



**Addendum #2**

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**Date:** March 23, 2017

**PROJECT #:** ES-0021-B01  
New George Washington Carver Elementary School  
East Orange School District

**DESCRIPTION:** Addendum #2

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

**A. CHANGES TO THE PROCUREMENT PROCESS**

(not applicable)

**B. CHANGES TO THE PROJECT MANUAL**

**1. Modifications to the Table of Contents**

a. **ADD:** In the Table of Contents for all three volumes, add the following to Existing Conditions Reports:

**Electrical Service Application, February 21, 2017**

**Preliminary Assessment Report, November 2015**

b. **MODIFY:** In the Table of Contents for all three volumes, modify Existing Conditions Reports as follows:

Preliminary Utility Investigation Analysis Report, *January 20, 2017*  
**February 22, 2017**

- c. **ADD:** In the Table of Contents for all three volumes, add the following to the Performance Specifications:

**E1010.50 Loading Dock Equipment**

**2. Modifications to the Design-Build Agreement**

- a. **DELETE:** Delete Paragraph 3.7 in its entirety from the Design-Build Agreement, and delete all related references to “Licensed Site Remediation Professional” or “LSRP.” No LSRP has been engaged for this Project; it is anticipated at this time that no LSRP will be required.

**C. CHANGES TO THE PERFORMANCE SPECIFICATIONS**

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

1. **ADD:** In the Table of Contents, add the following:

**E1010.50 Loading Dock Equipment**

2. **ADD:** In Section E1070.00, Entertainment and Recreational Equipment, add Paragraphs I.A.2.b.(5) and (6) as follows:

**(5) Chinning bars.**

**(6) Climbing wall.**

3. **ADD:** In Section E1070.00, Entertainment and Recreational Equipment, add Paragraphs II.B.6. and 7. as follows:

**6. Chinning Bar**

**a. Provide ten-foot (nominal) three-unit powder-coated bar.**

**b. Provide one unit on each side of divider curtain.**

**c. Basis of Design: Draper #502018.**

**7. Climbing Wall**

**a. Basis of Design: Modular panel walls by Rockwerx or Eldorado.**

**b. Provide one 4' x 16' horizontal traverse panel on each side of divider curtain.**

**c. Provide manufacturer's standard flame-retardant pads, 4' x 6', as follows:**

**(1) Minimum 3-1/2" thick dual-density foam.**



**(2) Minimum 18-oz. vinyl cover.**

**(3) Velcro tabs to attach pads.**

**(4) Hanging system to cover wall when not in use.**

**(5) "No Climbing" printed on bottom.**

4. **MODIFY:** In Section G0000.00, Sitework, modify Paragraph I.B.1. as follows:

1. The entire site (including areas proposed for parking, sidewalks, and utilities) is underlain by soils that may be unsuitable from a structural engineering perspective. *The soils may contain contaminants, such as polycyclic aromatic hydrocarbons and heavy metals, in excess of New Jersey direct contact soil remediation standards. A presumptive remedy engineering control (cap) is required whenever underlying soils that are to remain on site exceed New Jersey direct contact soil remediation standards.* **Based on the results of environmental investigations, as summarized in the November 2015 Preliminary Assessment Report, soil and groundwater at the site were not found to contain compounds in excess of remediation standards. Nevertheless, it is the responsibility of the Design-Builder to consider in its base bid the risk of encountering low-levels of typical urban contaminants in excavated soils that cannot be reused on-site. The potential presence of these contaminants may have a bearing on potential disposal costs incurred by the Design-Builder should the soils not be suitable for on-site reuse and require off-site disposal as a waste. The Design-Builder shall provide for testing of all soil and fill materials before it leaves the site at its own expense.** The Design-Builder shall assume that any soils (including but not limited to topsoil containing roots or other organic material, trash, debris, concrete, frozen materials, rock, surface stone, etc.) that cannot otherwise be reused onsite in a manner that complies with N.J.A.C. 7:26E-5.3 will require disposal as a waste in accordance with local, state, and federal regulations, and individual disposal facility requirements. The removal, testing, management, staging, and proper offsite disposal of soils, including documentation of quantities, are considered part of the Design-Builder's base scope of Work. The Design-Builder shall not assume that any **exported** soil is suitable for unrestricted use.

5. **MODIFY:** In Section G2060.00, Site Development, modify Paragraph II.D.2.b. as follows:

- b. Basis of Design: Signature Series by WeatherHawk, ~~with~~, **Model 232 Weather Station, with IP module hard-wired to school network, AC power, and** WeatherHawk ~~XP/X~~ **Pro** software.

6. **ADD:** In Section G2060.00, Site Development, add Paragraph II.D.3. as follows:

**3. Reinforced Concrete Raised Planters**

**a. Provide nominal 6-ft. square precast concrete planters where indicated.**

**(1) Basis of Design: Model P-72" x 18" x 20" by Peterson Manufacturing Company.**

**b. Color**

**(1) Provide acetone-based concrete dye at recessed panels to match darker CMU color in building, with finish coat of UV-resistant two-part sealer.**

**(2) Provide final coat of sealer over entire unit.**

**c. Provide four 1" drainage holes with geotextile cover.**

**d. Provide 2" pea gravel loosely covered with 1" closed-cell foam and 1" pea gravel.**

**e. Fill unit with soil specified in Section G2080.00, Landscaping.**

7. **ADD:** In Section G4010.00, Site Electrical Distribution Systems, add Paragraph I.A.1.c. as follows:

**c. The incoming electrical service will be 120/208v, 3-phase, 4-wire, 4,000 amps. The Design-Builder is responsible for installation of fourteen 4" conduits from the Electrical Room to the indicated location of electrical vaults, including excavation, concrete encasement, backfill and restoration, as well as coordination with the electrical utility and all Authorities Having Jurisdiction. The electrical utility will install the transformers in the vaults and pull all cables to the meter location in the Electrical Room. The Design-Builder is responsible for all service and distribution from the meter location throughout the building. All Work must be consistent with the standards of the electrical utility and the municipality, and applicable codes.**

**D. CHANGES TO THE EDUCATIONAL SPECIFICATIONS**

(not applicable)

**E. CHANGES TO THE DOE-APPROVED DRAWINGS**

(not applicable)

## **F. CHANGES TO THE EXISTING CONDITIONS REPORTS**

1. **REPLACE:** Replace the Cover and Page 3 of the Preliminary Utility Investigation Analysis Report with revised pages dated February 22, 2017 and issued herewith as Attachment 2.01.
2. **ADD:** Add the Electrical Service Application dated February 21, 2017, included herewith as Attachment 2.02.
3. **ADD:** Add the Preliminary Assessment Report dated November 2015, included herewith as Attachment 2.03.

## **G. CHANGES TO THE BRIDGING DESIGN DRAWINGS**

4. **REPLACE:** Replace Drawings C-104 Conceptual Grading Plan, C-105 Conceptual Utility Plan, and C-106 Conceptual Storm Water Management Plan, dated January 20, 2017, with revised drawings with the same numbers, dated March 15, 2017 and issued herewith as Attachments 2.04 through 2.06 (.pdf files) and 2.07 through 2.09 (.dwfx files)
5. **REPLACE:** Replace Drawing AS-100 Site Layout Plan dated January 20, 2017 and revised February 24, 2017, with revised drawing with the same number, dated March 15, 2017 and issued herewith as Attachment 2.10 (.pdf file) and 2.11 (.dwfx file)

## **H. BIDDER'S QUESTIONS, REQUESTS FOR INFORMATION AND RESPONSES**

1. Question: With regard to Vol 2 – E1010.50 Loading Dock Equipment is included in the specifications; however it does not appear to be listed on the Table of Contents. Please clarify.  
  
Answer: See Items B.1.b. and C.1. above.
2. Question: Please provide all Suspended/ Column supported Canopy with sizes, connected to external wall of building. Elevation drawing does not show any Canopy.  
  
Answer: Canopies shown are conceptual only. Complete architectural and structural design of canopies is the responsibility of the Design-Builder.
3. Question: Basis of Design Information for the Pull-Up Bars and Climbing wall was not provided in Section E1070.00 Entertainment & Recreation. Please provide.  
  
Answer: See Items C.2. and C.3. above.
4. Question: There are 3 choices for the Wireless Signature Series by WeatherHawk. Which Model is required? WeatherHawk 916 Wireless Weather Station; 922 Signature Wireless Weather Station, or 240 Signature Wireless Weather Station.

Answer: See Item C.5. above.

5. Question: We require more information than what is listed in Section G2060.00 Site Development D2 – Weather Station. What power options are required? User-Supplied Power; AC Power; Solar Power or Solar Power w/External Battery. Do you want the Weather Station to be web enabled?

Answer: See Item C.5. above.

6. Question: Section G2060.00 – Site Development paragraph 2D Site Specialties lists # 1 - Reinforced concrete raised planters & # 3 - Precast concrete planters. No information was provided in the “Products” section for these items. Please provide additional info and details. We acknowledge that there are “Raised Student Planters” on AS-100 but there is no indication as to whether they are reinforced concrete raised planters or precast concrete planters. Please clarify.

Answer: See Item C.6. above.

7. Question: Please confirm that the Design-Consultants Fee is not included in the Project Rating Limit of the Design-Builder.

Answer: Correct.

8. Question: Please confirm that the GMP Reserve (Allowances) is not included in the Project Rating Limit of the Design-Builder.

Answer: Correct.

9. Question: 2010.20 E.5.D requires floor drains at all locations with domestic water equipment as required by code and elsewhere as indicated. Code only requires floor drains in restrooms containing two or more water closets or wall mounted urinals or a combination of them. Please confirm that floor drains in single bathrooms are not required.

Answer: Floor drains ARE required in single bathrooms.

10. Question: 2010.20 E.5.D requires trap primers on all floor drains. Please advise is trap seal devices may be used in lieu of trap priming devices. Please confirm.

Answer: Trap seal devices are NOT acceptable in lieu of trap primers.

11. Question: The Custodial Closets call for 18" deep utility shelving. Please provide manufacturer and model number.

Answer: Heavy-duty 18-inch deep steel utility shelving is widely available from a variety of manufacturers.

12. Question: Confirm that a mop and broom holder shelves which are not shown on the drawings are also to be provided in each Custodial Closet.

Answer: Confirmed.

13. Question: Please clarify the difference between "Metal Storage Shelving MSS1 and MSS2". Provide manufacturer and model numbers.

Answer: MSS1 is 24" deep and MSS2 is 18" deep, as indicated on the Fit-Out Lists. Heavy-duty steel utility shelving in both depths is widely available from a variety of manufacturers.

14. Question: Please provide the anticipated award date and anticipated notice to proceed date.

Answer: The anticipated Notice of Award date is June 26, 2017; the anticipated Notice to Proceed date is July 21, 2017.

15. Question: Please confirm that the listed Structural Steel Subcontractor must be an AISC certified fabricator.

Answer: The NJSDA does not require this certification; however, the Design-Builder must follow all presiding code requirements.

16. Question: Please confirm that the Structural Steel erector must be an AISC certified erector.

Answer: The NJSDA does not require this certification; however, the Design-Builder must follow all presiding code requirements.

17. Question: Please confirm that only one original bid package to be submitted.

Answer: Incorrect. Refer to the submission requirements of the RFP, pages 6 through 8. Note that in addition to submission of the original price proposal in a separate sealed envelope, Bidders are required to supply multiple copies of various items comprising the Technical Proposal, in accordance with the specific requirements of the RFP.

18. Question: Please confirm that the contractor is not responsible for any permits fees including the building permits' fees.

Answer: Incorrect. The Design-Builder is responsible for all permit fees, government charges and inspection fees, with the exception of fees payable to DCA relating to the DCA Building Permit issued pursuant to the New Jersey Uniform Construction Code, which will be paid directly to DCA by the Authority. Refer to Section 3.6.1 of the Design-Build Agreement, which specifies that the Authority will pay for all fees payable to DCA for plan review, permits and inspections, but that "[t]he Design-Builder shall obtain and pay for all other

necessary permits, approvals, licenses, government charges and inspection fees required for the Project by any Authority having Jurisdiction over the Project, including but not limited to soils erosion permits, construction trailer permits, water permits, utility permits and street opening permits.”

19. Question: Please confirm that the testing and inspection will be performed by a third party company hired and paid by the Owner.

Answer: Testing in support of the special inspections will be performed by a firm engaged by the CM for this Project; all other field testing is the responsibility of the Design-Builder.

20. Question: Please confirm that the Owner will provide the contractor with all the CAD files at no cost to the contractor.

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.

21. Question: Please confirm that the owner doesn't intend on filling the project to be LEED certified and if that is not the case, please confirm that the LEED administration will not be performed by the contractor.

Answer: Incorrect. The Design-Build Agreement requires the Design-Builder to secure LEED certification, and the Design-Builder is responsible for all aspects of the certification process, including application and administration. Furthermore, all costs associated with LEED certification, including application or processing fees, as well as administration costs, are the obligation of the Design-Builder.

22. Question: Please confirm that the existing soil considered clean and can be used for backfilling.

Answer: Preliminary soil data collected by the Authority (reported in the Preliminary Assessment Report, dated November 2015, included herewith as Attachment 2.03) does not indicate soil impacts at the site. However, it will be the Design-Builder's responsibility to confirm soil quality for net export/disposal purposes as well as for use as backfill (considering the Design-Builder's designed geotechnical requirements for the site).

23. Question: Please advise who is responsible for hiring the commissioning agency and associated costs.

Answer: The Design-Builder is responsible for engaging the Commissioning Agent and paying for all associated costs.

24. Question: Please confirm that the project shall achieve the Substantial completion with 859 Calendar days and shall achieve the final completion within 931 Calendar days.

Answer: Confirmed.

25. Question: Please confirm that the total allowances provided and carried by this bid are \$1,470,000 and described as follow: • General Design and Construction allowance \$500,000. • Fire Pump Allowance \$125,000. • Emergency Responder Radio System Allowance \$145,000. • Building Envelope Acoustical Enhancement Allowance \$250,000. • Sewer Connection Allowance \$250,000. • Unsuitable Materials Allowance \$100,000. • Suitable Impacted Materials Allowance \$100,000.

Answer: Allowances are as specified in Section 01010, Summary of Work.

26. Question: Intruder function locksets are being indicated at all classrooms. Assuming lockdown procedures include all classrooms, are any additional rooms to be considered as safe havens?

Answer: Intruder function locksets are to be provided at classrooms only, as indicated. See Addendum #1, Attachments 1.29 through 1.32 (Drawings A-101 through A-104, First through Fourth Floor Plans) and Attachment 1.36 (Drawing A-601, Door and Window Elevations) indicating “Vision Panel with Security Glazing and Shade” and the associated door tags on the floor plans for additional spaces requiring security glazing and shades.

27. Question: Can you please confirm dimensions between the exterior cafeteria walls and the interior lot lines? Code may require rated walls at these locations.

Answer: Final determination of these dimensions and associated fire rating requirements (if any) are the responsibility of the Design-Builder.

28. Question: Are the two existing trees along the access drive to the east of the building to remain and be protected during construction?

Answer: YES – The two trees in question are located on adjacent green acres property and not on the subject site, and are to be protected during construction.

29. Question: Are LED fixtures meeting the specified fluorescent performance and characteristics acceptable as substitute fixture?

Answer: The Basis of Bid shall be fluorescent fixtures as specified.

30. Question: The RFP does not cite the East Orange Public School District’s disposition toward any sustainable strategies – whether positive or negative – including those which may impose additional responsibilities, requirements or obligations on the District, prior and pursuant to occupancy. Can NJSDA or the District

comment as to any sustainable strategies that they may be specifically supportive of and/or opposed to (e.g. – Demand Response, advanced energy metering, water metering, green vehicles, etc.)?

Answer: The Project School District has not identified any sustainability strategies that it specifically endorses or rejects. Identification of sustainability strategies to meet Project requirements is the Design-Builder's responsibility subject to approval by the Project School District and the Authority.

31. Question: Please advise if the existing temporary fence surrounding the Project site is rented by the demo contractor or NJSDA or owned by the demo contractor or NJSDA. If rented, please provide current terms and contact info for the fence vendor.

Answer: The existing temporary fence was purchased by the demolition contractor and will be conveyed to the Authority following the completion of demolition work.

32. Question: Please confirm that the existing temporary fence will be used under this contract and the contractor will not carry a new temporary fence in its bid. Please advise who will remove the fence and own it after project completion.

Answer: The existing temporary fence may be used for this Project by the selected Design-Builder, who will assume its ownership and responsibility for its code compliance and any needed modifications, maintenance, and removal at the completion of the Project.

33. Question: Please provide the post-demolition conditions report and confirmation that the existing UST has been removed.

Answer: The Anticipated Site Conditions Report dated January 20, 2017 is the only site conditions report that will be issued for the Project. Following completion of demolition and site restoration (backfill) activities, a letter will be issued confirming that the UST previously abandoned at the site has been removed.

34. Question: Please confirm that any Sewer Authority or NJDEP sanitary sewer connection and or application fees will be paid by the NJSDA.

Answer: School projects constructed by the Authority are statutorily exempt from connection, tapping, maintenance or capital improvement fees or charges with respect to connection of a school facility to a state or municipal water or sewerage system, pursuant to N.J.S.A. 52:18A-242 (c), which states: "Notwithstanding the provisions of any law, rule or regulation to the contrary and except as otherwise provided by any federal law, the development authority shall be exempt from all connection, tapping, maintenance or capital improvement fees or charges in respect to each connection of any school project with a water or sewerage system operated by a political subdivision or agency of the State."



Pursuant to the above statute, the Project shall be exempt from water and sewer connection and tapping fees, as broadly defined in the statute, which may be charged by the above municipal entities. If any difficulties are encountered in the application of the statutory exemption, the Authority will assist the Design-Builder in asserting the exemption against any state or municipal water or sewerage system that attempts to charge such fees.

The Design-Builder is responsible for application fees and all other costs for any utility connections that are not subject to the above exemption. Notably, all application fees, review fees, design approval fees or other administrative charges levied by the municipality, local Authorities Having Jurisdiction, or the NJDEP shall be the responsibility of the Design-Builder.

- 35.** Question: Please confirm that any PSEG gas or electric fees with respect to the gas and electric service connections will be paid by NJSDA.

Answer: Incorrect. All PSE&G gas or electric tariff fees shall be paid for by the Design-Builder.

- 36.** Question: Please provide a grading plan showing the final grades after the demolition phase is completed in order to calculate the earthwork in this Project.

Answer: See Figure 5, Anticipated Final Site Conditions Map, in the Anticipated Site Conditions Report in Volume 3.

- 37.** Question: Please provide a revised geotechnical reports showing borings inside the footprint of the proposed building. All the borings provided in the geotechnical reports located in areas outside the building footprint.

Answer: The Preliminary Geotechnical Report dated January 20, 2017 was provided in the Project Manual, which includes preliminary geotechnical data collected by the Authority. The Design-Builder is required to perform its own geotechnical investigation following award to determine site requirements. It should be noted that preliminary geotechnical borings B-3, B-4, and B-5 are located within the footprint of the proposed new school building.

- 38.** Question: PAR, Section 4.0 identified Drywell and Sumps as an AOC requiring further investigation. Were these required additional investigation operations completed? And if so, can the results of said investigation be reviewed?

Answer: No. The former dry well and sump locations identified in the Preliminary Assessment Report (January 20, 2017) will be investigated during the ongoing demolition activities (not yet completed). Following completion of the demolition activities, a letter will be issued summarizing the findings of investigation of these areas.

39. Question: PAR, Section 4.0 identified Floor Drain Collection Systems an AOC requiring further investigation. Were these required additional investigation operations completed? And if so, can the results of said investigation be reviewed?

Answer: No. The former floor drain location identified in the Preliminary Assessment Report (January 20, 2017) will be investigated during the ongoing demolition activities (not yet completed). Following completion of the demolition activities, a letter will be issued summarizing the findings of investigation of these areas.

40. Question: ASCR - Please provide the laboratory analytical results and data package for the single groundwater sample collected during the 8/15/16 environmental investigation.

Answer: See the Preliminary Assessment Report, dated November 2015, included herewith as Attachment 2.03.

41. Question: ASCR - Were the laboratory analytical results for the single groundwater sample collected during the 8/15/16 environmental investigation above the NJDEP GWQC?

Answer: No.

42. Question: ASCR - Please provide the laboratory analytical results and data package for the three soil samples collected during the 8/15/16 environmental investigation.

Answer: See the Preliminary Assessment Report, dated November 2015, included herewith as Attachment 2.03.

43. Question: ASCR- Section 2.3 of the ASCR identifies that “the entire site will be covered with 6” of 1.5” clean trap rock.” Is this identified clean trap rock material in addition to the 21,160 tons of imported clean fill material (19,000 tons DGA, 2,160 tons ¾” stone) being imported to meet the proposed grades?

Answer: Yes.

44. Question: As part of demolition operations, will the former above ground oil tank servicing the original structure be environmentally investigated and a correspondence issued documenting that the resulting conditions are below the NJDEP SRS?

Answer: The above-ground tank has been removed. No such documentation is required.

45. Question: Is a Vapor Intrusion Mitigation System (VIMS) consistent with the NJDEP Vapor Intrusion Technical Guidance (VITG), Version 4, August 2016, required for installation for this building?

Answer: No. Provide a radon mitigation consistent with Section A6020.00 of the Performance Specifications.

46. Question: If a VIMS is determined to be required for installation, please confirm that it will be designed and installed as a passive system per the VITG.

Answer: See the response to Question #45 above.

47. Question: If a VIMS is determined to be required for installation, will commissioning be required for this system per the VITG?

Answer: See the response to Question #45 above.

48. Question: If there are no known soil and/or groundwater environmental impacts above respective environmental standards/criteria, will an environmental Health and Safety Plan (HASP) be required for the project?

Answer: No.

49. Question: If there are no known soil and/or groundwater environmental impacts above respective standards/criteria, will a Soil Management Plan (SMP) be required for the project?

Answer: Yes – A Soil Management Plan will be required, for net export requirements and as a contingency in the case that previously unidentified soil impacts are identified during construction.

50. Question: Volume 1,3.7.1 identifies that the Authority will engage a NJDEP LSRP. Has the LSRP been formally identified?

Answer: No LSRP will be engaged for this Project at this time. See Item B.2. above.

51. Question: Volume 1, 3. 7.1 identifies that a Remedial Action Workplan (RAWP) has been prepared by the Authorities LSRP. Please provide a copy of the RAWP for review.

Answer: No LSRP will be engaged for this Project at this time and no RAWP has been prepared. See Item B.2. above.

52. Question: Volume 1, 3.7.3 identifies that the Design Build Contractor shall provide remedial action documentation to the LSRP on a monthly basis. If there are no

identified environmental impacts on site per the ASCR, what remedial action documentation would be required?

Answer: No LSRP will be engaged for this Project at this time and no remedial action documentation is required. See Item B.2. above.

53. Question: Volume 1, 3.7.3 identifies that the LSRP will be preparing a Remedial Action Report (RAR), and finalizing a Deed Notice and Response Action Outcome (RAO) for the site. What environmental impacts do these aforementioned tasks relate to, given that the ASCR Section 1.4 identifies no need for engineering or institutional controls for the site?

Answer: No LSRP will be engaged for this Project at this time. See Item B.2. above.

54. Question: Is an A-901 license required for the transportation of soils which are not impacted above the NJDEP SRS to an off-site location?

Answer: The answer depends on the soils' final destination. If soils have a beneficial reuse, they are not considered waste and the hauler will not require an A-901 license. If the soils do not have a beneficial reuse and are transported to a waste facility, the transported materials will need an A-901 license.

55. Question: Given that site soils are identified per the ASCR to be "clean" with no recognized environmental impacts above the NJDEP SRS, please confirm that utility clean corridor responsibilities can be accommodated utilizing the existing site soils.

Answer: Confirmed – except that soils must also meet geotechnical requirements in order to be utilized within utility corridors.

56. Question: Volume 2, Section G0000.00.2,1,B,1 -this section identifies that site soils may contain PAH's and metals above the NJDEP SRS, and further identified that the Design Build Contractor shall not assume that any site soil is suitable for unrestricted use. This text conflicts directly with the ASCR Section 1.4 which identifies no need for engineering or institutional controls for the site. Please confirm what the existing site soil conditions are, and what assumptions are to be utilized for bidding purposes.

Answer: See Item C.4. above.

57. Question: The ADA space provided on the Site Plan indicates a ramp with the asphalt pavement, which is not in compliance with current ADA regulations. Please provide clarification on the ADA ramp design.

Answer: See modified drawings C-104 Conceptual Grading Plan and AS-100 Site Plan, both dated March 15, 2017, reissued as Attachments 2.04, 2.07, 2.10 and 2.11 to this Addendum.

**58.** Question: The ramps provided at the loading dock area and fronting Springdale Avenue provide slopes greater than 1:12, which is not in compliance with ADA regulations. Please confirm that this is acceptable.

Answer: The loading dock ramps are not part of an accessible route. Refer to NJ IBC 1012.2 for additional information.

**59.** Question: The bridging documents do not contain lighting drawings. Please provide a lighting design for the basis of design for bidding purposes.

Answer: Lighting design is the responsibility of the Design-Builder and is subject to all codes and Project requirements.

**60.** Question: Please confirm if the project has been submitted for a courtesy review by the Planning Board.

Answer: Yes—in accordance with N.J.A.C. 6A:26-3.2(c) and 6A:26-5.3(b) 4, the DOE Schematic Submission of the Project was submitted to the East Orange Department of Policy, Planning, and Development on September 9, 2016.

**61.** Question: Please confirm if any work is required to the brick manhole due to the storm water connection in Springdale Avenue? There was mention that this manhole was in disrepair in the Preliminary Utility Investigation Analysis.

Answer: Any work required with respect to the brick stormwater manhole in Springdale Avenue will be covered under the Sewer Connection Allowance.

**62.** Question: Please provide sizing for domestic and fire water services.

Answer: Sizing of domestic and fire water services is the responsibility of the Design-Builder and is subject to all code and Project requirements.

**63.** Question: Will demolition activities also include the excavation of all existing old fill previously placed behind the existing basement walls?

Answer: No.

**64.** Question: Will backfill following demolition activities be certified? Will the engineer in charge of demolition and follow-up backfill provide a detailed report describing the work performed including but not limited to depth of excavation, description of sub grade materials after excavation, elevation of the sub grade before backfilling lift thickness, top elevation of compacted lifts, compaction data, area of work, area, where existing fill left in place, backfill material description and certification, etc.

Answer: A Post-Demolition Site Conditions Report will not be provided. The Authority will convey the site to the selected Design-Builder in a known condition as summarized in the Anticipated Site Conditions Report dated January 20, 2017.

Compaction data will be conveyed to the selected Design-Builder following award.

65. Question: The Preliminary Geotechnical Report prepared by Dewberry is silent on the seismic site class. What is the Seismic Site Class for bidding purposes?

Answer: The seismic soil classification is C for the Basis of Bid. Ultimate determination of the seismic soil classification for construction is the responsibility of the Design-Builder.

66. Question: The Preliminary Geotechnical Report prepared by Dewberry is silent on the proposed foundation system. What is the proposed foundation system and proposed allowable bearing pressure for bidding purposes?

Answer: The selected Design-Builder is responsible for determination of the allowable bearing pressure and subsequent foundation design.

67. Question: We respectfully request that the Bid submission be extended by 1 week to give the Design Teams and the subcontractor additional time to review and submit proposal. Various GC are also participating Bid on Day before and day after of Bid opening 04/12.

Answer: No extension of the bid date is being issued at this time.

68. Question: Performance Specification Section A1000.00, paragraph A.5, states “Earthwork recommendations and foundation recommendations included in the Design-Build Information Package represent one possible approach to earthwork and foundation design,” but this information appears to be missing from the Package. Also, the “Preliminary Geotechnical Report” included with the Bid Package appears to be missing information regarding existing soil bearing capacity as well as a description of the geotechnical recommendations for constructing foundations, slab on grade, means of ground improvement, etc., that would apply to the project. Please furnish this information as it is needed for bidding purposes in order to establish conceptual design requirements for the project.

Answer: The Preliminary Geotechnical Report dated January 20, 2017 includes preliminary geotechnical data collected by the Authority. Determination of the foundation design is the responsibility of the selected Design-Builder.

69. Question: The Pre-Bid Conference Agenda states “The site has ongoing remediation and demolition activities with substantial completion scheduled for September 16, 2016,” which appears to be incorrect. Please confirm the completion date for these activities.

Answer: It is anticipated that demolition and site restoration activities will be completed in May 2017.

70. Question: Regarding responsibility for purchasing E-Rate Eligible Components, Design Build Agreement, Article 3.19.4, states in part that the Design-Builder “may if necessary” prepare a separate scope of work for the purchase and installation of the E-Rate Eligible Components, which would seem to indicate that the Design-Builder may not be responsible for this requirement. Please confirm whether the cost of the electrical work associated with the E-Rate credit is the responsibility of the Design-Builder and is to be included in the Price Proposal.

Answer: Confirmed. The cost of the electrical work associated with the E-Rate credit is the responsibility of the Design-Builder and is to be included in the Price Proposal. The Design-Builder is required to prepare a separate E-Rate bid package for E-Rate-eligible items for the Project, and will be required to engage a separate E-Rate contractor to procure and install such items, in accordance with Section 3.19 of the Agreement, and bidders should prepare their bids accordingly.

71. Question: Please furnish a description of the optional sustainable design features which the Project School District may be willing to support for inclusion in the LEED credits for the project.

Answer: See the response to Question #30 above.

72. Question: Please confirm whether the proposed building will be used as an emergency shelter.

Answer: No. There are no plans to designate the building as an emergency shelter.

73. Question: Please confirm whether it will be acceptable to use LED light fixtures for all elements of artificial lighting at the proposed project.

Answer: See the response to Question #29 above.

74. Question: Please give consideration to extending the deadline for questions by a minimum of one (1) week beyond March 8, 2017 in order to afford bidders more opportunity to obtain clarifications to the Bid Documents prior to bidding.

Answer: No extension of the bid date is being issued at this time.

75. Question: Please provide manufacturer's name and model numbers for the "Climbing Wall", & "Pull Up Bars".

Answer: See Items C.2. and C.3. above.

76. Question: Please confirm the anticipated Notice to Proceed (commencement date).

Answer: See the response to Question #14 above.

77. Question: Does the operable partition between the stage and multipurpose room have to meet the ANSI S12.60 sound isolation requirement of STC 60 for gym/music room adjacencies?
- Answer: No. The operable partition between the Stage and the Multi-Purpose Room must be a minimum of STC 52.
78. Question: Please provide additional information and details related to the PSE&G vaults. In addition, please clarify the responsibility and role of the Design-Builder as it relates to excavation and the installation of the vaults and associated conduits.
- Answer: See Item C.7. above.
79. Question: Please provide the existing student capacity of the previous school.
- Answer: The maximum capacity of the existing school was 659 students.
80. Question: Will all SDA specified products (Divisions 3-10, 31 , 32) listed in bridging documents be prequalified to meet LEED v4 requirements meeting ALL 3rd party EPD, CSR, HPD and + VOC requirements?
- Answer: No—The Authority provides no representation with respect to product compliance with such certifications and requirements.

**I. CHANGES TO PREVIOUS ADDENDA**

(not applicable)

**J. ATTACHMENTS**

- |                 |  |
|-----------------|--|
| Attachment 2.01 | Utility Report Pages   |
| Attachment 2.02 | Electrical Service Application, February 21, 2017                    |
| Attachment 2.03 | Preliminary Assessment Report, November 2015                         |
| Attachment 2.04 | C-104 Conceptual Grading Plan, March 15, 2017 (.pdf)                 |
| Attachment 2.05 | C-105 Conceptual Utility Plan, March 15, 2017 (.pdf)                 |
| Attachment 2.06 | C-106 Conceptual Storm Water Management Plan, March 15, 2017 (.pdf)  |
| Attachment 2.07 | C-104 Conceptual Grading Plan, March 15, 2017 (.dwfx)                |
| Attachment 2.08 | C-105 Conceptual Utility Plan, March 15, 2017 (.dwfx)                |
| Attachment 2.09 | C-106 Conceptual Storm Water Management Plan, March 15, 2017 (.dwfx) |
| Attachment 2.10 | AS-100 Site Layout Plan, March 15, 2017 (.pdf)                       |
| Attachment 2.11 | AS-100 Site Layout Plan, March 15, 2017 (.dwfx)                      |





**Addendum #2**

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

**Date:** March 23, 2017

**PROJECT #:** ES-0021-B01  
New George Washington Carver Elementary School  
East Orange School District

**DESCRIPTION:** Addendum #2

**Acknowledgement of Receipt of Addendum**

Contractor hereby acknowledges the receipt of the Addendum by signing in the space provided below and returning via scanned copy ([Aperry@njsda.gov](mailto:Aperry@njsda.gov)) or fax (609-656-2647). Signed acknowledgement must be received prior to the Bid Due Date. **Acknowledgement of the Addendum must be made in Section E.5 of the Price Proposal Submission.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Date