



Addendum #4

New Jersey Schools Development Authority
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Date: November 20, 2015

PROJECT #: ST-0017-B01
Vineland New Middle School
Vineland Public Schools

DESCRIPTION: Addendum #4

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 supercede the relevant information in the Design-Build Information Package.

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-italies*.

1. Volume 1 Bidding Documents – RFP

a. ADD: Add the following to the end of Section 1.3 Response Requirements, paragraph A. ii), to require that Design Services in connection with Allowance Items and Change Order Work and Services be performed at specified Hourly Rates:

Design Consultant firms participating in this procurement must be prepared to provide services at specified hourly rates, as indicated in

Appendix E to the Agreement, in relationship to Allowance and Change Order services.

2. Volume 1 Bidding Documents – Design-Build Agreement

- a. **ADD:** Add the following definition at the end of Section 1.0 of the Design-Build Agreement (Definitions):

“Hourly Rates” means the Design Consultant’s compensable hourly rates as identified in Appendix E which shall include all direct and indirect expenses including overhead and profit.

- b. **ADD:** Add the following to the end of Paragraph 8.3.3 of the Design-Build Agreement:

Design-Builder Proposals for adjustment to Contract Price on account of additional design services shall be: 1) based upon the Hourly Rates included in Appendix E of this Agreement (which rates shall include all direct and indirect expenses, including overhead and profit); and 2) shall include an itemization of tasks and hours by staff position.

- c. **MODIFY:** Appendix A Special Conditions Paragraph A.3 as follows:

Substantial Completion shall be achieved within ~~858~~ **856** days from the Commencement Date. Final Completion shall be achieved within 945 days from the Commencement Date.

- d. **ADD:** Add to the Design-Build Agreement **APPENDIX E - Design Consultant Hourly Rate Schedule** dated November 9, 2015 attached herewith as Attachment 4.1.

3. Volume 1 Procedural Specifications

- a. **REPLACE:** Section 01010, Summary of Work, Paragraph 1.6 A.3, delete existing paragraph in its entirety and replace with the following:

The Project shall achieve Substantial Completion (Temporary or Final Certificate of Occupancy) within ~~855~~ **856** calendar days after the ~~Construction-NTP~~ **Commencement** Date as defined in Sections 1.11 and 1.53 of the Agreement.

- b. **MODIFY:** Section 01010, Summary of Work, Paragraph 1.6 A.3 as follows:

The Project shall achieve Final Completion within ~~942~~ **945** calendar days after the ~~Construction-NTP~~ **Commencement** Date as defined in Sections 1.11 and 1.53 of the Agreement.

- a. **ADD:** Section 01080 Change Order Procedures - Add the following to the end of Paragraph 1.3 C.:

Design-Builder Proposals for adjustment to Contract Price on account of additional design services shall: 1) be based upon the Hourly Rates included in Appendix E of the Design-Build Agreement (which rates shall include all direct and indirect expenses, including overhead and profit); and 2) include an itemization of tasks and hours by staff position.

- b. **ADD:** Section 01080 Change Order Procedures - Add the following new subparagraph (7) to Paragraph 1.4 A.:

7. Design Consultant Fees - Contract Change Requests and Design-Builder Proposals for adjustment to Contract Price on account of additional design services shall be based upon the Design Consultant Hourly Rates included in Appendix E of of the Design-Build Agreement and shall include an itemization of tasks and estimated hours by staff position.

- c. **ADD:** Section 01080 Change Order Procedures - Add the following new subparagraph (g) to Paragraph 1.4 B.1.4.:

g. Design Consultant Fees – The Authority will make payment for all necessary design services based upon the Design Consultant Hourly Rates and the actual number of hours expended as evidenced by back-up documentation provided by the Design-Builder.

4. **Volume 2 Design Manual for Design-Build Projects**

- a. **ADD:** Add the following new section to end of the Design Manual for Design-Build Projects dated June 5, 2012:

Partial Plan Release Submissions

In the event that the Design-Builder elects to pursue partial plan release from the Division of Community Affairs (DCA), such submissions shall be made in accordance with current DCA practices and the requirements of the Design-Build Contract Documents subject to the following:

- 1. Unless otherwise approved by the Authority, only one partial plan release may be sought prior to full plan release submission.**
- 2. The partial plan release submission shall be limited to:**

- a. Footings and foundations,
- b. Under slab utilities, and
- c. At the Design-Builder's option, structural steel.

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. **MODIFY:** Modify Section PS1030.00 Project Criteria I. Performance, B.2.g (3) as follows:
 - (3) Building Envelope Minimum OITC Ratings: The minimum OITC rating for exterior wall and roof-ceiling assemblies enclosing core learning spaces shall be as follows:
 - (a) Walls with windows: Minimum composite OITC rating of ~~35~~ **30**.
 - (b) Roofs and walls without windows: Minimum composite OITC rating of ~~41~~ **36**.
2. **MODIFY:** Modify Section PS1030.00 Project Criteria I. Performance, B.2.i (2) as follows:
 - (2) In the event that the Noise Study concludes that such sound levels exceed ~~60~~ **55** dBA at any such locations, the acoustical engineer shall recommend acoustical enhancements to the building envelope which are necessary in order to meet the OITC ratings of ANSI S12.60 Table 3.
3. **MODIFY:** In Section D2010.60, Plumbing Fixtures, modify Paragraph II.A.1.b. as follows:
 - b. ~~Floor-~~**Wall**-mounted fixtures.
4. **MODIFY:** In Section D2010.60, Plumbing Fixtures, modify Paragraph II.F.1.b. as follows:
 - b. Single-bowl **as indicated** ~~with integral side drainboard~~.
5. **MODIFY:** In Section D2010.60, Plumbing Fixtures, modify Paragraph II.K. as follows:
 - K. Lavatory **and Multi-User Sink** Faucet and Trim
 1. Use the following:
 - a. Polished chrome plated finish.
 - b. **Hands-free operation, hard-wired.** ~~Manual pressure operated self-closing.~~

- c. Vandal-resistant construction.

6. **MODIFY:** In Section D2010.60, Plumbing Fixtures, modify Paragraph II.L. as follows:

L. Flush Valves

- 1. Use the following:
 - a. Polished chrome plated finish.
 - b. Manual operation at urinals.
 - c. Hands-free operation at water closets, hard-wired, with 24-hour automatic flush.
 - d. High-pressure vacuum breaker.
 - e. Vandal-resistant construction.

7. **MODIFY:** In Section D2010.60, Plumbing Fixtures, modify Paragraph II.T. as follows:

T. Utility Water Supply Fixtures

- 1. Exterior wall hydrants: Flush mounted, loose key lockable, maximum of 100' apart on building facade and one on each facade of building.
 - a. Box type non-freeze.
 - b. Integral vacuum breaker and dual check valve.
 - c. Flush face ~~chrome plate finish~~, lockable cover. Provide rough bronze finish when located on dark surrounding materials and stainless steel face when located on light surrounding materials.
 - d. Concealed hose connection with quarter-turn operation by "T" handle key.
 - e. Vandal-resistant construction.
 - f. Valve rod assembly of length suitable for wall construction and sufficient to prevent freezing.
 - g. Basis of Design: Model No. 5515 by Jay R. Smith Manufacturing Company.
- 2. Interior hose bibbs: Flush mounted, loose key lockable, beneath counters or sinks at each multiple-fixture rest room and mechanical spaces.
 - a. ~~Non-freeze~~ Box type.
 - b. Integral vacuum breaker and dual check valve.
 - c. Chrome plated ~~baeker~~ face plate.
 - d. Vandal-resistant ~~cap~~ lockable cover.

e. Concealed hose connection with quarter-turn operation by "T" handle key.

f. Basis of Design: Model No. 5518 by Jay R. Smith Manufacturing Company.

8. **MODIFY:** In Section D3000.00, Heating, Ventilation, and Air Conditioning (HVAC), modify Paragraph I.A.8.d.(1) as follows:
- (1) Supplemental Hot Water Heating System
 - (a) Provide heating hot water as necessary to supplement geothermal loop system.
 - (b) Hot water shall be produced by one high-efficiency natural-gas-fired modular condensing boilers. ~~A~~ **The** boiler control system shall be provided to stage boiler operation to achieve maximum operating efficiency in meeting the heating demands. ~~Boilers~~ **The boiler** and distribution pumps shall be located within the ~~boiler-room~~ **Mechanical Room**.
 - ~~(c) Heating hot water pumps shall be located within the main mechanical room adjacent to the boilers.~~
9. **MODIFY:** In Section D3000.00, Heating, Ventilation, and Air Conditioning (HVAC), modify Paragraph I.A.8.d.(3)(a) as follows:
- (a) Provide electric heating elements in attics and other areas where freeze potential exists or where hydronic equipment is not permitted by code.
10. **MODIFY:** In Section D3000.00, Heating, Ventilation, and Air Conditioning (HVAC), modify Paragraph I.A.8.e.(3)(a) as follows:
- (a) A rooftop variable-air-volume heat pump unit shall be provided with variable-frequency drives (VFDs), supply and return fan sections, discharge acoustic plenum, enthalpy wheel, hot gas reheat, ~~electric reheat coil~~, pre and final filters, mixing box section with return/relief and outside air connections for an economizer cycle.
11. **MODIFY:** In Section D3000.00, Heating, Ventilation, and Air Conditioning (HVAC), modify Paragraph I.A.8.e.(10) as follows:
- (10) Pump Rooms, Mechanical and Boiler Rooms, Attics, Exterior Storage Rooms and Incoming Water Service Room

12. **ADD:** In Section D3000.00, Heating, Ventilation, and Air Conditioning (HVAC), add Paragraph I.D.1.b.(1) as follows:
- (1) Provide test ports, controls, tank sized for system capacity, and all necessary components to provide automatic operation and monitoring of freeze protection system.**
13. **ADD:** In Section D3000.00, Heating, Ventilation, and Air Conditioning (HVAC), add Paragraph II.A.3.a.(7) as follows and renumber subsequent items accordingly:
- (7) Modulating hot gas reheat.**
14. **MODIFY:** In Section D3000.00, Heating, Ventilation, and Air Conditioning (HVAC), modify Paragraphs II.E.3.g. through k. as follows and renumber subsequent items accordingly:
- g. Hot gas reheat coil ~~and space humidistat~~ **for indoor heat pumps serving office suites and Media Center.**
- h. Coil freezestat.
- i. Extended range.
- j. ~~#~~**Temperature and** humidity sensors.
- ~~k. Electric heat.~~
15. **MODIFY:** In Section D3000.00, Heating, Ventilation, and Air Conditioning (HVAC), modify Paragraph II.F.3.d. through f. as follows and renumber subsequent items accordingly:
- ~~d. Multi-stage electric heating coil.~~
- e. Economizer.
- f. Hot-gas reheat with water-regulating valve and ~~space~~ **discharge temperature and** humidity sensors.
16. **MODIFY:** In Section D3020.00, Heating Systems, modify Paragraph I.A.1. as follows:
1. Provide the necessary equipment and infrastructure to deliver **supplemental** heat to the **heat pump loop of the ground-source heat exchanger system serving** occupied spaces, areas containing life safety systems and areas with freeze potential.
17. **ADD:** In Section D3020.00, Heating Systems, add Paragraph I.A.3. as follows:
- 3. Refer to Section G3050.00, Ground-Source Heat Exchanger, for additional information.**

18. **MODIFY:** In Section D3020.00, Heating Systems, modify Paragraph I.C.3.b. through d. as follows and renumber subsequent items accordingly:
- ~~b. Design the heat generating plant with three boilers, each with an IBR rating of about 50% of the load, sized to run at optimum efficiency.~~
 - ~~c. Heating hot water shall be provided at 140 deg F supply with a 30-deg F temperature differential.~~
 - ~~d. Boilers shall be sized based upon load calculations plus 10% including the associated outside air ventilation load.~~
 - b. Provide one supplemental boiler in primary-secondary configuration with heat pump loop, with primary pump dedicated to boiler circulation loop.**
19. **REPLACE:** In Section D3020.00, Heating Systems, replace Paragraph I.D.1. as follows:
- ~~1. Heating/reheating water generated by the boilers shall be distributed by two variable speed pumps with one common spare pump (100% redundancy), and distributed to heating/reheating coils, unitary heaters and fan coil units.~~
 - 1. Supplemental Hot Water Heating System**
 - a. Provide heating hot water as necessary to supplement geothermal loop system.**
 - b. Hot water shall be produced by one high-efficiency natural-gas-fired modular condensing boiler. The boiler control system shall be provided to stage boiler operation to achieve maximum operating efficiency in meeting the heating demands. The boiler and distribution pump shall be located within the Mechanical Room.**
20. **ADD:** In Section D3050.60, HVAC Design Parameters, add Paragraph I.A.8. as follows:
- 8. Refer to Section G3050.00, Ground-Source Heat Exchanger, for additional information.**
21. **MODIFY:** In Section D3050.60, HVAC Design Parameters, modify Paragraph I.G.a.(4) as follows:
- (4) Provide sound attenuating units within supply and return duct mains for each air handling unit, **rooftop heat pump**, DOAS and packaged rooftop unit system.

22. **MODIFY:** In Section D3050.60, HVAC Design Parameters, modify Paragraph I.H.a.(2) as follows:
- (2) Terminal equipment (FCUs, **indoor heat pumps**, VAV boxes, cabinet unit heaters): 30% filters.
23. **MODIFY:** In Section D3050.60, HVAC Design Parameters, modify Paragraphs I.K.d.(2) and (3) as follows:
- (2) The heating load for air handling units, **rooftop heat pumps, and** ~~roof~~ top gas-fired units shall be increased by 10% to account for duct losses (duct insulation losses, duct air leakage) and general building pick-up. The 10% factor shall be applied to transmission and infiltration.
 - (3) The cooling capacity for air handling units, **rooftop heat pumps, and** ~~roof~~ top gas-fired units shall be increased by 5% to account for duct losses (duct insulation losses, duct air leakage) and general building pull-down. The 5% factor shall be applied to all terms (transmission, infiltration, lighting loads, equipment loads, people loads, and solar loads) and to the ventilation load.
24. **MODIFY:** In Section D3050.60, HVAC Design Parameters, modify Paragraph I.L. as follows:
- L. Water Side Sizing Criteria
- 1. ~~Heat-Producing~~ Equipment Criteria
 - (1) Equipment efficiency: ASHRAE Standard 90.1 or better.
 - (2) All boilers (conventional or condensing) shall be provided with a reserve capacity of minimum 10% to account for piping losses and pickup.
 - (3) ~~Secondary~~ Loop pump capacity shall be based on total connected capacity. Provide sufficient flow rate to support connected load.
 - ~~(4) Refer to Section D3020.00, Heating Systems for further criteria.~~
 - ~~2. Cooling Equipment Criteria~~
 - ~~(4)~~ Equipment efficiency: ASHRAE Standard 90.1 or better.
 - 3. Pipe Sizing Criteria
 - a. Water Systems
 - (1) ~~Chilled Water and Hot~~ **Loop** Water Distribution
 - (a) Maximum pressure drop: 2.5' head per 100 equivalent feet of pipe.

- (b) Maximum velocity: 12' per second (MER and Shafts).
 - (2) ~~Chilled-Water-and-Hot~~ **Loop** Water Distribution (2" and smaller)
 - (a) Maximum pressure drop: 2.5' head per 100 equivalent feet of pipe.
 - (b) Maximum velocity: 6' per second.
 - b. Refrigerant Piping
 - (1) Size per manufacturer's recommendations.
 - (2) Length of run and vertical distance to be considered.
25. **ADD:** In Section D4010.10, Water-Based Fire Suppression, add Paragraph I.A.7.d. as follows and renumber subsequent paragraphs accordingly:
- d. Attics.**
26. **MODIFY:** In Section D5000.00, Electrical, modify Paragraph I.A.6.a.(1) as follows:
- (1) Install electrical work as indicated, in accordance with equipment manufacturer's written instructions and complying with applicable portions of NEC, the American Electricians Handbook; the National Electrical Safety Code, ANSI C2; and National Electrical Contractors Association's Standard Practices for Good Workmanship in Electrical Construction NECA 1-2006 **(latest edition)**.
27. **MODIFY:** In Section D5040.30, Interior Lighting, modify Paragraph II.A.9. as follows:
- 9. Offices and Conference Rooms: Recessed 2' x 4' high-performance 3-lamp fluorescent; 18-cell parabolic luminaire with ~~anodized low-iridescent~~ **white** louver. Basis of Design: Lithonia Series 2PM3N
28. **MODIFY:** In Section G4010.00, Site Electric Distribution Systems, modify Paragraph II.A.1.a. through d. as follows:
- a. ~~Dry-type transformers~~ **Pad-mounted transformer(s) in accordance with local utility requirements.**
 - b. ~~Liquid-filled transformers.~~
 - e. ~~Oil-insulated transformers.~~
 - d. ~~Pad mounted transformers.~~

29. **DELETE:** In Section G4010.00, Site Electric Distribution Systems, delete Paragraphs II.B.1.b. and II.C.1.c. in their entirety.
30. **ADD:** In Section G4010.00, Site Electric Distribution Systems, add Paragraph III.A. as follows:
- A. Provide components, materials and installation methods in full compliance with code and local utility requirements.**
31. **DELETE:** In Section G5010.00, Site Communication Systems, delete Paragraph II.A.1.b. in its entirety.

D. CHANGES TO THE DOE APPROVED DOCUMENTS:

1. **REPLACE:** Drawing F-1 Furniture Plans Grade 6 Wing and Core Component dated 8/7/15, with Revised Drawing F-1 Furniture Plans Grade 6 Wing and Core Component, dated 11/10/15 issued herewith as Attachment 4.2. All other related documents are modified accordingly by implication.
2. **REPLACE:** Drawing F-2 Furniture Plans Grade 7 Wing and Grade 8 Wing dated 8/7/15, with Revised Drawing F-2 Furniture Plans Grade 7 Wing and Grade 8 Wing, dated 11/10/15, issued herewith as Attachment 4.3. All other related documents are modified accordingly by implication.
3. **REPLACE:** Drawing F-3 Furniture Plan Large Group Component dated 8/7/15, with Revised Drawing F-3 Furniture Plan Large Group Component dated 11/10/15, issued herewith as Attachment 4.4. All other related documents are modified accordingly by implication.
4. **REPLACE:** Educational Specifications, Room Areas Calculations pages E-1, 2, 3, 4, 7, 12, 13, 14, 16, 17, 18, 19, 22, 25, 28, and 30 dated 8/7/15, with Revised pages E-1, 2, 3, 4, 7, 12, 13, 14, 16, 17, 18, 19, 22, 25, 28, and 30, all dated 11/18/15, issued herewith as Attachments 4.5 through 4.20. All other related documents are modified accordingly by implication.

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

1. **Question:** A number of design elements are tied to either building "entrances" i.e. Air Curtains, Door Actuators, Card Readers, fully glazed, etc. vs. building "exits" min. 5% of door glazed, no exterior entrance hardware, etc. While this language could be seen as generic, it seems it is not in this case. Please identify which doors in particular are viewed as "entrances" or "commonly used entrances" and which doors are considered as "exits" only. For example, one might assume, that for security purposes there are only a few entrances but many exits, however the district may wish to enter the building in more than those few entry locations. Proximity reader are noted at all exterior door locations, which would need clarification as many of those doors would

have no exterior hardware. This question relates to door hardware, access control, secure entrances, air curtains, etc.

Answer: Provide proximity card readers at all exterior door locations as indicated in the Performance Specifications Section B2050.00 under Keyless Entry and Access Control System. Refer to Addendum #3, response to Bidders Question #12 for air curtain locations.

2. Question: Which doors are to have Card Readers?

Answer: Provide proximity card readers at all exterior door locations as indicated in the Performance Specifications Section B2050.00 under Keyless Entry and Access Control System. For interior doors, provide card readers at the following locations: Emergency Control Center Room A-102 (2 single doors); Custodial Office/Back-Up ECC Room C-110; MDF Room C-117 and IDF Rooms B-103A and B-201B.

3. Question: Appendix A states that the project completion period is 858 Calendar Days for Substantial Completion and 945 Calendar days for Final Completion. Section 1010 states 855 days and 942 days respectively. Please clarify

Answer: Refer to Items B.2.c and B.3.a in this addendum.

4. Question: Please verify that an approved Flood Hazard Area Permit will be provided for the project.

Answer: NJSDA has secured a Flood Hazard Area Verification Approval and has submitted an application for a FLOOD HAZARD AREA PERMIT, copies of which are included in Bridging Document Package. The FHA permit may or may not be approved by the time of contract award. Pursuant to section 3.6 of the Design-Build Agreement (Government Approvals and Permits) the Design-Builder shall be responsible for fulfilling all such requirements and may need to amend the application/permit, depending on the elements of their final design.

5. Question: Please verify if a Cumberland County Planning Board approval is required for this project.

Answer: Approval by the Cumberland County Engineer will be required for the roadway improvements. The Design-Builder is responsible for coordinating their improvements with those to be implemented by the County.

6. Question: The Utility Investigation Report and Analysis Section 2.1 – Water Services and Fire Flow indicate that a fire pump may be necessary for the school depending on the residual pressure of the existing 12-inch water main after an improvement by the local Authority. Has the improvement been completed and is there a new flow test?

Answer: Please reference the Utility Investigation and Analysis Report, which confirms that a fire flow test was performed on November 7, 2014, after the waterline was installed along South Lincoln Ave. The Design-Builder's Mechanical Engineer will review the data and determine if there will be adequate fire pressure for the building with the extension into the site at the rear of the school. There will eventually be a loop to the adjacent proposed subdivision but that cannot be relied upon now.

7. Question: The Utility Investigation Report and Analysis indicates an initial cost for the transformer pad. Please verify the updated actual cost for this work.

Answer: The initial costs included in the report were for budgetary purposes only. The Design-Builder is responsible for all costs associated with this work.

8. Question: In terms of Window Glazing and Best Practices, can we assume that the "Paved Emergency Access" road will be access controlled and within the securable perimeter per Best Practices? i.e. Can you confirm that use of the "Paved Emergency Access" road will be by emergency personnel and/or known vehicles only and that the district will maintain access control at the front and rear entrances to the emergency access road – via bollards by Basin 4 and a gate by the Basketball courts?

Answer: Use of the "Paved Emergency Access" road will be by emergency personnel and/or known vehicles only and the district will maintain access control at the front and rear entrances to the emergency access road. The Design Builder may assume that the "Paved Emergency Access" road will be access controlled and within the securable perimeter per NJDCA Best Practices.

9. Question: Section D2010.20 under Products C.3. states to provide a spare domestic hot water pump. We interpret this to mean a spare domestic hot water pump only and not a parallel piped pumping arrangement. Is this correct?

Answer: Provide a second "spare" domestic hot water pump, piped in place, for use in times of maintenance or failure of primary pump.

10. Question: Section D2010.20 under Products C.3. states to provide floor mounted domestic hot water pumps, off floor inline pumps will be provided, is this acceptable?

Answer: In-line pumps are acceptable for those of 15 hp or less.

11. Question: Section D2010.60, under Products A.1.f. states that all water closets are to be barrier free. We would recommend only code required quantities of these fixtures be barrier free. Is this acceptable?

Answer: Provide barrier-free fixtures where indicated and where required by the New Jersey Barrier-Free Subcode.

12. Question: Section D2010.60 under Products C.1.b. and C.1.c. states single user bowl lavatories to be wall-hung and self-rimming. All single user bowl lavatories will be wall-hung or self-rimming where counter mounted sinks are used. Is this acceptable?
- Answer: Provide self-rimming fixtures where mounted in countertops.
13. Question: Section D2010.60 under Methods Of Construction A.6. states to install chained or locked open ball valves in water-supply piping to fixtures. No chained or locked open valves will be installed at branch connections to fixtures. Is this acceptable?
- Answer: Yes.
14. Question: Section D2010.60 under Methods Of Construction A.17. states to install thermometers in supply and outlet piping connections to water-tempering equipment. Thermometers will be installed on the supply and outlets of the master water-tempering valve only, located in the mechanical room. Is this acceptable?
- Answer: Thermometers shall be installed on each side of each master water-tempering valve.
15. Question: Specification Section 01010 - 1.4.B.e.ii states "the baseline quantity of asphalt to be removed from the site is as depicted on the Existing Conditions Plan and the Design-Builder shall include the removal, loading, transportation and disposal of such quantity of asphalt in its base bid amount". The Existing Conditions Plan Dwg. EX-I clearly delineates the limits of existing asphalt to be removed at the existing driveway and parking area perpendicular to the former runway. The Existing Conditions Plan does not delineate any area of asphalt removal within the runway area as it does at the driveway/parking area. The Existing Conditions Report Section 2.3 pg. 5 states "The majority of runway consists of soil and low lying vegetation". Please confirm if there is any existing asphalt in the runway area which should be included in the D-B base bid or if the D-B base bid should only include the "Asphalt Paved Driveway and Parking" area as delineated on the Existing Conditions Plan.
- Answer: In addition to any asphalt removal required as part of the work associated with the Design-Builder's scope regarding South Lincoln Ave, the baseline quantity amount of asphalt to be removed from the site includes the "Asphalt Paved Driveway and Parking" and the "Asphalt Paved Former Runway in Poor Condition", as depicted on the Pre-Developed and Existing Conditions Plan. Both of these depictions reference Note 9 - "Observed thickness of existing asphalt varies from 0.0 to 2.0 inches, averaging approximately 1.5 inches." The Design-Builders should base their disposal estimate (tonnage) based on a volume calculated from the depicted areas and the referenced thickness.
16. Question: Dwg. G-2 Overall Development Plan General Note 11. states "The plan shows that a walkway ("Safe Schools Pathway") is proposed along the southern boundary line terminating approx. in the middle of the Berryman's Branch Mobil Home Park Clubhouse. Coordination with the Association will be necessary to assure that the

walkway location is in an appropriate location and that the walkway connect to a sidewalk within the mobile home park." The Mobile Home Park Clubhouse and the connection to a sidewalk within the mobile home park are not shown on the Plans. Please provide the location of this sidewalk connection.

Answer: The extent of the proposed walkway is depicted on the plan (G-2). The walkway extends from the sidewalk on South Lincoln Ave to the southern property line common with the Lands of Parkwood Branch Terraces, LLC, a.k.a. Berrymans Branch.

17. Question: The various Site Plans such as S-1 00/S-1 OOA/S-1 OOB all show a dotted line that is not labeled within the 6ft. wide area between the North and South driveways and the sidewalks. Please confirm if this dotted line delineates the extent of the proposed 3 ft. wide gravel should area.

Answer: Per the label on drawing G-3, this dotted line pattern indicates - 3 foot gravel shoulder – typical.

18. Question: Does the proposed gas meter set as shown on the Utility Plan Dwg. G-7 require a secure enclosure per NJDCA Best Practice Standards for Schools under Construction?

Answer: Yes, per DCA Best Practices for Schools under Construction states..."such areas shall have the capability of being locked and alarmed; shall be protected from tampering by enclosing them with walls or fences. Access to such areas shall be by lockable doors;..."

19. Question: The Utility Plan Dwg. G-7 shows the proposed electric service from the overhead electric pole line connecting to the electric transformer. Please confirm that the last pole adjacent to the transformer will be the riser pole with an underground conduit connection to the transformer.

Answer: Confirmed. However, please note that In accordance with the Section 2.7 of the Agreement, the drawings provided by the Authority are conceptual in nature and that the location of riser pole may vary depending upon the Design-Builders final design for the project.

20. Question: The Utility Plan Dwg. G-7 shows the proposed electric service from the overhead electric pole line connecting to the electric transformer. Please confirm that the last pole adjacent to the transformer will be the riser pole with an underground conduit connection to the transformer.

Answer: Confirmed. However, please note that In accordance with the Section 2.7 of the Agreement, the drawings provided by the Authority are conceptual in nature and that the locatoin of riser pole may vary depending upon the Design-Builders final design for the project.

21. Question: The Utility Plan Dwg. G-7 shows no proposed fire hydrants at the Northside of the Building and the nearest fire hydrants are approx. 500' from this section of the Building. Please confirm that no fire hydrants are required at the Northside of the Building.

Answer: During their review of the schematic plans the Vineland Fire Department set the location of the three hydrants which are the basis of design.

22. Question: The Environmental Report indicates that a Freshwater Wetlands Application is pending approval. Please verify that this will be completed and approved by the NJSDA. Can a copy of this application be provided?

Answer: The FRESHWATER WETLANDS GENERAL PERMITS NO. 6 & 11 APPLICATION is included in the Bridging Document Package, was submitted to the NJDEP and is currently under their review. The permit may or may not be approved by the time of contract award. Pursuant to the paragraph 3.6 of the Design-Build Agreement, the Design-Builder will be responsible for securing the final permit, which may need to be amended by the Design-Builder, depending on the magnitude of changes between SDA's schematic drawings and the Design-Builder's final design.

23. Question: Verify the total exterior building height at the highest point. Has the Flood Hazard Area permit been approved and can you please provide a copy of this permit application?

Answer: Highest building height of the schematic design developed by NJSDA is approximately 36'-0" above finish grade. Actual building heights will depend on the Design-Builder's final design. Copies of the approved Flood Hazard Area Verification Approval and an email from the Vineland Floodplain Administrator Robert Aussenberg, dated September 2, 2015, confirming flood plain and first floor elevation are included in the Bridging Document Package. The FLOOD HAZARD AREA PERMIT application is also included in the Bridging Document Package, was submitted to the NJDEP and is currently under review. The permit may or may not be approved by the time of contract award. Pursuant to the paragraph 3.6 of the Design-Build Agreement, the Design-Builder will be responsible for securing the final permit, which may need to be amended by the Design-Builder, depending on the magnitude of changes between SDA's schematic drawings and the Design-Builder's final design.

24. Question: Verify a copy of the drawings are available in AutoCAD format for the selected Design-Builder.

Answer: Yes, CAD files of Schematic Design Drawings will be made available to the successful Design-Build Team after receipt of the executed NJSDA Release of Electronic Documents letter.

25. Question: The current design shows a roof structure with numerous A-trusses. The Building Acoustical requirements specify that OITC 41 must be met for the roof. However, this high OITC typically requires a 4 Yz" nominally thick concrete roof, which is not compatible with the current A-truss roof design. Given the rural nature of the proposed site, will the NJSDA allow for a lessening or elimination of this Building Envelope OITC requirement?
- Answer: No. DOAS and DX units are to be installed on the roof.
26. Question: Specification Section D3000.00 page 3 (d) Supplemental Hot Water Heating System describes providing Boilers to provide heating hot water to supplement the geothermal loop system. Is a heat exchanger required to connect to the geothermal system, and is the Boiler only going to be used for that purpose?
- Answer: A heat exchanger is not required to connect the boiler to the geothermal system. The boiler in question is used solely to supplement the geothermal system.
27. Question: Has a Geothermal test bore and thermal conductivity test report been completed for this site? If so, please provide the report. Will the thermal conductivity test results contained in the report be acceptable for designing the geothermal loop system?
- Answer: The conductivity test results in the Design-Build Information Package are to be used for preliminary design of the system; the Design-Builder shall perform further conductivity testing to confirm conditions at the site.
28. Question: Specification section D3050.1 0 (page 6) requires propylene glycol antifreeze be installed in the geothermal loop system to provide freeze protection to minus 1 0 Degrees F freezing temperature. Specification section D3000.00 (page 11) call for a 30% mixture of propylene glycol and water. What concentration of antifreeze is required for the geothermal loop system?
- Answer: 20% propylene glycol and water, the water quality to be consistent with the equipment manufacturer's specifications.
29. Question: Ethanol antifreeze is approved by NJDEP as an environmentally friendly approved antifreeze solution. Can ethanol be used instead of propylene glycol?
- Answer: No.
30. Question: Specification Section D3000.00 (page 2) states, "Dual insulated supply and return lines shall be routed underground from the vault's manifold to the heat pump loop system piping within the building. Each pair of supply and return mains shall be sized for 100% of the system's capacity". Underground piping for a geothermal system is never insulated since it would inhibit heat transfer. In addition, antifreeze is

specified to be installed for freeze protection. Please confirm that insulated pipe is not required.

Answer: See response to Bidder's Questions #7 and #8, identified in Addendum #3, dated November 10, 2015.

31. Question: Specification Section D3000.00 (page 12) states, "Provide multiple supply and return mains connecting borefield to building". Design drawings show single supply and return lines running from the manifold vault to the building. Please clarify intent of this sentence.

Answer: See response to Bidder's Questions #7 and #8, identified in Addendum #3, dated November 10, 2015.

32. Question: Please confirm that on Page 8 of the Price Proposal that the Design Services Fee and the Construction Services Fee is to be listed in Numeric Figures only.

Answer: Yes, as stated on Page 8 of the Price Proposal, 1. Design services Fee and 2. Construction Services Fee are to be stated in numeric figures only. Please note that the Total Bid Price needs to be stated in Words and Figures.

33. Question: Please confirm the commissioning agent is to be retained by the design-builder.

Answer: The Commissioning Agent will be retained by the Design-Builder per the Design-Build Agreement, Appendix A, Special Conditions, A.5 "Commissioning Agent Firm (Cx): Commissioning to be Performed/Engaged by DB." The Commissioning Services to be provided are described in Specification Section 01900 of the Project Manual.

34. Question: For bidding purposes, please confirm that the "Design Build Information Package" is to be followed and takes precedence over the "NJ SDA Materials and Systems Standards Manual and Construction Detail Manual".

Answer: Per the definition of "Design Build Information Package" contained in Section 1.26 of the Design-Build Agreement, the Design-Build Information Package includes the NJDSA Materials and Systems Standards, and thus the question's premise is flawed - the DBIP as a whole (which includes the MSS) cannot "take precedence" over the MSS, which is a part of the DBIP. To the extent the question concerns how the different elements of the DBIP relate to each other in the event of a true conflict between or among the items comprising the DBIP, bidders should refer to the "Order of Precedence" contained in Section 25.3 of the DB Agreement.

35. Question: Has the Vineland Planning Board performed a courtesy review of the project?

Answer: Yes.

36. Question: Please confirm exterior graffiti coating is required to 10'-0" high per section B201.0.20 of the Material and Systems Standards.
- Answer: Yes. Exterior graffiti coating is required to be applied 10'-0" high, per the Authority's Materials and Systems Standards, Section B2010.20 "Exterior Wall Construction", subsection A ("Wall Construction: General requirements") at item 13 and subsection O ("Graffiti Control").
37. Question: Please advise the status of any pre-design reviews and approvals by City, County and State Agencies, including NJDOE.
- Answer: New Jersey Department of Education, Office of School Facilities approval was granted, based upon the DOE approved documents included in the Design – Build Information Package, and approved on July 21, 2015. No other municipal, county, regional, state or federal approvals entitlements or permits have been applied for. See the Design-Build Agreement for the Design-Builder's responsibility to secure other government approvals and permits.
38. Question: Please confirm rooftop concrete acoustical equipment slabs are required to meet the acoustical performance criteria.
- Answer: Roof-ceiling assemblies shall be designed to meet the requirements of PS1030.00 I .B.2. The need for and extent of equipment slabs is a function of the noise levels generated by the equipment selected by the Design-Builder, the location of the equipment, and other considerations which are part of the Design-Builder's design responsibilities.
39. Question: Is the sanitary line required to have a house trap?
- Answer: No house trap is required unless mandated by code.
40. Question: Does the gas meter need to be enclosed?
- Answer: Yes, per DCA Best Practices for Schools under Construction which states..."such areas shall have the capability of being locked and alarmed; shall be protected from tampering by enclosing them with walls or fences. Access to such areas shall be by lockable doors;..."
41. Question: Does the domestic hot water require an ASME rated expansion tank?
- Answer: Pressure vessels and related safety devices must be rated and/or certified as required by code.
42. Question: Please confirm hinge guards are required at the classroom doors only.
- Answer: Hinge guards are not required.

43. Question: Please confirm horn/strobes are required in the stair towers.
Answer: Provide Horn/strobes per all applicable Code requirements.
44. Question: Please confirm the school district will be integrating their IT before the school is turned over.
Answer: Yes, the District will coordinate integration of IT components prior to the Design-Builders' substantial completion date.
45. Question: Can landscape areas around the school be increased for additional LEED points?
Answer: The NJSDA has identified certain LEED credits of the which the District is or is not supportive in Performance Specifications Section PS 1030.00 I.A.5, however, the successful Design-Builder may propose additional credits for review by the District and the SDA during the design process. The Design-Builder's price proposal shall include the cost of any design features proposed in order to meet the proposed level of LEED certification.
46. Question: Will the district be supplying trash compactors? If so, how many and what are the electrical requirements?
Answer: No trash compactors are required for this project.
47. Question: Are Record site drawings/as-builts based on a signed/sealed survey after construction is 100% complete required to be provided?
Answer: Yes, signed as-built documents and sealed record drawings are required to be submitted.
48. Question: Should structural design include provisions for future installation of additional solar panels on the roof (by the Owner after the building is turned over)?
Answer: Yes. The design shall support possible future installation of solar roof panels.
49. Question: Can fire alarm cabling be plenum rated, in lieu of being installed in EMT as long as it is in compliance with all applicable codes?
Answer: Provide cabling and protection as specified in Section D7050.00, Paragraph III.C. Paragraph III.B. does not apply.
50. Question: Will CAD drawings be provided for the Schematic Design to the Design/Build Team?

Answer: Yes, CAD files of Schematic Design Drawings will be made available to the successful Design-Build Team after receipt of the executed NJSDA Release of Electronic Documents letter.

51. Question: Design/Build agreement Paragraph 6.11 .2 Security states "one (1) security guard to be present at the project site at all times when the Design/Builder is not on site". Please confirm full time off work hours security is required.

Answer: Confirmed. A security guard must be present at the jobsite during all off-work hours.

52. Question: Specification Section D1010.00 Vertical Conveying Systems and D3030.00 Cooling Systems are listed in the Table of Contents but missing from our documents; please provide, if applicable.

Answer: See Response to Bidders Questions #2 and #3 identified in Addendum #3, dated November 10, 2015.

53. Question: Specification Section G3050.00 Ground-Source Heat Exchanger is included in our documents but not listed on the table of Contents; please confirm the specification is part of the project.

Answer: See Response to Bidders Questions #4 identified in Addendum #3, dated November 10, 2015.

54. Question: Fit-Out list E-02 notes teacher desks are by DB/GC; please confirm these are FFE provided by SDA.

Answer: Teacher's desks shall be provided by NJSDA (FFE); refer to revised fit-out list page E-2 included herewith in Attachment 4.6.

55. Question: Education component Sheet C-16 notes a large power operated projection screen is required in the Cafeteria but Fit-Out sheet E-12 and Drawing F-3 do not show the screen; please advise if required.

Answer: A projection screen is not required in the Cafeteria.

56. Question: Fit-Out sheet E-14 notes two scoreboards are required in the Gymnasium but only one is shown on Drawing F-3; please advise correct quantity.

Answer: Provide (1) one scoreboard in the Gymnasium; refer to revised fit-out list page E-14 included herewith in Attachment 4.12.

57. Question: Display Cases are shown on the furniture plans; please confirm these are provided by others.

Answer: Fixed display cases as shown in the furniture plans shall be provided by the Design Builder; refer to Performance Specifications section C1090.20.

58. Question: Specification Section 01010 - Summary of Work establishes substantial and final completion dates after "Construction NTP" whereas Appendix A - Special Conditions lists completion dates from "The Commencement date"; please confirm commencement date is correct.

Answer: Refer to Items B.2.c and B.3.a in this addendum.

59. Question: Will the NJSDA revise PP-6 sheet (Revised 9-2015), attached (refers to Price Proposal), since Addendum #2 has deleted the identification requirement of a CPM Scheduler?

Answer: A Revised Design-Builder's Price Proposal was included in Addendum #3, dated November 10, 2015.

F. CHANGES TO PREVIOUS ADDENDA:

1. Not applicable.

G. ATTACHMENTS:

1. Attachment 4.1 New APPENDIX E - Design Consultant Hourly Rate Schedule to the Design-Build Agreement, dated November 9, 2015
2. Attachment 4.2 Revised Drawing F-1 Furniture Plans Grade 6 Wing and Core Component, dated 8/7/15 with Revised Drawing F-1 Furniture Plans Grade 6 Wing and Core Component, dated 11/10/15.
3. Attachment 4.3 Revised Drawing F-2 Furniture Plans Grade 7 Wing and Grade 8 Wing, dated 8/7/15 with Revised Drawing F-2 Furniture Plans Grade 7 and Grade 8 Wing, dated 11/10/15.
4. Attachment 4.4 Revised Drawing F-3 Furniture Plan Large Group Component, dated 8/7/15, with Revised Drawing F-3 Furniture Plan Large Group Component, dated 11/10/15.
5. Attachment 4.5 Revised Room Area Calculations page E-1 dated 08/07/15, with Revised Room Area Calculations Page E-1, dated 11/18/15.
6. Attachment 4.6 Revised Room Area Calculations Page E-2 dated 08/07/15, with Revised Room Area Calculations Page E-2, dated 11/18/15.

7. Attachment 4.7 Revised Room Area Calculations Page E-3 dated 08/07/15, with Revised Room Area Calculations Page E-3, dated 11/18/15.
8. Attachment 4.8 Revised Room Area Calculations Page E-4 dated 08/07/15, with Revised Room Area Calculations Page E-4, dated 11/18/15.
9. Attachment 4.9 Revised Room Area Calculations Page E-7 dated 08/07/15, with Revised Room Area Calculations Page E-7, dated 11/18/15.
10. Attachment 4.10 Revised Room Area Calculations Page E-12 dated 08/07/15, with Revised Room Area Calculations Page E-12, dated 11/18/15.
11. Attachment 4.11 Revised Room Area Calculations Page E-13 dated 08/07/15, with Revised Room Area Calculations Page E-13, dated 11/18/15.
12. Attachment 4.12 Revised Room Area Calculations Page E-14 dated 08/07/15, with Revised Room Area Calculations Page E-14, dated 11/18/15.
13. Attachment 4.13 Revised Room Area Calculations Page E-16 dated 08/07/15, with Revised Room Area Calculations Page E-16, dated 11/18/15.
14. Attachment 4.14 Revised Room Area Calculations Page E-17 dated 08/07/15, with Revised Room Area Calculations Page E-17, dated 11/18/15.
15. Attachment 4.15 Revised Room Area Calculations Page E-18 dated 08/07/15, with Revised Room Area Calculations Page E-18, dated 11/18/15.
16. Attachment 4.16 Revised Room Area Calculations Page E-19 dated 08/07/15, with Revised Room Area Calculations Page E-19, dated 11/18/15.
17. Attachment 4.17 Revised Room Area Calculations Page E-22 dated 08/07/15, with Revised Room Area Calculations Page E-22, dated 11/18/15.
18. Attachment 4.18 Revised Room Area Calculations Page E-25 dated 08/07/15, with Revised Room Area Calculations Page E-25, dated 11/18/15.
19. Attachment 4.19 Revised Room Area Calculations Page E-28 dated 08/07/15, with Revised Room Area Calculations Page E-28, dated 11/18/15.
20. Attachment 4.20 Revised Room Area Calculations Page E-30 dated 08/07/15, with Revised Room Area Calculations Page E-30, dated 11/18/15.

H. SUPPLEMENTAL INFORMATION

1. Not Applicable.



STATE OF NEW JERSEY

SCHOOLS DEVELOPMENT AUTHORITY

Addendum #4

New Jersey Schools Development Authority
Office of Procurement
32 East Front Street
Trenton, NJ 08625
Phone: 609-858-2981
Fax: 609-656-2647

Date: November 20, 2015
PROJECT #: ST-0017-B01
Vineland New Middle School
Vineland Public Schools
DESCRIPTION: Addendum #4

Addendum No. 4

Acknowledgement of Receipt of Addendum

Contractor hereby acknowledges the receipt of the Addendum by signing in the space provided below and returning via fax to (609-656-2647) or e-mail (aperry@njsda.gov). 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

Addendum #4:
Project #: ST-0017-B01
Project Name: Vineland New Middle School