



Addendum #1

New Jersey Schools Development Authority
Office of Procurement
32 East Front Street
Trenton, NJ 08625
Phone: 609-858-2986
Fax: 609-656-7238

Date: May 26, 2016

PROJECT #: ES-0021-N01
**George Washington Carver Elementary School Demolition
Early Site Package
East Orange School District**

DESCRIPTION: Addendum #1

This addendum shall be considered part of the Demolition Early Site Preparation Technical and Bid Specification Package issued in connection with the referenced project. Should information contained in this Addendum conflict with the Technical and Bid Specifications, this Addendum shall supersede the relevant information in the Technical and Bid Specifications.

A. CHANGES TO THE PROCUREMENT PROCESS:

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

1. Modifications to the first page of the Advertisement to correct typographical errors:
 - a. Replace the name of the School District with **East Orange** ~~*Essex*~~.
 - b. Replace the name of the County with **Essex** ~~*East Orange*~~

2. Modification to the Brief Description of Work to correct a typographical error:
 - a. The George Washington Carver Elementary School Demolition – Early Site Preparation Package (the “Project”) is comprised of the complete and total demolition of all existing site features within the confines of the subject property. The project is comprised of the abatement of all asbestos containing ~~*demolition*~~ **materials**. The project includes removal of all USTs/ASTs.

 - b. Demolition Contractor with DPMC Classification and NJSDA Prequalification of C021 who will be required to also have the following DPMC and NJSDA Specialty

Trades(s) or required to engage a subcontractor classified in the following DPMC and NJSDA Specialty Trades(s) if not possessed by the *Electrical* **Demolition** Contractor.

B. CHANGES TO THE PROJECT MANUAL:

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

1. Volume 2 - Technical Specifications

- a. MODIFY: In Section 02070, Demolition and Debris Removal, modify Paragraph 3.08. A. 1. as follows:

The Contractor shall remove from the site all debris, rubbish, and other materials resulting from demolition, excluding clean/non-contaminated concrete and brick masonry. Contractor shall safely and legally dispose of all debris, rubbish, contaminated concrete and brick masonry and other materials resulting from demolition off site in accordance with applicable Federal, State, and local codes and regulations. ~~Clean/non-contaminated concrete and brick masonry shall be segregated and crushed on site for recycling/re-use on site.~~

- b. MODIFY: In Section 02070, Demolition and Debris Removal, modify Paragraphs 3.08. D. 1, D.2, D.3, and D.4 as follows:

~~Segregation and, upon characterization and confirmation that masonry concrete and brick is not contaminated above NJDEP Residential Direct Contact Soil Remediation Standards (RDCSR), on-site recycling of masonry concrete and brick from demolition of the buildings is required.~~

The NJDEP guidance document **Guidance for Characterization of Concrete and Clean Material Certification for Recycling** outlines the means of characterization, through the sampling and laboratory analysis, of concrete and brick when the recycled concrete and brick is designated for recycling or beneficial re-use, rather than disposal as a solid waste. ~~In accordance with the latest version of this NJDEP guidance, Contractor shall implement the characterization of the concrete and brick to confirm that the masonry material is not contaminated above NJDEP RDCSR and can be re-used on site.~~

~~Once characterized and confirmed as not contaminated above NJDEP RDCSR, Contractor shall crush concrete and brick masonry material to **three-inch minus**, removing all metals and other non-masonry materials during crushing. Once demolition of all structures is completed, crushed concrete and brick masonry material shall be spread and compacted in lower elevation areas within the contract limit area.~~

Steel and other metals shall be segregated and recycled/scrapped off site to the greatest extent possible at the appropriate facilities.

C. CHANGES TO THE DRAWINGS:

1. Not Applicable.

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

1. Question: Will a PLA be required?
Answer: No.
2. Question: What DPMC classifications are required to be listed for this project in the bid form?
Answer: Refer to the Bid Advertisement.
3. Question: I would like to request a second site visit for my subcontractors for the George Washington Carver E.S. demolition project in East Orange, NJ. The purpose of the site visit would be to have a walk through with my subcontractors in more detail.
Answer: A second site visit was held on May 20, 2016.
4. Question: Will there be a new Price Proposal Form with quantities and unit price lines issued?
Answer: No.
5. Question: Will electric and water be provided by the owner for the abatement work, prior to disconnect for demolition?
Answer: No. Electric and water for the project are the responsibility of the Contractor.
6. Question: Will concealed pipe insulation discovered be paid for out of the Allowance in the Price Proposal?
Answer: Yes, if the concealed pipe insulation contains asbestos. The Contractor, NJSDA, and its asbestos monitor firm shall jointly agree on the amount of ACM removed, including compensation, and according to the conditions of the Allowance.
7. Question: Please clarify the removal of floor tile mastic? Table No. 2 in the specification states mostly just floor tile and no mastic. Whereas the drawings legend states remove floor tile and associated mastic, for all of the areas.
Answer: Refer to Table 4 (Asbestos Sample Analytical Results – Floor Tile Samples) of the Hazardous Material & Universal Waste Survey Report. Both floor tile and mastic shall be abated in all areas indicated on design drawings D-03 to D-06.

Due to the condition of the building, each floor abatement area may require different abatement strategies, means and methods.

8. Question: Who is responsible for the fencing....the contractor or is NJSDA putting up the fence?

Answer: Refer to Section 02100 of the Bid Specifications. The Contractor may utilize the existing site enclosure/security fence, if such fence is appropriately modified or augmented by the Contractor to meet the requirements of Section 02100 and the Contract Drawings. If the Contractor elects to not reuse the existing site enclosure/security fence, the Contractor shall be responsible for the disassembly/removal and disposal of such fence, and the construction of new fencing meeting the requirements of Section 02100.

9. Question: If the contractor is responsible for fencing will (it) be taken down once our project has been completed or will it remain up until a new school is built?

Answer: Refer to Section 02100 of the Bid Specifications. The fencing shall remain in place, in good condition, for the next phase of construction on this site.

10. Question: Drawing D-01 shows shoring along Springdale and a return along the auditorium; no shoring is shown along the gym to the south. (a) is the shown shoring required to remain or only for demolition? (b) is shoring required along the gym, to the south, adjacent to the park basketball court? (c) Sheeting is shown beyond the property boundary in the drawings. How much of the park property can we utilize? Has this been approved?

Answer: Refer to Note 4 on Sheet D-01, "Sheet pile/shoring shall be installed by demolition contractor, if necessary. For the purposes of bidding, the Demolition contractor shall be responsible for shoring design and acquisition of all necessary permits." The location of all shoring shown on Sheet D-01 shall be confined to the school property. Final shoring design and associated correspondence, permits and approvals are the responsibility of the contractor. The sheetpile/shoring shall remain upon completion of demolition. The park property is not to be utilized.

11. Question: How much of the park can we fence off to demolish the building exit to the south, located out of the property boundary? Can you provide a fence location?

Answer: The park property is not to be utilized.

12. Question: Please confirm HVACR and structural branchy contractors are not required and that NOT APPLICABLE (N/A) can be placed on the bid form for these branches.

Answer: HVACR and structural branch contractors are not required.

13. Question: If we complete sooner than the allotted 365 days, will the trailer for the NJSDA remain and be in use for the entire year?
- Answer: No. The contractor shall remove the trailer when the demolition project is complete.
14. Question: Please confirm spec 01411 is not required for the contract; if it is, please elaborate where it will be required?
- Answer: Confirmed, not required.
15. Question: Spec section 02070, states that if brick/concrete is below NJDEP RD CSRS it can be crushed and used as fill in "lower elevation." During the site visit it was mentioned that only clean virgin backfill could be used. Please clarify if crushed brick/concrete can be used as backfill and if so to what elevation below finish grade is acceptable?
- Answer: See revisions to Section 02070 set forth in Section B above. All brick/concrete/masonry shall be removed from the site.
16. Question: Section 02201 part 1.01 F states that during the removal of AST/UST's any contaminated soil encountered should be excavated, stockpiled and recycled. This is an unknown quantity and hazard level. Please provide a quantity and contamination level or consider an allowance for this work?
- Answer: Refer to Dewberry's November 2015 Preliminary Assessment Report. The unforeseen conditions allowance will be used if necessary.
17. Question: What type of testing is required for AOC1 and AOC2?
- Answer: The contractor is not responsible for any testing of AOC1 or AOC2.
18. Question: Drawing D-01 Note 3 states: Dispose of all demo debris off-site. Does this include recyclable concrete that could be crushed to specific size and utilized as backfill.
- Answer: Yes.
19. Question: Has any analytical testing been performed on the masonry to determine if it is recyclable? If material is found to contain contaminants that preclude it from be recycled , what accommodations are in place to deal with contaminants?
- Answer: Yes. Refer to the Dewberry November 2015 Hazardous Material & Universal Waste Survey Report, Section 2.9 and Appendix E. Regardless of whether the brick/concrete/masonry contains contaminants it must be removed from the site.
20. Question: Drawing D-02 Note 4, states that we are to maintain standpipes within the building in OPERABLE CONDITION so that they are available for fire dept

use. & we are to demolish standpipes to one floor below the floor being demolished. Are the remaining standpipes to be tested and certified per floor.

Answer: The building contains remnants of a standpipe, but due to age and disuse, these remnants are not believed to be operable. Bidders are advised that, notwithstanding the cited Note 4 on Drawing D-02, they are not expected to repair these remnants to bring them to an operable condition or maintain these remnants in an operable condition.

21. Question: Drawing D-01 states that Demo contractor shall install and maintain sidewalk barriers and covered walkway if necessary. Why would a covered walkway be necessary?

Answer: Sidewalk barriers and covered walkways are required by NJDCA, unless the Contractor can obtain approval by NJDCA for an alternative.

22. Question: Drawings indicate an abandoned heating oil tank on the property. Were subsurface borings been performed to identify any contaminants.

Answer: Soil borings were performed. Refer to the Dewberry November 2015 Preliminary Assessment Report.

23. Question: If any unidentified contaminants are identified anywhere beneath the surface, how are we to price the change order? I see no unit prices

Answer: Refer to Section 01080 Change Order Procedures.

E. CHANGES TO PREVIOUS ADDENDA:

1. Not applicable.

F. ATTACHMENTS:

1. Not Applicable

G. SUPPLEMENTAL INFORMATION

1. Not Applicable.

Any bidder attempting to contact government officials (elected or appointed), including NJSDA Board members, NJSDA Staff, and Selection Committee members in an effort to influence the selection process may be immediately disqualified.

End of Addendum No. 1

/S/ Thomas Schrum 5/26/2016
NJSDA Date

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New Jersey Schools Development Authority
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32 East Front Street
Trenton, NJ 08625
Phone: 609-858-2986
Fax: 609-656-7238

Date: May 26, 2016

PROJECT #: ES-0021-N01
**George Washington Carver Elementary School Demolition
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Addendum No. 1

Acknowledgement of Receipt of Addendum

Contractor hereby acknowledge the receipt of the Addendum by signing in the space provided below and returning via scanned copy to Naimish Kathiari (NKathiari@njsda.gov) or fax (609-656-7238). 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

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