

April 15, 2009

ADDENDUM No. 1

To

REQUEST FOR PROPOSALS

For

CONSTRUCTION MANAGEMENT SERVICES

For the

SCHOOL CONSTRUCTION PROGRAM

ISSUED MARCH 16, 2009

By

THE NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY

PLEASE TAKE NOTICE:

PRICE PROPOSALS ARE DUE AT THE SCHEDULED INTERVIEWS on Tuesday, April 21, 2009, at the Newark Office of the New Jersey Schools Development Authority located at 375 McCarter Highway, Newark, New Jersey 07114, and must be delivered in the manner set forth in the RFP. **Interviews will be held on Tuesday, April 21, 2009 at the Newark Regional Office, 375 McCarter Highway, Newark, NJ 07114.**

This **ADDENDUM No. 1** includes questions posed at the Mandatory Pre-bid held on Monday, April 13, 2009, and answers thereto, RFP clarifications, a list of attendees at the Mandatory Pre-bid and additional attachments. Terms in this Addendum shall have the same meaning as provided in Section 1 of the Agreement, except as otherwise provided herein.

A. ATTENDEES AT MANDATORY PREBID

Please see Attachment A.

B. PREBID QUESTIONS & NJSDA ANSWERS

B.1 Question: Is this site clean or are there environmental issues? Is the soil clean? Was there remediation or demolition work performed? Has a “no further action letter” been issued?

Answer: There are no environmental issues at the site. A non-regulated UST was removed in 2007. The UST was in very good condition and no soil contamination was noted. NJDEP will issue an NFA when the site work is completed, however no additional environmental concerns were noted.

B.2 Question: What is the status of DCA review?

Answer: The current designs are being updated by SOM Architects. NJSDA anticipates making the initial submission to the DCA by 6/10/09.

B.3 Question: What are the pre-construction expectations? Is a validation of value engineering required? Is a CE estimate required?

Answer: Please refer to Section 4.0 of the CM Agreement.

B.4 Question: Please clarify reimbursable reproduction costs for the CM?

Answer: Please refer to Section 3.12 of the CM Agreement for reproduction costs.

B.5 Question: Will the NJSDA provide the documents for solicitation for the GC?

Answer: The NJSDA will provide the drawings and documents for GC bidding.

B.6 Question: Please clarify the GC & CM schedules? When will NJSDA require three people onsite full time? Why is there a six month timeframe between the substantial and final completion dates? What is the bid and award phase for the GC?

Answer: NJSDA anticipates the CM Notice to Proceed by May 6, 2009. We anticipate the GC Notice to Proceed by January, 2010. We intend to receive a final C of O within 3 months, but have scheduled 6 months. NJSDA will require three full time people on site

within 2 weeks of the GC NTP. Team members are expected to provide services to support NJSDA staff as requested in preparation of the GC bid and award phase.

B.7 Question: Are there specific work hours for the site since it is near an existing school site?

Answer: No, there are no specific work hours.

C. RFP CLARIFICATION

Please refer to Section 4.0 of the Agreement. This section will read as follows:

CM shall provide the following Preconstruction Services as Basic Services if Preconstruction Phase Services are requested by the Authority in the RFP/RFQ or discussed at the Pre-bid meeting for this Project.

Please, there shall be absolutely no contact between our staff and you.

Issued by:



Sean Murphy
Manager
Procurement & Contract Services

Issued: April 15, 2009

ATTACHMENT A

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ATTACHMENT B

**CM SERVICES FOR EL-0006-M01
INTERVIEW SCHEDULE
TUESDAY, APRIL 21, 2009
NEWARK REGIONAL OFFICE**

9:00-9:40 – URS
9:45-10:25 – STV/Tishman
10:30-11:10 – Hill
11:15-11:55 – Bovis
12:00-12:40 – LiRo

*Interviews will consist of a 40 minute question & answer session with key team members.
PRICE PROPOSALS ARE DUE AT YOUR SCHEDULED INTERVIEW.