



Addendum #3

New Jersey Schools Development Authority
Office of Procurement
32 East Front Street
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Phone: 609-858-2984
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Date: April 14, 2016

PROJECT #: ET-0031-B01
New Seaman Avenue Elementary School
Perth Amboy Public Schools

DESCRIPTION: Addendum #3

This addendum shall be considered part of the Design-Build Information Package issued in connection with the referenced project. Should information contained in this Addendum conflict with the Design-Build Information Package, this Addendum shall supersede the relevant information in the Design-Build Information Package.

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 Advertisement to Extend Date for Submission of Price and Technical Proposals:

- a. The first two paragraphs of Subsection D of the “Procurement Submission Dates and Deadlines” section of the Bid Advertisement for this procurement shall be modified to extend the date for submission of Price and Technical Proposals, as follows:

Procurement Submission Dates and Deadlines:

- D. Bidders must submit a Technical Proposal, consisting of two separate parts, the responses to “Experience Criteria” and the separate “Project Approach Criteria,” which corresponds to the non-price “other factors” evaluative criteria requirements of the RFP. The Technical Proposals must be received by the NJSDA by **2:00 PM**

on ~~April 26, 2016~~ **May 10, 2016**. Faxed or e-mailed submittals will not be accepted.

Bidders must simultaneously submit a sealed Price Proposal along with the Technical Proposal, and all bidders' Technical Proposals and Price Proposals must be received by the NJSDA by **2:00 PM** on ~~April 26, 2016~~ **May 10, 2016**. Faxed or e-mailed Price Proposals shall not be accepted. Any Technical or Price Proposals received after this date and time will be returned unopened. Technical Proposals and sealed Price Proposals shall be delivered to **Marty Taylor** at the NJSDA address below:

2. Modifications to the Advertisement to Extend Date for Opening of Price Proposals:

- a. Subsection E of the "Procurement Submission Dates and Deadlines" section of the Bid Advertisement for this procurement, shall be modified to extend the date for opening of Price Proposals, as follows:

E. The sealed Price Proposals shall be publicly opened and read at a bid opening at the NJSDA office on ~~May 12, 2016~~ **May 26, 2016** at **2:00 PM**.

3. Modifications to the Request for Proposals to Extend Date for Submission of Price and Technical Proposal:

- a. **REVISE:** The fourth paragraph of Section 1.3 B.2 ("Technical Proposal") shall be modified as follows, to change the due date for submission of the Technical Proposal to ~~April 26, 2016~~ **May 10, 2016**:

2. Technical Proposal

The Technical Proposals must be received by the NJSDA by 2:00 PM on ~~April 26, 2016~~ **May 10, 2016**. Faxed or e-mailed Submittals shall not be accepted.

- b. **REVISE:** The fourth paragraph of Section 1.3 B.3 of the RFP ("Price Proposal"), shall be modified as follows, to change the due date for submission of the Price Proposal to ~~April 26, 2016~~ **May 10, 2016**.

The Price Proposal must be sealed and submitted with the original Technical Proposal and received by the NJSDA by **2:00 PM** on ~~April 26, 2016~~ **May 10, 2016**. Faxed or e-mailed Price Proposals shall not be accepted.

B. CHANGES TO THE PROJECT MANUAL:

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

1. Volume 1 Procedural Specifications

a. MODIFY: In Section 01010, Summary of Work, modify Paragraph 1.6.A.3. as follows:

3. The Project shall achieve Substantial Completion (Temporary or Final Certificate of Occupancy) **within 914 917 calendar days** after the Commencement Date as defined in the Agreement.

C. CHANGES TO THE PERFORMANCE SPECIFICATIONS:

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

1. Volume 2 Performance Specifications

a. ADD: In Section C2000.00, Interior Finishes, add Paragraphs II.F. and G. as follows:

F. Resilient Wood Flooring System

- 1. Provide a flooring system that has been successfully tested under and meets all requirements of DIN Standard 18032 Part II.**
- 2. Basis of Design for Stage floor: Bio-Channel Classic by Robbins Sports Surfaces.**
- 3. Provide complete system with 20mm northern hard maple surface, anchorages and all accessories in accordance with manufacturer's recommendations.**

G. Recessed Floor Mat L Frame

- 1. Basis of Design: Item No. RMLF by American Floor Mats. Mat insert is by Project School District.**
- 2. Coordinate frame depth and installation with Project School District to ensure that heights of mat, frame edge and adjacent flooring all align.**

b. ADD: In Section C2000.00, Interior Finishes, add Paragraph III.A. as follows:

A. Ceramic Tile

- 1. "Ceramic tile" includes all fired tile products identified as ceramic, porcelain and/or quarry tile.**
- 2. Install all ceramic tile with membranes and adhesive systems on substrates approved by tile manufacturers, in methods consistent**

with the latest edition of the Tile Council of North America Handbook.

3. Install tile using epoxy grout unless otherwise indicated.
4. Provide all matching trim shapes necessary to ensure that no tile edges are exposed.
5. Arrange pattern so that a full tile or joint is centered on each wall and that no tile less than 1/2 width is used. Do not interrupt tile pattern through openings.
6. Cut and fit tile to penetrations through tile, leaving sealant joint space.
7. Form corners and bases neatly. Align floor joints with base and wall joints unless otherwise indicated.
8. Place tile joints uniform in width, subject to variance in tolerance allowed in tile size. Make joints watertight, without voids, cracks, excess mortar, or excess grout.

c. **REPLACE:** In Section C2000.00, Interior Finishes, replace Tables C2000.00-1, -2 and -3 with revised Tables C2000.00-1, -2 and -3, included herewith as Attachment 3.1.

2. Volume 3 DOE Approved Documents – Educational Specifications

- a. **REPLACE:** Replace Educational Specifications page E-11 (dated 09/15/2015) with Revised page E-11 dated 04/13/2016, issued herewith as Attachment 3.2. All other plans, sections and elevations are modified accordingly by implication.

D. CHANGES TO THE DRAWINGS:

1. **REPLACE:** Drawing A-8 First Floor Finish Pattern Plan, dated 2/3/16, with Revised Drawing A-8 First Floor Finish Pattern Plan, dated 4/13/2016, issued herewith as Attachment 3.3. All other plans, sections and elevations are modified accordingly by implication.
2. **REPLACE:** Drawing A-9 Second Floor Finish Pattern Plan, dated 2/3/16, with Revised Drawing A-9 Second Floor Finish Pattern Plan, dated 4/13/2016, issued herewith as Attachment 3.4. All other plans, sections and elevations are modified accordingly by implication.

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

1. Question: The artificial turf specification G2050.1 0 provided in the bridging documents are very restrictive related to two items:
- a. Warranty- The specification requires the warranty to protect against general wear and tear and damage caused by UV degradation. Artificial turf manufacturers cannot provide this type of warranty and we would recommend that this is revised to at least specify undue or premature degradation and remove any warranty against wear and tear.
 - b. Substitutions - By providing a proprietary turf specification, it makes it very difficult to allow the substitution of similarly performing materials. As such, we would recommend providing a range within the performance specifications.
- Answer: a. The warranty requirement stands as written.
b. The turf specification is not proprietary.
2. Question: Referencing Section E 1 030. 80, clarification is requested to the notation I . C.7 "Accident prevention: Construct to minimize misuse by food service personnel and prevent accidental misuse by other persons." This section is too broad based and more attune to the end-user management than the D/B, and should be removed. Please advise.
- Answer: This section is not broad-based and the Section E1030.80 requirements are complementary in nature and work in unison within the overall project requirements.
3. Question: Referencing 02080.00, Landscaping- this sections identifies a one-year maintenance period after acceptance for sodded/seeded/trees and shrubs sections. Clarification is requested as to the details required for this maintenance period, namely, but not limited to, the Authority's role for maintaining adequate water for pro per growth and water utility payment; the Authority's role to adequately protect the areas against misuse and abuse and the consequences; local jurisdiction provisions for drought conditions when they apply and the consequences; the Authority's role as the grounds keeper; provisions to adjudicate damage not caused by the D/8 ; and the like. A complete detailed maintenance agreement outlining the financial, consequential, and management options for this provision is requested.
- Answer: Neither the SDA nor the Project School District, has any role or responsibility (expressed or implied) as a "groundskeeper;" no reimbursement will be made for any costs or fees associated with the performance of the D/B's landscape maintenance program.
4. Question: Please confirm the fire pump allowance includes all associated costs to upgrade associated systems such as the emergency generator.

Answer: The Allowance amount shall include all construction costs associated with the unknown or unquantified Work, including any costs to upgrade associated systems. The Allowance amount shall NOT include design or other services which may be necessary in order to determine whether use of the Fire Pump Allowance is necessary. Design or other services necessary to determine whether utilization of the Allowance is necessary shall be included in the Design-Builder's price proposal.

5. Question: Will NJSDA provide signed and sealed copies of Existing Conditions and Utility plans? And will they be provided in AutoCAD format?

Answer: Signed and sealed copies of the Existing Conditions and Utility Plans are not available.

6. Question: The 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." 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: Yes, 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.

7. Question: Drawings C-01 and C-02, Note 15, indicates that property corners have not been set, and may be set at a later date upon completion of site construction. Is this correct? Please clarify whose responsibility it is to perform this work.

Answer: The NJSDA will set the property corners prior to the notice to proceed to the Design-Builder.

8. Question: The Tables of interior finishes indicated by Specification Section C2000.00-Interior Finishes appear to be missing references to ceramic tile and quarry tile.

Answer: See Modifications to the Performance Specifications Item C.1.b listed above.

9. Question: Please furnish dimensional information for the ceramic tile and quarry tile finishes.

Answer: See Modifications to the performance Specifications, Item C.1.b listed above.

10. Question: Will a reduction in retainage or a release of retainage be approved for the design portion of the project once complete or substantially complete?

Answer: No, a reduction in, or release of the retainage for the Design portion will not be entertained.

11. Question: Please confirm that the permit fees are to be paid by the Owner.

Answer: No. Refer to Section 3.6.1 of the Design-Build Agreement, which specifies that SDA will pay for all fees payable to DCA for plan review, permits and inspections (e.g., the fees relating to the DCA Building Permit issued pursuant to the New Jersey Uniform Construction Code), 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."

12. Question: Please confirm that the project shall achieve the Substantial completion with 914 Calendar days and shall achieve the final completion within 1,029 Calendar days.

Answer: Not confirmed. See Changes to the Project Manual, Item B.1.a listed above.

13. Question: What is the source of the contaminated groundwater?

Answer: The NJSDA cannot confirm the source of the contaminated groundwater.

14. Question: What is the depth to groundwater at the site?

Answer: Refer to Geotechnical Report, Page 8 including boring and test pit logs.

15. Question: OT/PT/Room Fit-Out List E-II notes padded gym mats are to be provided; please provide basis of design manufacturer.

Answer: The padded gym mats are to be provided by the District. See Revised Sheet E-11, included with this Addendum, Attachment 3.2.

16. Question: "Volume 2 states in Section E1030.80 FOOD SERVICE EQUIPMENT, I. PERFORMANCE, B. Amenity and Comfort, 2. "Noise reduction: Construct to minimize noise produced by equipment and reduce reverberation in spaces." The specification's use of the word "minimize" is not quantifiable and as such requires amplification. Clarification is requested that the equipment as selected by the Authority for the basis of design is of sufficient quality to be used as specified."

Answer: Drawing FS-1 Food Service Plan identifies a manufacturer and model number for each specified piece of food service equipment which are deemed to meet the referenced noise reduction standard. In the event the Design-Builder proposes to provide equipment from another manufacturer, the provisions of

RFP Section 4.1.8 and Specifications Section 01600 Products and Substitutions shall apply.

17. Question: Referencing Section G2020.00 Parking Lots, B. Amenity and Comfort, 2. "Noise control: Provide paving at roadways and driveways that minimizes noise from automobile tires due to rough surface texture and paving joints." The specification's use of the word "minimize" is not quantifiable and, as such, requires amplification. Clarification is requested that the products as selected by the Authority for the basis of design is of sufficient quality to be used as specified.

Answer: Confirmed. Comply with NJDOT standards as currently specified.

18. Question: Drawing S-1 shows parking for the school located directly adjacent to a large number of residential properties. In general, automobile movements of employee's vehicles in this parking lot will not meet the limits of the NJDEP noise regulation. Confirmation is requested that the Authority has mitigated the NJDEP requirements and received a variance based on the bridging document's design omission of any abatement requirements in the referenced area.

Answer: See Addendum #2, dated April 6, 2016, response to Bidder's Question #59.

19. Question: "Sheet A-1, Detail J4 shows plans for exterior maintenance storage, emergency generator and transformer enclosures. These are not shown on the elevation sheets A-5 thru A-5.4.

1. Please clarify if roof enclosures are required for any of these three spaces.
2. Please clarify the heights of these enclosures.
3. Please clarify the exterior material to be used on these enclosures."

Answer: See Sheet Sk-3, attached with this Addendum, Attachment #3.5.

20. Question: Food Service Plan and Schedule Drawing FS-1 appears to show no reference to the exhaust hood described by Specification Section E1030.80-Food Service Equipment.

Answer: The exhaust hood is referenced in Drawing 'FS-1', Food Service Plan and Schedule, Item No. 56.

21. Question: "Referencing Addendum #1 and the response to the question 40, the response does not provide clear direction for the location of the security glazing as they relate to the exterior elevations requirements as identified in the DCA enforced mandate ""Best Practice Standards for Schools Under Construction and Being Planned for Construction"". Specifically, excerpted below, Section Band C

B. Where the securable perimeter is located less than 148 feet (45 meters) from instructional areas then glass having an exposure to that perimeter shall be

shatter resistant. Acceptable materials are thermally tempered glass, heat strengthened or annealed glass with an attached 4-mil minimum safety film.

C. Where the securable perimeter is located less than 82 feet (25 meters) from instructional areas then glass having an exposure to that perimeter shall have enhanced shatter resistance. Acceptable materials are thermally tempered glass with an attached 4 mil minimum safety film, laminated thermally tempered or laminated annealed glass. Any glazing assembly which can be shown to meet GSA glazing protection level 3b is also accepted.

Attached are drawings showing an attempt to put the RFP instructions into a tangible form for bidding. Review and comment is requested.

Answer: Refer to Addendum #1 dated March 24, 2016 response to question #6. The NJSDA does not provide presiding code interpretations nor does it interpret DCA mandates. Code interpretations, including mandates, and enforcing their compliance is the responsibility of the NJ Department of Community Affairs, Division of Codes and Standards.

22. Question: "Referencing Addendum #1 and the response to the question 17 ""The emergency generator is not exempt from Project acoustical performance requirements.""

Consideration should be given to this response in relation to the size of the generator and the generator's usage during emergency situations. The allocated size and location depicted on the drawings provides a size constraint which logically concludes that the designer's intent was for a utility service purpose only. The allocated space will not accommodate the required generator enclosure physical space and the acoustic performance requirements.

The generator operates only in an emergency situation and is not the primary source for power during school hours of operation. Required maintenance and testing of the generator functions can be scheduled for after school hours. Experience has shown that requiring the generator to abide to the project's acoustical performance will increase the cost of the project in the range of five hundred thousand to a million dollars plus to fit this requirement. Reconsideration by the Authority should be given to the original response to the referenced RFI question requiring the generator to meet the project's acoustic requirements.

Answer: See Addendum #2, dated April 6, 2016, Item F.1.

23. Question: Confirmation is requested as to whether a concrete roof is needed to comply with the ANSI S12.60 requirement for Outdoor-Indoor Transmission Class (OITC) rating for the core learning spaces.

Answer: While this may be likely, a determination in this regard is dependent upon both the location and the performance of the specific equipment provided in the Design-Builder's final design.

24. Question: Referencing Addendum# 1 and the response to the question 69, specifically, "The NJSDA does not require this certification (AISC); however, the Design-Builder must follow all presiding code requirements." This RFI requests Clarification to this response. According to the NJ adopted International Building Code, 1704.2.5.1 "Fabricator approval; Special inspections during fabrication are not required where the work is done on the premises of a fabricator registered and approved to perform such work without special inspection. Approval shall be based upon review of the fabricator's written procedural and quality control manuals and periodic auditing of fabrication practices by an approved agency. At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the owner or the owner's authorized agent for submittal to the building official as specified in Section 1704.5 stating that the work was performed in accordance with the approved construction documents." Since the AISC provides the standards for the FABRICATION, ERECTION AND QUALITY CONTROL of a steel structure, is the NJSDA relaxing the quality standard and accepting the potential for inferior quality? Every state Department of Transportation (DOT) requires their bridge fabricators to be AISC certified. Reconsideration to this response should be made

Answer: The response remains unchanged.

25. Question: Addendum No. 1, Attachment 1.6-Preliminary Assessment Report, pages 9 and 10, summarizes the documents associated with Appendix F, one of which is described as a Geotechnical Report by Medina Consultants dated October 2004. It appears however that none of the documents associated with Appendix F are accessible for review since the Appendix F documents provided appear to be in the form of a hard disk, a picture of which is located on page 2,603 of this document.

Answer: The Melick Tully geotechnical report is the controlling document upon which the bid shall be based.

26. Question: Addendum No. 1, Attachment 1.7-Site Investigation Report/Remedial Investigation Report/Remedial Action Workplan appears to be missing a folder for the documents associated with Appendix C.

Answer: Appendix C of the SIR/RI/RAWP is the PEC Preliminary Assessment Report dated 3/13/15, which was provided in Addendum #1, dated March 24, 2016, Attachment 1.6.

27. Question: The bid documents appear to contain several different geotechnical reports. Please clarify which of these reports is to be used as the final geotechnical reference for establishing the existing soil bearing capacity at the site and for

defining the geotechnical recommendations for constructing the foundations, slab on grade, means of ground improvement, etc.

Answer: The Melick Tully geotechnical report is the controlling document upon which the bid shall be based.

F. CHANGES TO PREVIOUS ADDENDA:

1. Not Applicable.

G. ATTACHMENTS:

1. Attachment 3.1 Replace Tables C20000.00-1, -2 and -3 dated January 29, 2016 with Revised Tables C20000.00-1, -2 and -3 dated Revised April 13, 2016.
2. Attachment 3.2 Replace Room Area Calculations Sheet E-11 dated 09/15/15, with Revised Room Area Calculations Sheet E-11, dated 04/13/2016.
3. Attachment 3.3 Replace Drawing A-8 First Floor Finish Pattern Plan dated 2/3/16 with Revised Drawing A-8 First Floor Finish Pattern Plan, dated 4/13/2016.
4. Attachment 3.4 Replace Drawing A-9 Second Floor Finish Pattern Plan dated 2/3/16 with Revised Drawing A-9 Second Floor Finish Pattern Plan dated 4/13/2016.
5. Attachment 3.5 New Drawing SK-3 Exterior Maintenance, Emergency Generator, & Transformer Enclosure Elevations dated 04/13/2016.
6. Attachment 3.6 New Drawing SK-4 Ground Sign Plan Elevations and Perspective dated 04/13/2016.

H. SUPPLEMENTAL INFORMATION

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. 3

/S/ Thomas Schrum 4-14-2016
NJSDA Date



STATE OF NEW JERSEY

SCHOOLS DEVELOPMENT AUTHORITY

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Addendum #3

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Date: April 14, 2016
PROJECT #: ET-0031-B01
New Seaman Avenue Elementary School
Perth Amboy Public Schools
DESCRIPTION: Addendum #3

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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 (MATaylor@njsda.gov) or fax (609-656-4609). 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

Addendum # 3:
Project #: ET-0031-B01
Project Name: New Seaman Avenue Elementary School