostic measurements. Similarly, the VITG Section 6.5 Monitoring and Maintenance (M&M) identifies that diagnostic measurements are not required for some mitigation systems (e.g. PSSDS). Given the aforementioned information, why is a Typical Sub-Slab Monitoring Point Detail provided as Exhibit B-4 in the RRP?

Answer: Section A6020.10 indicates that the passive RM/SSDS must be suitable for conversion to an active RM/SSDS, in the event that conversion becomes necessary, with the ability to achieve a sustained pressure differential (vacuum) of at least 0.004" of water (1 Pascal) across the slab. The Design-Builder will need to demonstrate that this specification has been achieved. The SDA requires Sub slab monitoring ports. While the newest version of the VITG does state that diagnostic testing may be difficult, this is a new construction building, the SSSG sampling ports will be incorporated into the design of the building. Additionally Table 6-1 of the VITG requires SSSG samples.

13. Question: Can the Typical Sub-Slab Monitoring Point Detail provided as Exhibit B-4 be eliminated consistent with a PSSDS design?

Answer: No, see Response to Bidder's Question #12 listed above.

14. Question: Can the eight sub slab soil gas vapor probes identified in Section A6020.10, II, C, 2 be eliminated consistent with a PSSDS design?

Answer: No, see Response to Bidder's Question #12 listed above.

15. Question: Per the NJDEP Vapor Intrusion Technical Guidance, Version 4, August 2016, Verification Sampling (VS) includes Indoor Air (IA) samples for PSSDS. Can the requirements for sub slab soil gas VS identified in Section A6020.10, III, A, D, 4, a, be eliminated?

Answer: No, see Response to Bidder's Question #12 listed above.

16. Question: If the UST's are identified as having holes and/or impacting the environment, will any subsequent remedial actions be considered Out of Scope Services?
- Answer: Removal of the UST and any work necessary to achieve that UST removal is within the base scope of the Design-Builder's Work. However, this base scope does not anticipate additional remedial actions. Should a change in scope be accurately demonstrated to NJSDA, NJSDA will provide direction to the Design-Builder with regards to methods for implementation of scope and/or price changes. As quantities associated with any additional remedial actions have yet to be established, compensation for these additional services and materials will be on a price per measurable unit basis, paid from the GMP Reserve Allowance, per the procedures detailed in Specification Section 01020 ("Allowances") or a contract change order per Specification Section 01080 ("Change Orders").
17. Question: In the Standard Room Finish Schedule on sheet B-78, the food prep areas list resinous flooring as the floor finish. Should this be changed to "urethane resinous" so that the "urethane" floor finish matches the "RFU" floor finish as listed on sheet A1102?
- Answer: Resinous Flooring noted in the Educational Specification is a generic term for fluid applied monolithic flooring including both decorative epoxy and urethane resins. Drawings AI-101 thru AI-103 define the specific type of resinous flooring for each space. No change is required.
18. Question: Also, please confirm if the "support areas" of the kitchen listed on B-8 as "resinous" should be "resinous" or "urethane resinous".
- Answer: See the response to Bidder's Question #17 listed above.
19. Question: Will all testing, removal and disposal of the PCB-contaminated soil be covered under the GMP Allowance?
- Answer: No, the GMP Allowance will not be used for testing, removal and disposal of the PCB-contaminated soil, as these elements are included in the Design-Builder's scope. See also the response to Bidder's Question #9, above, for additional information.
20. Question: Is the SDA/LSRP requiring any specific OSHA PPE requirement during the soil excavation activities?
- Answer: Please see the Remediation Responsibilities Plan and the SDA Safety Manual, which are included in the DBIP. The Design-Builder is required to develop their own Site Specific HASP consistent with all OSHA requirements and inclusive of Job Safety Analyses for each element of the Project.
21. Question: Specification Section B2080.00 notes Window Guards; please confirm they are required and advise locations to be used.

Answer: Window guards are required. See drawing A-201 Elevations, detail 2 Washington Street Elevation for the locations.

22. Question: Specification Section 02060.00 Site Development lists Precast Concrete Planters; please provide manufacturer and model number of these units.

Answer: Basis of Design: Custom, similar to Wausau Tile #TF4205. Size: 36" x 36" x 14" high. Color: A24 Brick Red. Round all edges.

23. Question: Please confirm the room area calculations and associated allocation square footage have been reviewed and approved by the Department of Education.

Answer: New Jersey Department of Education, Office of School Facilities approval was granted, based upon the NJ DoE approved documents included in the Design - Build Information Package on July 25, 2016.

24. Question: Section 82080.00 and 02030.00 both note exterior handrails and guardrails are to be stainless steel; please confirm stainless steel is required.

Answer: Confirmed. Stainless steel hand and guardrails are required.

25. Question: Has the Harrison Planning Board performed a courtesy review of the project?

Answer: In accordance with the New Jersey Department of Education regulations at NJAC 6A:26 the Schematic Design documents were submitted to the Town of Harrison Planning Board on 14 January 2016. No formal comments were transmitted by the Planning Board to the NJ DoE. The NJ SDA has completed its obligations with respect to the Planning Board submission and no further action or approval by the Planning Board is anticipated.

26. Question: Please confirm exterior graffiti coating is required to 10'-0" high per section B2010.20 of the Material and Systems Standards.

Answer: Confirmed. Graffiti resistant coating is required to 10'-0" high.

27. Question: Will NJSDA provide a signed and sealed copy of the most current ALTA/ACSM Land Title Survey as prepared in accordance with NJAC 13:40-5.1 and ALTA/ACSM Standards?

Answer: These plans will be provided to the successful bidder.

28. Question: Will the survey plans referenced above and accompany survey control point data base be provided in AutoCAD Civil 3D digital format?

Answer: No, the survey plans referenced above and the survey control point data will be provided to the successful bidder in AutoCAD digital format.

29. Question: Is the SDA/LSRP requiring any specific OSHA PPE requirement during the soil excavation activities?
- Answer: Please see the Remediation Responsibilities Plan and the SDA Safety Manual, which are included in the DBIP. The DB is required to develop their own Site Specific HASP consistent with all OSHA requirements and inclusive of Job Safety Analyses for each element of the Project.
30. Question: Is the SDA/LSRP requiring any specific OSHA PPE requirement during the soil excavation activities? Please advise.
- Answer: Please see the Remediation Responsibilities Plan and the SDA Safety Manual, which are included in the DBIP. The DB is required to develop their own Site Specific HASP consistent with all OSHA requirements and inclusive of Job Safety Analyses for each element of the Project.
31. Question: We would like to request permission to conduct our own test borings onsite prior to submission of bids. Please advise.
- Answer: Pre-bid test borings cannot be accommodated. Full access to the Site will be provided to the successful bidder.

**F. CHANGES TO PREVIOUS ADDENDA:**

1. Not applicable.

**G. ATTACHMENTS:**

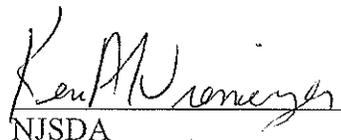
1. Not applicable.

**H. 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. 2

 9/9/16  
NJSDA Date



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Phone: 609-858-2981  
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**Date:** September 9, 2016  
  
**PROJECT #:** HU-0027-B01  
Harrison New Elementary School  
Harrison Public Schools  
  
**DESCRIPTION:** Addendum #2

Addendum No. 2

**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 (Aperry@njsda.gov) or fax (609-656-2647). 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

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Project Name: Harrison New Elementary School