



<Addendum # 2>

NJSDA
1 West State Street
Trenton, NJ 08625
Phone: 609.777.1922

Date: August 30, 2011

PROJECT #: EP-0057-C02-RB1

DESCRIPTION: Newark, Science Park High School – Flooring Replacement

This addendum shall be considered part of the Bid Documents issued in connection with the referenced project. Should information conflict with the Bid Documents, this Addendum shall supercede the relevant information in the Bid Documents.

Bidders are notified of the rescheduled Bid Due Date of ***Tuesday, September 13, 2011 at 2 PM*** at NJSDA, 1 West State Street, Trenton NJ.

All Requests for Information (“RFI”) questions that were received by the Authority are collected and reprinted herein. Questions are identified with quotation marks and *italicized* fonts.

1. Question: *“Will another visit to the site be available? After reviewing the bid documents, we need to review some of the existing conditions. After the next site visit will there be an opportunity to submit additional questions?”*
Answer: Yes. Another site visit was arranged for Tuesday August 30, 2011 at 10:00 AM. It was a NON-mandatory visit. No. There will NOT be another opportunity to submit additional questions. [Notification of this opportunity to visit the school was provided to all contractors within Addendum # 1].
2. Question: *“What school facilities will be available to use free of charge versus items that we must provide or pay for i.e.: water, electric, heat/A/C, toilets, elevators for removal, elevators for delivering materials and elevators for personnel?”*
Answer: All of the school facilities will be available without cost however their use must be reasonable.
3. Question: *“Can a storage area for materials be arranged within the school?”*
Answer: A 10’ by 10’ exterior pad can be arranged to place the contractor’s equipment container near the school’s loading dock.
4. Question: *“The removal of the rubber flooring will require a machine in excess of 2000lbs. Will we have use of the elevator to move this equipment between floors? Additionally, this machine does not*

run on standard 120V electric. Will we have access on each floor to 480V 3 phase and or 220V 3phase electric? Will this electricity be free of charge?

Answers:

The contractor will have use of the elevator within its load limits. PE-2 that provides access to all floors has a load limit of 5,000 lbs.

The school has 480V power panels in several electrical rooms on each floor.

The electricity will be provided with no charge to the contractor.

5. Question: *"The specifications require moisture tests to be performed by calcium chloride and in-situ probes. Both of these tests require constant humidity and temperature in specific ranges. Does the building HVAC system have the capability or programming to maintain the conditions for the entire period of each test cycle? Will the cost of maintaining these environmental conditions be borne by the contract of the school district?"*

Answer: The building's HVAC system has the capability and programming to maintain acceptable ranges of humidity and temperature for a typical modern climate controlled public school building. The cost of maintaining these environmental conditions (running the air conditioning or the heat) are the responsibility of the school district.

6. Question: *"Each combination of moisture test is expensive. If the tests need to be repeated in areas, please confirm that we will be compensated for each additional test."*

Answer: If additional tests are needed this will be addressed through the issuance of a change order.

7. Question: *"In general, flooring contractors can perform the moisture tests and report the results of the types required in this contract. Will the results from a flooring contractor test result be adequate or will the results be required from an independent testing lab?"*

Answer: The results can be provided by the flooring contractors themselves. However they must be provided either in hardcopy or electronically to the NJSDA's Project Manager. An independent testing lab can be used at the contractor's expense if the contractor so desires..

8. Question: *"What is the maximum number of classrooms that will be available at any time? Will these classrooms be contiguous or scattered throughout the building? Will there be adequate storage space for the furniture from each phase?"*

Answer: There are three parts to this question.

- Two or three classrooms and one science laboratory could be made available simultaneously. However this will need to be worked out in detail with the school district and the contractor. The NJSDA and the school district would encourage the contractor to schedule the work so that the weekend's days or holiday's days are used as part of the contractor's plans and considerations. For example; removal of adhesive would take place over the weekend or the curing would be scheduled over a Sunday or Thanksgiving Day holiday.
- An effort will be made by the school district to arrange contiguous classrooms to facilitate the contractor's work.
- The third classroom or possibly a part of the third or part of a fourth classroom will be "swing space" for the furniture and computers as the floor replacement takes place in the nearby rooms. The NJSDA and the Newark Public Schools recognize the importance of this work and will make every effort to meet and facilitate the contractor's logistical and operational needs recognizing that they must maintain the daily educational functions of Science Park High School.

9. Question: *"In conjunction with the question above, what is the maximum amount of time that we can close the cafeteria to complete all of the work?"*

Answer: The floor replacement within the cafeteria will need to take place during one of the longer school vacations or alternatively in August 2012.

10. Question: "Secondly, how many science classrooms will be available at one time?"
Answer: One at a time.
11. Question: "Section 1020 – Allowances, 1.3B.4, who is the Project Management Firm or Construction Manager for this project?"
Answer: This section is currently not being used. There is no Project Management Firm or Construction Manager for this project. The Project is being self-managed by the NJSDA.
12. Question: "Section 1130 Cutting and Patching; if we need to patch and paint a wall due damage [sic], who will determine the "damage" portion and the wall [sic] and "dirty" part of the wall. The walls have dirt and fading that are as old as the building. New paint will never match these effects. Therefore, we will need some guidelines to estimate the amount of additional painting that will be required beyond the painting just areas that were damaged."
Answer: The NJSDA Project Manager will determine the "damage" portion and the "dirty" part of the wall. The remedial painting will need to extend to a logical "cut" or corner in the surface.
13. Question: "Section 1220- Project Meetings, 1.4 D; the project meetings will be held in our field office. Will be [sic] provided a space within the building for an office free of charge or will we need to obtain a trailer outside the building? If we obtain the outside trailer, please confirm whether or not we will need outside facilities or that we can use school facilities free of charge. The facilities that we would require would be electric, water and telephone."
Answer: This section is superseded by the bidding documents and/or technical specification and plans. The project meetings will be held within rooms to be made available within the high school. One bathroom will be designated for the use of the contractor's staff.
14. Question: "Section 1410 Testing Laboratory Services; how are we to have the poured concrete tested?"
Answer: Section 3 of specification 01410 is superseded by the bidding documents and/or technical specifications and plans.
15. Question: "Section 1520 – Storage and Protection; in the pre-bid, the scope of work states that there is no onsite storage. Which is the governing document, section 1520 or the verbal statement at the pre-bid?"
Answer: A 10' by 10' pad can be arranged to place a contractor's equipment container outside near the school's loading dock.
16. Question: "Section 1710 – Final cleaning; will the NJSDA or school accept areas as finally cleaned as we complete each set of rooms? Please confirm that we will receive sign off of each set of rooms prior to the district use of the rooms."
Answer: Areas will be accepted on a room by room basis before they are returned to the school district's use. The contractor will need to prepare a schedule of values which reflects this. There will be a final signoff at project completion.
17. Question: "Section 1810 – Project Record Documents; section 1.2 D, can we have division 15 & 16 for the referenced documents."
• Are the original documents for mechanical/electrical available to modify and verify?
Answer: There is no need for Divisions 15 and 16 for this project. The contractor is expected to submit three copies of the cut sheets for the new flooring system (all components) and adhesives.
18. Question: "Section 1820 – Operating and Maintenance Data; again, the mechanical and electrical information. The originally constructed information is not included in the bid package, how do obtain this information?"
Answer: There is no need for Divisions 15 and 16 for this project. The contractor is expected to submit three copies of the maintenance guide for the new flooring.

19. Question: "Section 9651 – Resilient Tile Flooring:

- Section 1.05 D, if there is no storage onsite, how are we to comply with the storage of material for a minimum of 48 hours in the space where they are to be installed?
- Section 1.06 A, will we have control of the HVAC system to maintain the pre and post installation temperature and humidity conditions. Will the maintenance of the temperature and humidity be free of charge?
- What is the required edge strip for this project? 2.04 E/F describes metal, vinyl and rubber; there is a great difference in price between the three items.

Answer:

Regarding Section 1.05D, onsite storage will be arranged with the school district to locate pallets of floor tiles as close as possible to the spaces where they will be installed.

Regarding section 1.06.A, the school district will control the HVAC system to maintain the temperature and humidity to the parameters detailed in section 1.06-A in all spaces where floor tiles are to be laid. If there is a room where a heat pump has failed and the district is unable to bring the temperatures and humidity within the parameters – that room will not be included in the project's scope. The maintenance of temperature and humidity levels will not be at the expense of the contractor.

Regarding the edge strips detailed in section 2.04 E/F. Metal strips will be used in high traffic areas and in the basement (or other places) where there is a transition from the VCT to an unfinished floor surface such as concrete. The vinyl edge strip will be used in low traffic locations to match the VCT.

20. Question: "The scope of work describes mechanically removing the old adhesive. Please detail the level of removal. It will be simply the topical surface adhesive. Or will it be removing the adhesive contained in the top layer of concrete that has chemically bonded with the concrete? Either method is acceptable; however the removal of the top layer of concrete provides better insurance against future failures. Please specify the level of removal to be performed in this contract.

Answer: Please refer to the entirety of specification section 09651. In addition your attention is directed to subsection 3.02-D and the reference to ASTM F-710.

21. Question: "In the bid package, we noticed requirements for moisture and humidity testing. There is no mention of corrective action for inadequate levels of moisture. Will the corrective action be left to simply allowing the concrete to dry when the rubber flooring and adhesive is removed? Will allowing the "concrete to dry" extend the completion date of the project? If the completion is extended, will the NJSDA pay for any additional labor costs beyond September 1, 2012?

Answer: The corrective action will be to allow the concrete to dry once the rubber flooring and adhesive have been removed. Therein the importance of the testing detailed in specification 09651, subsection 3.02 E – F – G and H. In the event that additional time will be needed within any floor removal and replacement cycle it is NJSDA's intention to proactively address this early in the project in order to adjust the overall schedule accordingly with the Newark Public Schools. As the work to be performed will not change – the NJSDA will NOT compensate the contractor for an extended drying cycle.

22. Question: "When does the entire school become available for daytime work in the summer of 2012? Will summer school be moved to another school?

Answer: Summer school generally ends after the first week of August. It is unlikely that summer school could be moved to another facility of the Newark Public Schools. The contractor shall make every effort to complete their work before the summer of 2012. The summer weeks are meant as a "reserve" - "make-up" time to complete those few elements of the project which cannot be done during the regular school year

23. Question: Please confirm that all elevators are not to be used to remove the ripped up rubber flooring and vinyl base; that the "debris" is to be carried down the stairs or a chute must be used to get the debris out of the school.

Answer: Yes, the school's elevators are NOT to be used to remove the ripped up rubber flooring and vinyl base. All debris is to be carried out or removed through a chute.

24. Question: "There was some mention of hours of operation, what are the specific hours available Monday through Friday, Saturday and Sunday. Are there 8 hours available from the dismal [sic] of students until the time that the contractors have to leave the building??"

Answer: Newark Public School custodians staff the school building from 6:30 AM until 11 PM Monday through Friday. Dismissal is at 3 PM when most students and staff leave most parts of the building. The school is open on many Saturday and Sundays for athletic and community events which will enable to contractor to work on those days.

25. Question: "We request the NJSDA obtain from the Department of Labor wage rate determination for the different shifts of work and specific labor classifications for each the following specific labor activities:

- o Removal of rubber flooring and vinyl base.*
- o Connections of removal equipment to the electrical panel.*
- o Carting of the old rubber flooring and vinyl base out of the building.*
- o Removal of the old adhesive.*
- o Skim Coat/Flashpatching*
- o Installation of new VCT and vinyl base.*
- o Waxing/Finishing.*
- o Patching and repairing walls.*
- o Painting walls.*
- o Furniture Moving.*

This information is critical to calculate the labor cost to complete this contract. In calculating labor cost the OCIP credit can be accurately obtained.

Answer: Contractors are referred to the Project Manual dated July 19, 2011 which includes the Prevailing Wage Determination (7/28/2011) prepared by the New Jersey Department of Labor and Workforce Development. In addition and as a reminder, this is an OCIP project and the contractor must bid net the cost of insurance. For example, for installation of resilient flooring please refer to "Craft: Carpenter – Resilient Flooring" and for repainting refer to "Craft: Painter – Repainting" and so on. See also: http://lwd.dol.state.nj.us/labor/wagehour/wagerate/prevailing_wage_determinations.html

26. Question: With the use of adhesives, primers and paints and the noisy activities of flooring removal and adhesive removal, which of the following activities can be done during the regular school hours and after school hours as to not cause complaints by the staff or students:

- o Removal of rubber flooring and vinyl base.*
- o Carting of materials and debris through the halls.*
- o Carting of the old rubber flooring and vinyl base down the stairs and out of the building.*
- o Removal of the old adhesive.*
- o Skim Coat/Flashpatching.*
- o Applying VCT and vinyl base adhesives.*
- o Installation of new VCT and vinyl base.*
- o Waxing/Finishing.*
- o Patching and repairing walls.*
- o Painting walls.*
- o Furniture moving through the hallways of the school.*

Answer: Any work that produces, dust, noise or odors will not be allowed during school hours. It will need to be performed after 3 PM dismissal when most students and staff have left most parts of the building.

27. Question: "Are there liquidated damages associated with the contract?"
Answer: See Article 12 in the Supplemental Conditions, (Section SC) \$1,500 per day.
28. Question: "It is obvious that the existing rubber flooring is failing from the original installation. What provisions are in this contract to compensate the successful contractor (& subcontractors) for any legal expenses associated with the legal action against the original contractor(s)?"
Answer: The work of the contractor who will be awarded the work under contract EP-0057-C02-RB1 will not be involved in legal actions against the original contractor(s).
29. Question: "Are permits required for the project? Who applies for them and pays for them? Is the governing body City of Newark or Department of Community Affairs?"
Answer: No permits are required for this project. Floor replacement is considered maintenance.
30. Question: "At the pre-bid, the discussion mentioned 2 or 3 classrooms will be available at any time. How many other ancillary rooms will be available and any time? i.e., teachers rooms, main office, guidance office etc."
Answer: The quantity and availability of the ancillary rooms for the floor removal and replacement will be worked out between the contractor who is awarded the work, the Newark Public Schools and the NJSDA.
31. Question: "In the trainer space #257, is there gym equipment that has to be moved?"
Answer: Yes.
32. Question: "When will the stair landing become available for testing and installation? Can a stairwell be closed off for a period of time during the school year?"
Answer: Stair landings are available for testing at any time. The stairwells can only be closed for installation during school vacations. This will need to be coordinated between the contractor who is awarded the work, the Newark Public Schools and the NJSDA.
33. Question: "Is there a survey of the damages of the walls? The walls have 5 years of wear and tear and we should not be responsible for repainting all of the classrooms. The same question applies to damage sheetrock. What are the specific criteria for replacement, repair and repainting? This would need to be identified prior to the next walk thru."
Answer: There is no survey. The contractor who is awarded this work is expected to point out areas of concern that are damaged before they begin their work. This is to be done with preconstruction photos and presented to the NJSDA Project Manager before work begins. See section 01380 of the Project Manual.
34. Question: "Can we bill and be paid for materials pre-purchased and stored offsite. This will allow for maximum dyelot size and pricing economy of scale."
Answer: Yes. See section 6.12 of the General Conditions which are included in the Project Manual and see specifically section 6.12.4.4.
35. Question: "What is the slab thickness in the stair landings in order to perform the in-situ tests (the test is designed for concrete thickness of 4" – 5")? Do the stairwells have controlled temperature and humidity?"
Answer: The slab thickness in the stair landings is sufficient for the in-situ tests to be performed. The temperature and humidity of the stairwells is not as controlled as the other areas of the structure.
36. Question: "Additionally, there is no mention of the cause for the bubbles currently in the rubber flooring. What is the cause of the bubbling so that we can include the cost for fixing the underlying problem?"
Answer: The precise cause is unknown at this time therefore the determination has been made to shift to a conventional flooring system.

37. Question: "In the process of removing the old rubber flooring and mechanically removing the adhesive, dust will be created. Will the final "dusting" of all surfaces be the responsibility of this contractor or will the school staff complete this work?"

Answer: The contractor will be responsible to remove all dust from all surfaces. The contractor should be using equipment that will minimize the spread of dust as effectively as possible.

38. Question: "Our subcontractors have to have a Business Registration and Public Works Certificate and a small business certificate (if qualified). Are there specific contract values, that other registrations and certificates required i.e. DPMC, NJSDA Pre-Qualification and Uncompleted Contracts?"

Answer: In order to work on a school construction project, a subcontractor who is not bidding as a prime, and is not identified in the bid advertisement will require:

- 1) Public Works Contractor Registration, The Division of Wage and Hour Compliance, NJ Department of Labor - DOL Public Works Contractor Registration Form
- 2) Business Registration with Treasury's Division of Revenue. You will need to fill out the "New Jersey Complete Business Registration Package" known as "NJ-REG".
- 3) The NJSDA requires all subcontractors of any tier in the DPMC Trade Classifications listed below whose contract is in an amount which is equal to or greater than \$500,000 be pre-qualified by the NJSDA.

C006 - CM as Constructor
C007 - Design Build
C008 - General Contractor
C009 - GC/Alterations & Additions
C019 - Concrete/Foundation/Footings/Masonry work
C021 - Demolition
C029 - Structural Steel
C030 - Plumbing
C039 - HVAC
C045 - Sprinkler Systems
C047 - Electrical
C066 - Roofing-Membrane EPDM
C067 - Roofing-Membrane PVC/CPE/CSPE
C068 - Roofing-Membrane Modified Bitumen
C069 - Roofing-Urethane
C070 - Roofing-Built Up
C071 - Roofing-Metal
C072 - Roofing-Tile/Slate/Shingles
C092 - Asbestos Removal/Treatment
C093 - Asbestos Removal/Mechanical
C096 - Lead Paint Abatement

Please refer to the following links: "Doing business with the SDA- Subcontractor Approval Process " <http://www.njsda.gov/Business/CV/SAP.html> and - "Doing Business with SDA > Before You Can Work With SDA > Insurance Requirements" http://www.njsda.gov/Business/CV/Insurance_Requirements.html

End of Addendum No. 2 (Two)



NJSDA 30 August 2011
Michael Anselmo, Program Director

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NJSDA
1 West State Street
Trenton, NJ 08625
Phone: 609.777.1922

Date: August 30, 2011

PROJECT #: EP-0057-C02-RB1

DESCRIPTION: Newark, Science Park High School – Flooring Replacement

Addendum No. 2

Acknowledgement of Receipt of Addendum

Contractor must acknowledge the receipt of the Addendum by signing in the space provided below and returning via fax to 609-656-4609. Signed acknowledgement must be received prior to the Bid Due Date. Acknowledgement of the Addendum must be made in Section E.6 of the Price Proposal Submission.

Signature

Print Name

Company Name

Date