



<Addendum #3>

New Jersey Schools Development Authority
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Date: July 11, 2012

PROJECT #: ET-0056-B01

DESCRIPTION: New A. Chester Redshaw Elementary School

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.

A. REQUESTS FOR INFORMATION AND NJSDA RESPONSES

3.1 Question: In Volume III, Post-Demolition Site Conditions Report, June 2012, pages 913-916 are not visible on the CD and will not print.

Answer: See Item 2.1 in Addendum #2 issued on June 25, 2012.

3.2 Question: Does the design-build contractor have the latitude to select heating/cooling design other than what is in the documents if additional LEED points and higher efficiencies are achieved?

Answer: The Design-Build Information Package describes the basic types of HVAC components and systems that the Design-Build Contractor shall use in the Project. Note specifically the HVAC Systems Descriptions in Section D3000.00 of the Performance Specifications. Selection of particular units or models within the basic system types described may be made in the interest of greater efficiency and additional LEED credits.

3.3 Question: Are CAD files of the RFP design documents available for use by bidders in preparation of their design-build bids?

Answer: CAD files will not be made available for bidding.

- 3.4 Question:** If the CAD files of the RFP design documents will not be made available for use by bidders in preparation of their design-build bids, will they be made available to the successful bidder after award?
- Answer:** CAD files may be made available to the successful bidder subject to written acknowledgement by the bidder that the CAD files are provided as a convenience and without warranty as to their completeness, accuracy or fitness for use on this or any Project.
- 3.5 Question:** Specification Section 01010-2, Summary of Work, Section C.1 lists Epic Management, Inc. as the Project Management Firm/Construction Management Firm. Please confirm that Epic Management, Inc. is the Construction Management Firm. If not, please provide the named firm for Construction Management Firm hired by the NJSDA.
- Answer:** A decision has not been finalized with respect to construction management of this Project. See also Item 3.53 below.
- 3.6 Question:** Educational Specification pages E-1, E-3, E-4, E-5, E-6, E-7, E-10, E-23 and E-29 list Projector by DB/GC. There is no specification for this item. Please provide specification with manufacturer(s) and model number(s).
- Answer:** See Section D6030.10 of the Authority's Materials and Systems Standards Manual for the Standard for the projector unit. See also Item 3.101 below.
- 3.7 Question:** With reference to Educational Specification pages E-1 through E-39, classrooms call for a sink area/bubbler with overhead storage by DB/GC. Under the FFE column, it is to be supplied by the FFE contractor. Is the DB/GC only supplying the sink area/bubbler, and the casework & cabinets are by the FFE contractor?
- Answer:** The Design-Builder is responsible for all built-in casework and cabinetry with or without utilities connections. See also Item 3.101 below.
- 3.8 Question:** With reference to Educational Specification pages E-1 through E-39, there are several items listed under "SDA and District provided items" (e.g. markerboards, tackboards, etc...). Are any of these items to be installed by the DB/GC?
- Answer:** Markerboards and tackboards shall be furnished and installed by the Design-Builder. See also Item 3.101 below.
- 3.9 Question:** Drawing A-1 indicates elevators at Corridors A-121 and C-100. There is no elevator machine room shown. Please advise locations of respective elevator rooms within the current floor plan layout. Typically, elevator machine rooms are located near the elevators they are serving.
- Answer:** Section D1010.00 of the Performance Specifications calls for machine-room-less elevator operation.

3.10 Question: The grading plan seems to indicate an elevation change in the first floor at the “D” wing; however, the first floor plans show no such change. Are we to assume a ramp up for a 1’-0” elevation change in the corridor between Classrooms D-101 and D-102, and between Classrooms D-103 and D-104?

Answer: See Item 3.102 below.

3.11 Question: Exterior doors leading from Stair 04 and Corridor C-101 are on perpendicular walls approximately 20 feet from each other, yet are at different elevations (Stair 04 has a floor level of 0’-0” while Corridor C-101 has a floor level of +1’-0”). Is it permissible to include a ramp up within the stair so that the stair door also egresses at +1’-0”? Otherwise we fear that grading in that area will result in a downward slope towards that stair door.

Answer: See Item 3.102 below.

3.12 Question: Have these plans in fact been submitted to DOE and approved as schematic drawings?

Answer: Yes. The file labeled “DOE-Approved Documents” in Volume 3 of the Design-Build Information Package received DOE approval on June 25, 2012.

3.13 Question: Please verify and confirm that all fixed and moveable furnishings are listed in the Room Area Calculation Matrix, Schedules E-1 through E-40 listed provided by SDA under headings FFE and TECH are provided and installed by the SDA Vendor and not by the Design-Build Contractor. (e.g. – who is providing the teachers’ wardrobes? In most cases, it is the FFE vendor, except at the Science Demonstration Room where it is listed to be under the responsibility of the DB/GC to provide.)?

Answer: See Item 3.101 below.

3.14 Question: Is there an Electric Kiln required for the Art Room? If so, please provide size, manufacturer and model number.

Answer: No kiln is to be provided by the Design-Builder.

3.15 Question: Please confirm that the Design-Build Contractor is responsible for full LEED certification, including all costs associated with a commissioning agent and all fees for the USGBC/documentation costs.

Answer: As stated in Section PS1030.00, the Design-Builder is responsible for achieving LEED Certification of the project by the United States Green Building Council, including commissioning and all other activities required to secure that certification.

NOTE: The Commissioning Agent defined in the Agreement is retained by the Authority to commission the Project on behalf of the Authority and is not responsible for commissioning with respect to LEED. See also Item 3.98 below.

3.16 Question: Please advise if the Design-Build Contractor can deviate or change the building footprint, elevations, layout and/or mechanical systems. I.E. – HVAC. Electrical and/or Plumbing from the design documents and specifications supplied by the SDA as part of the RFP.

Answer: The design solution shown in the Design-Build Information Package is schematic in nature and for reference only. The solution represents the Project’s design goals, and has received preliminary approval from the New Jersey Department of Education and New Brunswick Public Schools. Substantive deviations from the design solution shown in the Design-Build Information Package must comply with all codes and project requirements and must be approved by the Authority during the Preliminary Design Phase. In its sole discretion the Authority may seek re-approval of any such deviations by the Department of Education and/or New Brunswick Public Schools before granting its approval. No extension of the Contract Time will be granted to the Design-Builder in connection with any such approvals or re-approvals.

3.17 Question: Please confirm that all building permit fees, DCA review fees, inspection fees and utility connection fees will be paid for by the SDA or will they be charged to the \$500,000 allowance?

Answer: Notwithstanding the wording of the Agreement, the Authority will pay for all fees paid to the DCA for plan review, permits and inspections. The Design-Builder is responsible for all other fees. The \$500,000 allowance is **not** for the payment of fees whether paid by the Authority or the Design-Builder.

NOTE: The New Jersey Schools Development Authority Act, P.L. 2007, c. 137, exempts the Authority from all costs associated with connecting school facilities projects to water and sewer facilities operated by a city, municipal or state agency, if permits were applied for on or after August 6, 2007. Exempt costs include all connection, tapping, maintenance and capital improvement fees and charges.

3.18 Question: Please confirm that all on-site testing during construction will be performed and paid for by the SDA.

Answer: Notwithstanding the wording of the Agreement, the Design-Builder is responsible for performance and payment of all testing, whether required by code, contract documents, or any manufacturer or supplier.

3.19 Question: Can the design team adjust the finished floor elevations that are shown on the drawings to achieve a balanced site?

Answer: The Design-Builder may modify finish floor elevations and grading of the site, provided that such changes comply with all codes and regulations and are approved by the Authority during the Preliminary Design Phase.

The design solution shown in the Design-Build Information Package is schematic in nature and for reference only. The solution represents the Project's design goals including the following:

- With the exception of the exterior door from the Stage (Room C-122B), all exterior doors are at grade, with no exterior steps or ramps.
- All entrances and exits have neutral or positive drainage away from doors.
- Interior stairs are limited to stair towers.
- Interior and exterior ramps are kept to a minimum—particularly ramps steeper than 1:20.

3.20 Question: Is the builder responsible for all connection fees (sewer, water, etc), permit fees and user fees?

Answer: See Item 3.17 above.

3.21 Question: Is the play area adjacent to the building going to be used by the public after school hours or week-ends? This can affect security and lighting designs.

Answer: The play area adjacent to the building is not intended nor to be designed for public use.

3.22 Question: If the specifications do not give specific pavement thicknesses, should the design team specify these minimums?

Answer: Refer to Sections G2010.10 and G2020.10 in the Authority's Materials and Systems Standards Manual.

3.23 Question: The documents do not specify a structural framing system for the school. Is a load bearing wall system with precast flooring an acceptable structural framing system?

Answer: Yes.

3.24 Question: Can the floor to floor elevations be revised as needed by design as long as the finish floor to ceiling heights are maintained as per the specifications?

Answer: Floor-to-floor heights may be modified so long as finish-floor-to-ceiling heights are maintained as indicated and all codes and project requirements are satisfied.

3.25 Question: Does the mechanical equipment mounted on the roof need to be mounted on elevated steel framed dunnage or can it be roof mounted on curbs?

Answer: Provide curbs for all rooftop equipment except chillers, which are to be mounted on dunnage. All curbs and dunnage shall be 20 inches minimum above surrounding roof.

- 3.26 Question:** Is there a performance specification for the roof?
- Answer:** All roofing shall conform to the Authority's Materials and Systems Standards Manual and all other code and project requirements. See also Item 3.99 below.
- 3.27 Question:** Specification section D2010.60 requires water closets to be floor mounted. Are wall mounted water closets an acceptable plumbing fixture?
- Answer:** Wall-mounted water closets are **not** acceptable.
- 3.28 Question:** Specification section D3000.00 requires the chilled water to have 30% propylene glycol but not for the hot water heating system. Confirm that glycol is not required for the hot water heating system.
- Answer:** Glycol is not required in the hot water heating system. See especially Performance Paragraph D. Durability in Section D3000.00 of the Performance Specifications.
- 3.29 Question:** Specification section D3000.00 requires the heating for the pre-k classroom, art/technology system zones to be provided by ceiling mounted ducted fan coil units with hot water coils. Confirm that hot water perimeter heating radiation is not required for that zone.
- Answer:** Perimeter heating radiation is not required. The Design-Builder must account for perimeter heat loss in accordance with codes and all project requirements.
- 3.30 Question:** Specification section D3000.00 requires the multipurpose and gymnasium system zones to be variable air system with low pressure supply air ductwork and carbon dioxide occupancy sensors. Confirm that the contract requirement is for a VAV system to service the multipurpose room and gym.
- Answer:** The Design-Build Information Package calls for a VAV system to service the Multipurpose Room and Gymnasium. Refer to Performance Paragraph A.7.d.(6)(a) through (g) in Section D3000.00 of the Performance Specifications.
- 3.31 Question:** Specification section D3000.00 requires the administration areas to be provided with fan powered VAV boxes with hot water reheat coils in addition to hot water perimeter heating. Confirm that fan powered VAV boxes in lieu of conventional VAV boxes are required, and that administration areas need perimeter hot water heating in addition to the hot water reheat coil.
- Answer:** The Design-Build Information Package calls for fan powered VAV boxes and perimeter radiation for Administration Areas. Refer to Performance Paragraph A.7.d.(4)(a) through (b) in Section D3000.00 of the Performance Specifications.

- 3.32 Question:** Is the Kitchen Make Up Air Unit provided by specification D3000.00 a Gas Fired Unit without Dx Cooling, or is Dx Cooling required?
- Answer:** Dx cooling is required for the Kitchen air handling unit. Refer to Performance Paragraph A.7.d.(13)(a)(i) in Section D3000.00 of the Performance Specifications.
- 3.33 Question:** Can the dedicated packaged Dx Cooling-Gas Fired Heating Air Handling Unit be eliminated and utilize Air Transferred from cafeteria to air condition the kitchen?
- Answer:** The dedicated Kitchen air handling unit may **not** be eliminated. Makeup air from the Cafeteria space may be provided to the Kitchen only when the Kitchen air handling unit is operating in unoccupied mode. Refer to Performance Paragraph A.7.d.(13)(a)(iv) in Section D3000.00 of the Performance Specifications.
- 3.34 Question:** Is there a lightning protection system required for the school?
- Answer:** Yes, as called for by Section D5080.10 of the Performance Specifications, notwithstanding the findings of the Lightning Risk Assessment called for in the Materials and Systems Standards Manual.
- 3.35 Question:** Is the Emergency Generator required by Specification D5010.10 a Stand Alone Outdoor Generator or is it an Indoor Generator that requires the construction of a room?
- Answer:** The emergency generator shall be a stand-alone unit, mounted at grade, equipped with a sound-attenuated weatherproof enclosure with a critical silencer muffler, and surrounded by a lockable, walled enclosure.
- 3.36 Question:** Is the Emergency Generator required to be of a single source fuel (natural gas) or is it required to be Dual Fuel with Propane?
- Answer:** The emergency generator is **not** required to have dual-fuel capability.
- 3.37 Question:** Per Performance A.1, Confirm the Telephone System is not in GC Scope?
- Answer:** Cabling and all terminations for the telephone system are by the Design-Builder in conformance with the Materials and Systems Standards. All telephone system devices are by the Authority.
- 3.38 Question:** Per Performance B.7, Technology Plan references line of site microwave. Please confirm if WAN is microwave or private fiber.
- Answer:** Wide-Area Network Connectivity is provided by a high-bandwidth fiber backbone leased by the School District.

3.39 Question: Per Performance C.4e, Is there a difference between general paging system and public announcement PA system?

Answer: The Design-Builder shall provide an emergency voice alarm communication system (“EVACS”) as required by NFPA 72. The Design-Builder shall also provide the Distributed Audio-Video Communications System (“Paging System”) described in the Materials and Systems Standards Manual, with provision for integration with the telephone system devices provided by the Authority. The EVACS and the Paging System may be integrated subject to compliance with all codes and project requirements.

3.40 Question: Performance spec. indicates main entrance doors to be glazed aluminum door and drawings indicate HM frames. What type of doors are to be specified for the remainder of exterior doors.

Answer: Section B2050.00 of the Performance Specification calls for insulated fiberglass-reinforced polyester flush doors with welded and galvanized steel frames.

3.41 Question: There is no roofing specified under she'll as indicated in section PS1030.00,a, 2b. Drawing only indicates metal roofing for small roofs. Provide performance spec. for roofing on large and small roofs.

Answer: See Item 3.99 below.

3.42 Question: Do Steel, Mechanical, Plumbing and Electrical Subs have to be named in Technical Proposal? Or is naming of these subs in the Price Proposal sufficient?

Answer: Subcontractors must be named in the Technical Proposal. See Paragraph 3.1.B.1 in the RFP.

3.43 Question: Pages 12 to 15 of the Post Demolition Site Condition Report outlines a waste disposal scope of work and cost estimate in the amount of \$333,615.00. Should the Design-Build Contractor carry this estimate in our cost proposal? It would be fair to all bidders to establish a designated allowance amount for this environmental scope of work.

Answer: The estimated quantities and costs are included in the Post Demolition Site Condition Report to meet DEP requirements. Estimated quantities and costs are provided in the Design-Build Information Package for convenience only and are **NOT** to be used as the basis for the bidders’ cost proposals.

Ultimate disposal quantities and rates are dependent on the Design-Builder’s design and specifications. The Authority’s Licensed Site Remediation Professional (“LSRP”) will review the Design-Builder’s design and specifications to confirm conformance to the Remedial Action Work Plan included as Appendix F of the Post Demolition Site Condition Report.

- 3.44 Question:** Do you have NJDOE approval of the project yet?
- Answer:** See Item 3.12 above.
- 3.45 Question:** Has a code analysis (e.g. fire areas, egress, construction classification, etc.) been performed yet based on the plans provided?
- Answer:** A preliminary code analysis has been performed to confirm the basic design features included in the Design-Build Information Package. The Design-Builder is responsible for a complete code analysis of its design and for all approvals.
- 3.46 Question:** With regard to the actual format of the proposal: we assume that our information needs to be confined to the supplied forms. Can these forms be modified or reproduced at all to accommodate extra information or graphics?
- Answer:** Completion of the forms provided is required; reproduction as needed to accommodate the stipulated information is permitted. Bidders are encouraged to be concise in the provision of additional supporting information.
- 3.47 Question:** Who was the bridging architect for this project?
- Answer:** The Design-Build Information Package has been developed by the New Jersey Schools Development Authority and its consultants.
- 3.48 Question:** Who sets the LEED certification level?
- Answer:** See Item 3.15 above.
- 3.49 Question:** What constitutes a “Key Team Member”? Is this anyone proposed to be on the team, or merely higher-level project managers, principals and executives?
- Answer:** See Paragraphs 3.1.B and 3.2.B of the Request for Proposals.
- 3.50 Question:** Is an E-Rate Specialist required for the Design Consultant? The RFP states that it is required, but the documents indicate that the project is not eligible for E-Rate.
- Answer:** No E-Rate Specialist is required. See also Item 3.95 below.
- 3.51 Question:** In providing design/construction documents, is there any leeway in amending proposed floor plan layouts and elevations?
- Answer:** See Items 3.16 and 3.19 above.

3.52 Question: We understand that accuracy and realism of the schedule is critical. Therefore, when does the SDA anticipate awarding a contract to the winning design-build team? Also, is there a desired occupancy date?

Answer: It is anticipated that the Contract Award will be approved by the SDA Board at its September 2012 meeting, with issuance of an Initial Notice to Proceed approximately 30 days thereafter.

NOTE: See Items 3.96 and 3.97 below. Occupancy is required in accordance with Section 01010 and all project requirements.

3.53 Question: What role does the designated construction manager have under the design-build contract?

Answer: See Paragraph 1.14 of the Design-Build Agreement.

3.54 Question: Are there standardized details, wall sections, finishes, etc.?

Answer: See the Materials and Systems Standards, available at the Authority's website.

3.55 Question: We understand the stated requirement to build the project to a proposed LEED Certification level. However, is it the NJSDA's intent to have the facility receive a formal LEED Certification, or just be built to those standards?

Answer: See Item 3.15 above.

3.56 Question: Could you please clarify the role and responsibilities that you envision for our Design Consultant's E-Rate Specialist?

Answer: See Item 3.50 above.

3.57 Question: What is the status of any pre-design approvals?

Answer: The New Jersey Department of Education has issued its Initial Project Approval for the Project. The Authority's LSRP has approved the Remedial Action Plan included as Appendix F of the Post Demolition Site Condition Report. Utility will-serve letters are included in Appendix D of the Utility Investigation Analysis Report. All other approvals, including updated will-serve letters if required, are the responsibility of the Design-Builder.

3.58 Question: Please define the level of commissioning required to be completed on this project?

Answer: See Item 3.15 above.

3.59 Question: Please confirm that any testing, profiling and/or any characterization to any existing materials including but not limited to soil, concrete, pavement, etc. is to be performed by the owner's testing agency or by the owner's environmental consultant and the turnaround time for the results will be made in accordance with the project schedule requirements.

Answer: Environmental testing has been performed by the Authority and the results are provided in the Post Demolition Site Conditions Report.

Any additional environmental or remediation-related testing or verification associated with disposal characterization is the responsibility of the Design-Builder. The Design-Builder's plan for any such testing or verification must be approved by the Authority and the LSRP prior to undertaking field sampling activities. Any such review and response by the Authority and the LSRP will take place in a manner consistent with the Agreement and the approved Project Schedule.

See also Item 3.18 above.

3.60 Question: Please identify what soil classification(s) is to be assumed during bidding from an environmental perspective.

Answer: See Volume 3 of 3 in the Design-Build Information Package.

3.61 Question: Please provide a site plan showing the existing grades.

Answer: Drawings in the Design-Build Information Package include a site survey showing existing grades.

3.62 Question: Please confirm that the SDA will hire and pay for a testing agency to perform all construction testing.

Answer: See Items 3.18 and 3.59 above.

3.63 Question: Please confirm that the SDA will hire and pay for a commissioning agent to perform any commissioning work and please define which systems are to be commissioned.

Answer: See Item 3.15 above.

3.64 Question: Please confirm that all the permit fees if exist will be paid for by the SDA including the building permits.

Answer: See Item 3.17 above.

3.65 Question: Please confirm the inspections will be conducted through the state agency DCA and not through local municipality.

Answer: All inspections called for under the New Jersey Uniform Construction Code (“UCC”) will be performed by the New Jersey Department of Community Affairs (“DCA”) except where the UCC requires approval or certification by another authority having jurisdiction.

3.66 Question: Due to the manner the public bidding used to be conducted in the State of New Jersey, most school projects were being bid as separate primes having the general contractor as the overall coordinator. Please confirm that similar size square footage projects can be considered similar even though they were not a single overall all, but in reality they were more difficult because the general contractor had to manage major primes without holding their contract, given that the timeframe of building those schools was less than seven years.

Answer: Similar size square footage projects that were conducted with multiple prime contractors may be submitted.

3.67 Question: If Question 3.66 is answered by denying the request, can you please confirm that the contractor can list the overall cost of building those contracts even though the general contract was only a portion of it?

Answer: See Item 3.66 above.

3.68 Question: Please provide a copy of the PLA.

Answer: The PLA can be found in Volume 1 of the Project Manual.

3.69 Question: Please advise who will be the CM or PMF.

Answer: See Items 3.5 and 3.53 above.

3.70 Question: Please confirm that the OCIP will cover all contractors and subcontractors involved on the project.

Answer: Participation in the NJSDA OCIP Program is mandatory, but not automatic, unless otherwise determined by the Authority.

The General Contractor is required to notify the NJSDA OCIP Administrative Unit of all Subcontractors, of any tier, eligible for NJSDA OCIP Program enrollment. Any failure to comply will result in negating coverage under the NJSDA OCIP Program and insurance coverage will be the responsibility of the General Contractor.

Subcontractors ineligible for inclusion in the NJSDA OCIP program will be required to maintain their own insurance, of the coverage types and limits as shown in the General Conditions of the Contract for ineligible subcontractors.

Contractors will promptly furnish the Authority, or their designated representative, certificates of insurance giving evidence that all required insurance is in force.

Please refer to the below link to access the OCIP II Procedures Manual:

http://www.njsda.gov/Business/Doc_Form/PDFsForms/SDA_1100_OCIP_Procedures_Manual.pdf

3.71 Question: Will the contractor receive a copy of the how the evaluation was conducted for all participating bidders?

Answer: Summary information is routinely posted on the NJSDA website (www.njsda.gov). Additional information may be requested in an OPRA request. Evaluation information will not be automatically provided.

3.72 Question: Please extend the question deadline by at least two weeks because more questions will come up since this a new experience to the SDA and bidders, and the questions are not reviewed yet.

Answer: **Bidders are strongly encouraged to submit any new questions as soon as possible.**

The Authority will address any questions received before the close of business on Monday, July 16th. Answers to questions received between July 16th and July 18th **may** be provided at the sole discretion of the Authority. No questions received after July 18th will be addressed.

3.73 Question: Are deviations in HVAC system or equipment allowed?

Answer: See Items 3.2 and 3.16 above.

3.74 Question: R-22 and R-123 are listed as acceptable refrigerants for cooling system use. These refrigerants are being phased out by the Kyoto Protocol. Are they really acceptable for this project?

Answer: R-22 and R-123 refrigerants are not acceptable. See Item 3.100 below.

3.75 Question: The Integrated Automation Control Specification for HVAC Systems lists BACnet compatible systems and BACnet/Lonworks systems. Please indicate if only BACnet systems are required or whether both BACnet and BACnet/Lonworks systems are acceptable.

Answer: The Building Management System shall be fully capable of controlling, managing and monitoring equipment items that utilize either BacNET or LonWorks technology.

3.76 Question: Please advise as to rules concerning prebid design modifications that can be made as part of the proposal. For example, exterior façade configuration, MEP system modifications, and finish selection modifications.

Answer: See Items 3.2, 3.16, 3.19, 3.24 and others above.

3.77 Question: If more than one permit is obtained, for example, foundations and building separately will there be more than one “Notice To Proceed For Construction”? The RFP indicates that “fast track” may be required and, therefore, perhaps more than one DCA permit.

Answer: The Authority will only issue one Notice to Proceed with Construction Work to the Design-Builder following DCA Plan Release of Construction Documents or the initial Partial Plan Release. Any submission(s) for Partial Plan Release is at the sole discretion of the Design-Builder, with notice to the Authority as required by the Agreement.

3.78 Question: Can you post all drawings in CAD format?

Answer: See Item 3.3 above.

3.79 Question: Do we have to name on our Price Proposal the following if they exceed \$500,000 or just make sure whoever we plan on using is SDA prequalified:

- Concrete/Foundation/Footings/Masonry Work
- Sprinkler Systems
- Roofing

Answer: The three specialties in question (Concrete/Foundation/Footings/Masonry work (C019), Sprinkler Systems (C045) and Roofing (various DPMC Trade Classifications)) need not be named in the Price Proposal, but must be SDA prequalified if the subcontractor in any tier whose contract is in an amount equal to or more than \$500,000.

3.80 Question: Please consider revising the Price Proposal Form to include lines for all the required subcontractors/subconsultants to be named or provide additional pages.

Answer: The Price Proposal Form includes lines for naming the construction trade contractors required by statute, as identified in the advertisement. The Design-Build team is to be identified in the Technical Proposal, including the names of construction trade contractors as well as those of firms and Key Team Members in the Design-Consultant team.

3.81 Question: Will the Authority require that the schedule be cost-loaded? Please advise.

Answer: Yes. See Section 01310, Paragraph 2.02.A.1.b.3.

3.82 Question: Design-Build Agreement paragraph 3.6.1 Government Approvals and Permits states the Design-Builder is to obtain and pay for the DCA Building Permits. Please confirm that all building permit fees are waived for this project.

Answer: See Item 3.17 and others above.

3.83 Question: Please confirm that the New Brunswick School District Educational Specifications are to be used for room fit outs and scope responsibility.

Answer: Confirmed. See Item 3.101 below.

3.84 Question: Drawing F-4 shows 421 seats in the Multi-Purpose Rooms. Please confirm these seats are furnished and installed by others.

Answer: Confirmed. See Item 3.101 below.

3.85 Question: Please confirm all testing is by others.

Answer: See Items 3.18 and 3.59 above.

3.86 Question: Design-Build Agreement paragraph 6.11.2 Security states "one (1) security guard to be present at the project site at all times when the Design-Builder is not on site." Please confirm full time off-work hours security is required.

Answer: Confirmed.

3.87 Question: See attached spec section 01010 Summary of Work, pg 01010-3, section 1.7 #5 and #6 regarding work sequence related to the submittal schedule and coordination drawings.

1) Section #5 states that a submittal log is due within (30) calendar days of NTP. Due to the design/build nature of this project, the full defined scope of submittals might not be known, and PDC would suggest that this be changed to (90) calendar days, or the wording changed that only a draft be submitted within (30) calendar days. Please consider this change.

2) Section #6 states that coordination drawings be signed off within (60) calendar days of NTP. Due to the design/build nature of this project, all subcontractors will be actively participating in making design efficiencies, and this time period would be better served to that effort. (120) calendar days would be more appropriate for which the project should be about 15% complete and the final design documents can better be incorporated into the coordination drawings. Please consider this change.

Answer: The Authority recognizes that the submittal dates listed may warrant adjustment and will address this question in a future Addendum.

3.88 Question: Per RFP, Section 1 ""Procurement Overview"", Section 1.3 ""Components of Response"", Item C - Price Proposal (attached), states the following:

...NJSDA requires that subconsultants of any tier whose contract is in an amount equal to or more than \$500,000 in any of the following DPMC Disciplines be NJSDA prequalified:

P029 Construction Management.

Regardless of contract amount, please confirm if P029 Construction Management is an SDA required subconsultant as part of this submission. As a design-build project, the addition of a construction manager as part of our design-build team is redundant.

Answer: The cited reference to the PO29 Construction Manager is from the Authority's standard list of Subconsultants requiring prequalification, and not all the Subconsultants on the list are required for or applicable to every project. Specifically, with respect to this procurement, there is no requirement that either the proposed Design Builder or any Subconsultant be classified as a PO29 Construction Manager.

Although prequalification in the P029 Construction Management discipline is not a requirement of the RFP, the NJSDA does require that subcontractors of any tier in certain DPMC Trade Classifications and Subconsultants of any tier in certain DPMC Disciplines be NJSDA prequalified if their contract is in an amount equal to or more than \$500,000. Required DPMC Trade Classifications and DPMC Disciplines are as listed on pages 2 and 3 of the RFP, and firms performing any of those Trade Classifications or Disciplines must be included or named in the Technical and Price Proposals regardless of the amount of their contract.

3.89 Question: Do to the nature of the design/build process, the items listed in the Room Fit-Out schedule will not be needed to be installed for (2) years. It would be advisable to have all equipment that is to be provided by the DB/GC to be put under an allowance, so that the most current equipment available at that time can be bought, and any changes by the end user can be incorporated if needed. Please also note the following possible conflicts:

Please clarify the following conflicts in the Room Fit-Out Schedule:

Instrument Storage Cabinets

Page E-15 by DB/GC - Page E-24 by SDA

Telephones

Page E-24 by DB/GC - All other pages by SDA

Projector Screens, Clocks, Marker Bds., Tack Bds. Strips, Sink Area Bubbler

Page E-1 by both - All other pages by DB/GC

Book Cases, Cabinets & Wardrobes

Pages E-7 & E-20 by DB/GC - All other pages by SDA

Projector Screens

Page E-18 by SDA - All other pages by DB/GC

Please consider moving all equipment to be provided by DB/GC into an allowance, and review the above conflicts.

Answer: Confirmed. See Item 3.101 below.

3.90 Question: Please confirm that the "NJSDA Model Schools Program Materials and Systems Standards Manual", originally issued on September 19, 2011, is to be followed and adhered to as part of the design-build process.

Answer: Confirmed. Be sure to see the latest updates as posted on the Authority's website.

3.91 Question: NJSDA Model Schools Program Materials and Systems Standards Manual, Section B-20, Page 8, Item 13 - Please confirm that all exterior masonry shall have a graffiti resistant coating on all exposed exterior masonry up to 10'-0" high.

Answer: Confirmed.

3.92 Question: NJSDA Model Schools Program Materials and Systems Standards Manual, Section B-20, Page 56, Item F - Please confirm that Window Guards and Security Screens are required on all exterior windows and door openings.

Answer: Window guards and/or security screens are not required.

3.93 Question: Drawing A-5.3, West Elevation - The two diamond shapes at the stair tower appear to be windows rotated 90 degrees. Are they windows or pre-cast?

Answer: Windows.

3.94 Question: During our review of the egress capacity of the building, we ran into several code questions with regards to the gymnasium. Please pass these along to the SDA so that we can determine if there needs to be additional egress capacity (ie an additional stairway) added to accommodate the occupant load.

1. We calculated the gymnasium to have a maximum capacity of 1,118 occupants (960 on the floor plus 158 on the bleachers when fully extended, based on an assembly without fixed seats, standing space of 5 net SF per occupant). However, the two adjacent stairways do not appear to have sufficient capacity to accommodate this occupant load while also accommodating the balance of the building (ie Stair 04 must also accommodate this occupant load while also accommodate classrooms B-225, B-226 and B-227; Stair 05 must also accommodate the art room, technology lab and technology classroom).
2. Table 1021.1 of the IBC 2009 requires four exits per space where occupant load exceeds 1,000; however, the gym currently only has three exits.
3. IBC 1028 requires that the gym be provided with a main exit which is ""of sufficient width to accommodate not less than one-half of the occupant load."" Currently, at an occupant load of 1,118, none of the exits from the gym is able to accommodate 559 occupants (neither the doors from the gym to the corridor nor Stair 04 or 05).

Therefore, our question is (a) how the SDA calculated capacity (assuming that their calculations are different than ours); and (b) if our calculations are correct, whether SDA agrees that an additional (larger) stair and additional exits are required.

Answer: The occupant load was calculated by SDA based on an Exercise Room occupancy at 50 square feet per person for the floor area of the Gymnasium. To this was added the greater of the occupant loads calculated with the bleachers both open and closed. The validity of this approach for this project has been affirmed by the DCA Division of Plan Review.

B. CHANGES TO THE PROJECT MANUAL

Volume 1 Division 1—General Requirements

3.95 DELETE: Section 01010, Summary of Work Paragraph 1.3.C in its entirety.

3.96 REPLACE: Section 01010, Paragraph 1.7.B. 7 with the following:

7. Project to achieve Substantial Completion – TCO (temporary Certificate of Occupancy) within ~~743~~**944** calendar days after Construction NTP.

3.97 REPLACE: Section 01010, Paragraph 1.7.B. 8 with the following:

8. Project to achieve Final Completion - CO (Certificate of Occupancy) within ~~829~~**1,033** calendar days after Construction NTP.

Volume 2 Performance Specifications

3.98 ADD: Section PS1900, Commissioning, dated 7/11/12, issued herewith as Attachment 3.1.

3.99 ADD: Section B3010.10 Steep Slope Roofing, dated 7/11/12, issued herewith as Attachment 3.2.

3.100 REPLACE: Section D3030.00, Cooling Systems, Methods of Construction Paragraphs A.1. and A.2. with the following:

- A. Construct in accordance with the following:
 1. All refrigerants shall be non-CFC-based and in compliance with LEED EA Prerequisite 3 and all codes and project requirements.
 2. (not used)

Volume 3 Educational Specifications

3.101 REPLACE: Pages E-1 through E-40, dated 5/7/12, with Pages E-1 through E-40, dated 7/11/12, issued herewith as Attachment 3.3.

C. CHANGES TO THE DRAWINGS

3.102 MODIFY: Drawing A-1 in accordance with Drawings SKA3.1 and SKA3.2, dated 7/11/12, issued herewith as Attachments 3.4 and 3.5 respectively All other plans, sections and elevations are modified accordingly by implication.

End of Addendum No. 3



NJSDA

Date

David N. Hingston, Senior Project Officer

<Addendum #3>

New Jersey Schools Development Authority
1 West State Street
Trenton, NJ 08625
Phone: 609-341-5980
Fax: 609-656-4608

Date: July 11, 2012

PROJECT #: ET-0056-B01

DESCRIPTION: New A. Chester Redshaw Elementary School

Addendum No. 3

Acknowledgement of Receipt of Addendum

Contractor must acknowledge the receipt of the Addendum by signing in the space provided below and returning via fax to (609-656-4608). Signed acknowledgement must be received prior to the Bid Due Date. Acknowledgement of the Addendum must be made in Section E.6 of the Price Proposal Submission.

Signature

Print Name

Company Name

Date