
Addendum No. 1

New Jersey Schools Development Authority
32 East Front Street
Trenton, NJ 08625
Phone: 609-858-2981

DATE: June 5, 2020

PROJECT #: EP-0105-C01

DESCRIPTION: Bridgeton High School Building Envelope—Roof and Masonry Repairs

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 supersede the relevant information in the Bid Documents.

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

A. CHANGES TO THE PROCUREMENT PROCESS

1. Modifications to the Advertisement, Request for Proposals and Associated Documents

(Not applicable)

B. CHANGES TO VOLUME 1 OF THE PROJECT MANUAL

1. Modifications to the Technical Proposal Forms

(Not applicable)

2. Modifications to the General Conditions

a. MODIFY: Modify Paragraph 6.19.2 as follows:

6.19.2 At a minimum, the Contractor's Security Plan shall require the Contractor to provide all fences, gates, barriers, locks, doors and security necessary to secure the School Facility and Site until Substantial Completion of the Project. ~~The Contractor's Security Plan shall also provide for at least one (1) security guard to be~~

~~present at the Project Site at all times when the Contractor is not on-Site. The security guard shall be trained and registered in accordance with all applicable state and federal laws, including the Security Officer Registration Act, N.J.S.A. 45:19A-1 et seq. The security guard need not be armed, but shall be uniformed and equipped with sufficient communication devices or equipment to enable the security guard to inform local law enforcement of an emergency or crime in progress on or about the Project Site. In addition, the The Contractor shall be responsible for the security of any stored materials and/or temporary structures that it has located on the Project Site or elsewhere. The Contractor shall provide all Site fencing, gates, locks, security personnel, security services, and security structures and equipment required by the Contract Documents, or otherwise necessary to properly protect the Site and the Work.~~

3. Modifications to the General Requirements

- a. **ADD:** In Section 01500, Temporary Facilities and Controls, add Paragraph 3.3.C. as follows:

C. Video Surveillance System

1. Provide an IP-based video surveillance system covering all construction staging, storage, and at-grade work areas, with the following:
 - a. 24/7 operation.
 - b. Motion detection and activation.
 - c. HD resolution and low-light sensitivity (nighttime surveillance capability).
 - d. Real-time cloud-based storage, with a minimum of 15-day storage capacity.
2. Mount cameras in weatherproof, tamperproof housings in secure locations.

4. Modifications to Supplemental Requirements and Reports

- a. **ADD:** Add Roof Core Cut Roof Plans and Log dated 08/24/18, included herewith as Attachment 1.01.

C. CHANGES TO VOLUME 2 OF THE PROJECT MANUAL

- a. **REPLACE:** Replace Section 09 91 13 Exterior Painting in its entirety with revised Section of the same name and number dated June 5, 2020, included herewith as Attachment 1.02.

D. BIDDER'S QUESTIONS, REQUESTS FOR INFORMATION AND RESPONSES

1. Question: Does GC have to provide security?

Response: The Contractor is responsible for security as required by Paragraph 6.19 of the General Conditions and all other Contract requirements. See also Items B.2.a. and B.3.a. above.

2. Question: Is this security guard for 24/7 or during working hours only?

Response: See Items B.2.a. and B.3.a. above.

3. Question: Regarding the Project Phasing Schedule, indicated on Drawing A-100, please advise on the following:

- a. Phase 2 is indicated as starting 3/1/2021. Please advise if work MUST begin on this date.
- b. Phase 3 is indicated as starting on 6/19/2021. Please advise if work can begin earlier than this date.

Response: a. March 1, 2021 is the earliest permissible start date for Phase 2 Work. Phase 2 Work does not need to commence on this date.

b. June 19, 2021 is the earliest permissible start date for Phase 3 Work.

4. Question: Project documents do not appear to indicate the quantity of bid proposals to be included for submission. Please confirm requirements.

Response: One original Price Proposal is required. Please see **Instructions to Bidders Section 4 – Price Proposal** for clarification of documents to be submitted with the Price Proposal.

5. Question: Regarding details 5-8/S-200, please provide flexible flashing specification or preferred manufacturer(s).

Response: See Specification Section 04 05 23, Paragraph 2.3.A.

6. Question: Please advise if the site will be made available to prospective subcontractors for another site visit.

Response: Please be advised that all firms are invited to an optional site visit to be held on Tuesday, June 9, 2020 between the hours of 9:00 AM and 2:00 PM at Bridgeton High School, 111 West Avenue N, Bridgeton, NJ 08302. Please meet NJSDA personnel at the main entrance to Bridgeton High School upon your arrival at the site.

The optional site visit will be conducted in accordance with all applicable COVID-19 State of Emergency precautions in force at the time of the site

visit, including maintaining a six-foot distance from other individuals, limiting the number of persons attending a gathering, and requiring participants to wear face masks. (NOTE: Attendees must bring and wear their own face mask. NJSDA will not be supplying face masks. Individuals without a face mask will not be permitted to participate in the site visit walk-through.)

REMINDER: This site visit is for observation purposes only. Questions will not be answered at this site visit.

Please confirm your attendance by sending an email to Alison Perry at aperry@njsda.gov.

7. Question: General Conditions section 3.5 indicates the Authority shall pay for NJ UCC building permit. General Requirements section 01500 – Part 1 – 1.2 – G indicates the contractor is responsible for temporary trailer permits. This language appears to conflict. Please clarify.
- Response: The two cited paragraphs are accurate. The Authority shall pay for the UCC building permit; the Contractor is responsible for payment of all other permits including temporary trailer permits. There is no conflict.
8. Question: General Conditions section 4.15.4 indicates the CPM scheduler must be DPMC and NJSDA prequalified in the discipline P030. General Conditions section 01310 – Part 1 – 1.1 – E indicates the contractor may maintain as part of its organization staff for scheduling. Please confirm whether the DPMC/NJSDA requirement is applicable to this project/inhouse scheduling. Additionally, General Requirements section 01310 – 2.2 – A – 3 indicates Oracle Primavera shall be utilized for scheduling. Please confirm the use of this software is mandatory and other scheduling programs will not be permitted.
- Response: Confirmed—the DPMC/NJSDA requirement is applicable to this Project; confirmed—the use of the specified software is mandatory.
9. Question: General Conditions section 5.7.1 indicates the required use of NJSDA’s designated computer system. Please advise of system and GC requirements.
- Response: The Authority’s computer system is web-based; the Authority will provide online access and training.
10. Question: General Conditions section 6.19.2 indicates at least one (1) security guard must be present onsite at all times when the contractor is not onsite. Please confirm this requirement is applicable to this project.
- Response: See Items B.2.a. and B.3.a. above.
11. Question: Section 3.1-1-d of the NJSDA Safety Manual indicates establishment of an 8’ high perimeter fence. General Conditions section 6.23.1 and General

Requirements section 01500 – Part 3 – B – 1a indicates the entire site shall be fenced. Please confirm any fencing requirements other than at storage/lay down areas, and separations for immediate work areas.

Response: Fencing is required at storage and laydown areas and immediate work areas only.

12. Question: General Conditions section 9.2.12.1, titled Pollution Liability, includes policy limit language requirements for two different coverages; Pollution Liability and Umbrella Liability. Both coverages indicate limits of \$5,000,000. Please confirm the following:

- a. Please confirm Pollution Liability and Umbrella Liability are separate policies.
- b. Please confirm whether the Pollution Liability coverage requirement is \$5,000,000 or \$10,000,000.

Response: Supplemental insurance Requirements under 9.2.12 states that in the event the Contractor's and Subcontractor's efforts involve Pollution Liability exposures, a minimum \$5 million limit of Pollution Liability is required. The requirement can be met with a single policy, or if necessary, combined with a Commercial Umbrella policy to achieve a total minimum limit of \$5 million.

13. Question: General Conditions section 13.5.4 indicates a potential reduction in retainage in appropriate circumstances. Please advise how retainage will be handled after the completion of Phase 1 and prior to the start of Phase 2.

Response: General Conditions Paragraph 13.5.4. is accurate. In light of the Project schedule no reduction in retainage is anticipated before Substantial Completion of the entire Project.

14. Question: General Conditions section 19.2 indicates a 1-year warranty requirement from substantial completion. Please advise if the 1-year warranty is applicable per substantial completion of each respective phase or for completion of the entire project.

Response: The one-year warranty for all phases will commence upon Substantial Completion of the entire Project,

15. Question: General Requirements section 01010 – 1.4 – A requests inclusion of three (3) \$150,000 allowances for: Roof Deck and Blocking, Additional Masonry Repairs, and Abatement. General Requirements section 01020 – 1.5 – C and

D outlines allowance reimbursement. The included language is unclear. Please confirm the following:

- a. Each bidder is to include three (3) \$150,000 allowances totaling \$450,000 in their base bid associated with additional work required for the three allowance items listed above.
- b. Any cost incurred including but not limited to: procurement, receipt/unloading of delivery, material protection, installation costs, testing/certification, and OH/P (with the exception of costs related to an onsite storage area which would already be included in the base contract) for the three respective allowance categories above would be invoiced from each allowance.
- c. If all costs are not reimbursable as indicated in item b above, please clarify how the contractors are to quantify their included OH/P for potential deduct change order issuance at project completion.

Response: a. Confirmed.

b. Confirmed.

c. Not applicable. The Allowance Amounts are contingent, to compensate for anticipated but unquantified Allowance Work, which is not part of the base bid. Contractor will only perform Allowance Work on an as-needed basis, if demonstrated to be necessary based on actual conditions, and if such work is approved by the SDA. Contractor will only receive Allowance Amount compensation (including allowable amounts for overhead and profit on such Allowance Work) for approved quantities of Allowance Work. Contractor is not entitled to receive any compensation for Allowance Work that was not performed or deemed necessary. If Allowance Amounts are not fully utilized during the course of the project, they will be retained by SDA. Contractor should not factor the Allowance Amounts into its overhead and profit calculations for the base bid, as the Allowance Amounts are contingent.

16. Question: General Requirements section 01010 – 1.6 – C – 2 and 3 indicates a 378-day (Substantial Completion) and a 408-day (Final Completion) project duration from NTP. The indicated 8/14/20 thru 8/27/21 project schedule is 379 calendar days from commencement of work to substantial completion. Please advise on the following:

- a. Please advise of anticipated NTP.
- b. Please advise of anticipated adjustment to project schedule durations to avoid liquidated damages.

Response: The day of issuance of the NTP is not counted, so the duration until Substantial Completion is 378 days.

- a. The anticipated Commencement Date (“NTP Date”) is August 14, 2020.
 - b. Liquidated damages are based on the scheduled Project duration irrespective of the actual Commencement Date.
17. Question: General Requirements section 01010 – 1.7 – B – 4 indicates exterior doors are to be protected by bridged scaffolding while the building is occupied by teachers and students. Please advise if overhead protection is a blanket requirement at all exterior doors, or if the overhead protection requirement may be omitted if only roof level/replacement work is being performed.

Response: All exterior doors in the building sector(s) affected by each phase shall be protected as specified for the duration of that phase.
18. Question: General Requirements section 01050 indicates bidders shall engage a licensed surveyor for underground utility, mechanical, and electrical system verification. Please confirm this requirement is applicable to this project.

Response: Confirmed.
19. Question: General Requirements section 01080 – 1.5 – D indicates bidders are not entitled to profit for eliminated work scope and deduct change orders shall include a 5% “profit” reduction. Please clarify how the profit reduction will be quantified/processed for bidders that include a OH/P markup of less than 5% with their bids.

Response: The contract language regarding the 5% deduction for profit on deduct change orders was designed to mirror the markup allowable on additive change orders. In order to maintain fairness to all bidders, the contract language regarding the 5% deduction for profit on deduct change orders will be enforced as written, regardless of the bidder’s actual profit margin calculated in the original bid. Bidders should price the work accordingly.
20. Question: Please confirm that the “Masonry Quantity Tabulation” table quantities reflected on drawing S-001 coincides with the overall denoted areas reflected on subsequent structural S drawings, and is above and beyond the specified allowance amount for “Additional Masonry Repair or Replacement”.

Response: The Masonry Quantity Tabulation is the sum total of quantities shown on the drawings and does not include the Allowance amounts. In the event NJSDA determines additional quantities or areas are needed, these will be paid under the Allowance.
21. Question: FRT plywood substrate is reflected on the contract documents for EPDM to be self-adhered to, which understand is not a recommended substrate to gain

proper adhesion. Please clarify what vertical substrate should be typically provided.

Response: The EPDM may be adhered directly to the FRT substrate.

22. Question: Please confirm the intent is to typically provide FRT roof blocking instead of pressure treated lumber.

Response: Confirmed.

23. Question: Please advise what the existing roof system assemblies are comprised of and whether the various layers are adhered or mechanically fastened, with relation to roof core locations reflected on Drawing ASB-141.

Response: The existing roof system is a mechanically fastened system of modified bitumen over wood fiberboard (over asphalt membrane in some locations), over polyisocyanurate insulation over metal roof deck. See also Attachment 1.01, Roof Core Cut Roof Plans and Log, attached hereto.

24. Question: Drawing A-140 contains notes that stipulate to typically provide a 2” base layer of polyisocyanurate insulation with either a 2” top layer of insulation at sloped roof decks, or 1/8” per foot slope tapered insulation with 1” minimum leading edge at level deck areas (Aside from canopy that is unique), which we are being advised does not meet the current code requirements. Please advise back accordingly concerning whether roof insulation has to typically be provided to acquire an R30 rating and if so specify the associated insulation thickness, along with confirming the minimum tapered insulation slope per foot where required.

Response: R-30 insulation is not required. Provide the roofing system as designed.

25. Question: Can additional existing roof inspections be arranged during the bidding period by GC's and/or subcontractors, and if so please provide contact information for who this should be coordinated with.

Response: See Item D.6. above.

26. Question: Please clarify the painting scope of work with specified materials to be utilized, being the exterior painting specification notes to paint “equipment that is exposed to weather or to view” and other boiler plate items that do not apply to this project, and note 14 on drawing A-140 has a general note to “Remove rust on existing non-galvanized or other rusted ferrous metal, prepare surface, prime and paint, yet do not see associated items reflected on drawings. Drawing S-001 specifies Item G and H that would seem to apply, but only lists LF for Item G/Repair Item 4.0; Clean and coat steel.

Response: The painting identified in Specification Section 09 91 13 Exterior Painting, is for the painting of the new steel lintels, existing rooftop gravity vents and the gas piping.

Specification Section 04 01 20: Maintenance of Unit Masonry, Section 2.9.D, specifies the coating for steel associated with items G and H on Drawing S-001.

See revised Specification Section 09 91 13 Exterior Painting, included herewith as Attachment 1.02.

27. Question: Please advise who the existing automatic temperature control firm is.

Response: Existing HVAC controls are manufactured by Johnson Controls.

F. CHANGES TO PREVIOUS ADDENDA:

(Not applicable)

G. ATTACHMENTS

Attachment 1.01 Roof Core Cut Roof Plans and Log, 08/24/18.

Attachment 1.02 Section 09 91 13 Exterior Painting, June 5, 2020.

H. SUPPLEMENTAL INFORMATION

(Not applicable)

Any bidder attempting to contact government officials (elected or appointed), including NJSDA Board members, NJSDA Staff (except for Procurement), Selection Committee members, NJSDA Consultants, and School District officials for information relating to this project or in an effort to influence the selection process may be immediately disqualified.

End of Addendum No. 1

NJSDA _____ Date
Program Director



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New Jersey Schools Development Authority
32 East Front Street
Trenton, NJ 08625
Phone: 609-858-2981

DATE: **June 5, 2020**

PROJECT #: **EP-0105-C01**

DESCRIPTION: **Bridgeton High School Building Envelope—Roof and Masonry Repairs
Addendum No. 1**

Acknowledgement of Receipt of Addendum

Contractor must acknowledge the receipt of the Addendum by signing in the space provided below and returning via email to Alison Perry at aperry@njsda.gov. Signed acknowledgement must be received prior to the Bid Due Date. Acknowledgement of the Addendum must be made in **Section F.5** of the Price Proposal Submission.

Signature

Print Name

Company Name

Date