

**Addendum #3**

New Jersey Schools Development Authority
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Date: June 15, 2015

PROJECT #: ET-0073-B01
Paul Robeson Community Theme School for the Arts
Addition and Renovations
New Brunswick Public Schools

DESCRIPTION: Addendum #3

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

A. CHANGES TO THE PROCUREMENT PROCESS:

1. Revisions to the Request for Proposals:

- a. **REPLACE:** The Price Proposal dated May 19, 2015 shall be deleted and replaced by the revised Price Proposal dated June 9, 2015, attached as Attachment 3.1 to this Addendum.

B. CHANGES TO THE PROJECT MANUAL:

NOTE that modifications to the following items will be shown as follows: additions in **bold and underlined** text; deletions in *strikethrough and italics*.

C. CHANGES TO THE PERFORMANCE SPECIFICATIONS

1. **DELETE:** In Section PS1030.00, Project Criteria, delete Paragraph I.B.2.b in its entirety. No noise study has been prepared for this project.
2. **MODIFY:** In Section B2010.00, Exterior Walls, modify Paragraph I.D.3.a. as follows:
- a. Provide masonry **or cold-formed metal framing** backup construction at all masonry clad exterior walls, **at the Design-**

Builder's option and subject to partition and finish specifications and all project requirements. Cold formed metal framing is permitted only at stucco-clad exterior walls.

3. **MODIFY:** In Section B2010.00, Exterior Walls, modify Paragraph I.D.4. as follows:
4. Acoustical performance: Comply with the requirements of *the Noise Study Report* and all code requirements and referenced standards.
4. **MODIFY:** In Section C1000.00, Interior Construction, modify Paragraph I.A.7.a.(6) as follows:
4. Installation of new flooring finishes throughout, **with the exception of areas with terrazzo, tile or wood flooring.**
5. **MODIFY:** In Section C1010.00, Interior Partitions, modify Paragraph II.A.2. as follows:
2. Construct partitions using the following:
 - a. Drywall ~~shall~~ **may** be used for partitions at all locations except as noted in 2.b. below:
 - ~~(1) At interior surfaces of exterior walls, except as noted below.~~
 - ~~(1) (2) Between classrooms and other classrooms.~~
 - ~~(2) (3) Between classrooms and individual toilet rooms within classrooms.~~
 - ~~(3) (4) Between offices and corridors within office suites.~~
 - ~~(4) (5) Between offices and other offices.~~
 - ~~(5) (6) Between rooms within the Media Center.~~
 - b. Concrete masonry units shall be used for partitions at the following locations:
 - (1) At all corridors, stairways and vestibules (except as noted above).
 - (2) At Multi-Purpose Room including Stage.
 - (3) At Art and Music Classrooms.
 - (4) At Nurse's Suite.**
 - ~~(4) (5) At all student toilet rooms, except as noted above.~~
 - ~~(5) (6) At utility, custodial, receiving, storage, and maintenance spaces.~~

- c. Concrete masonry units may be used at all other locations, including interior surfaces of exterior walls.
- 3. Drywall finish is not required for masonry surfaces where its sole purpose would be to achieve consistency with neighboring drywall finishes.
- 4. **Match existing construction and finishes at infill segments of existing partitions.**

6. **ADD:** In Section C1090.20, Information Specialties, add Paragraph I.A.8.a.(5) as follows:

(5) Code-required signs: Egress plan signs and other signs required by codes, regulations and authorities having jurisdiction.

7. **MODIFY:** In Section C1090.20, Information Specialties, modify Paragraph II.E. as follows:

E. Directional **and Code-Required** Signs.

8. **DELETE:** In Section D6000.00, Communications, delete Paragraphs I.A.1.h and I.C.7. in their entirety. Observation cameras are not required for this project.

D. CHANGES TO THE DRAWINGS:

- 1. Not applicable.

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

- 1. Question: Per F3030.00 It notes "Removal of all flooring finishes except terrazzo and wood flooring in existing Gymnasium." Per the Room Finish Schedule on B-6 thru B-8 in the Educational Specifications it notes Existing Quarry Tile in the Food Prep Areas, Existing Walk-Off Mat in the Entrance Vestibules and Existing Ceramic Tile in the Staff Toilet Rooms & Student and Public Toilet Rooms. Are these areas' floors existing to remain?

Answer: Please refer to Room finish Schedule B-6 thru B-8 for all room finish requirements. Please note that rooms C-129 and C-126 will be considered new public toilet rooms, per specified renovation work, and shall be finished accordingly. Quarry tile in the Kitchen, existing walk off mat in the Entrance Vestibules and existing ceramic tile in the Staff Toilet Rooms

& Student and Public Toilet Rooms, except rooms C-129 and C-126 listed above, are existing to remain.

2. Question: The plumbing fixture schedule on P-3 of the original drawing documents refers to existing wall mounted water closets. Are these water closets being replaced with wall mounted water closets or the specified floor mounted fixtures as listed in the Volume 2 Specifications? Please specify a wall mounted fixture for the renovation and advise if a new carrier will be required to replace the existing carrier.

Answer: Wall-mounted water closets may be used to replace existing wall-mounted water closets. New carriers are not required unless new fixtures are not available to fit existing carriers.

3. Question: The plumbing fixture schedule on P-3 of the original drawing documents refers to existing countertop lavatories in the gang bathroom locations. Are these being replaced with counter mounted lavatories or the multiple user Lavatories specified fixtures listed in the Volume 2 Specifications? Please specify a counter mounted lavatory and faucet.

Answer: Countertop lavatories may be used to replace existing lavatories where existing sink countertops are to remain. Replacement lavatories shall comply in other respects with project requirements.

4. Question: D2010.60 II. B. Urinals calls for waterless urinals however Section F.I. refers to a hard wired flush valve - please advise. In addition, based on this answer, the plumbing fixture schedule on P-3 of the original drawing documents refers to existing Urinal with water type flush valves. Will the replacement fixtures be required to be waterless as specified? Please provide a specification for the replacement fixture if different than volume 2.

Answer: The referenced specification is inaccurate, and will be modified by subsequent addendum. Waterless urinals are not to be used in this project.

5. Question: The plumbing fixture schedule on P-3 of the original drawing documents refers to (3) types of showers, P-11, P-12, & P-13. Are these showers to be replaced with specified ADA units? The existing P-11 fixture is non-ADA per the plans and the specified unit will not fit in the construction as a replacement.

Answer: Existing showers shall be demolished per Sheet A-101, Rooms C-129 and C-126.

6. Question: Is it the responsibility of the Design Builder to meet all new code clearances including ADA on the replacement of existing fixtures or just to remove and replace in existing locations?
- Answer: It is the responsibility of the Design-Builder to determine accessibility requirements for each space in accordance with its classification under the Rehabilitation Subcode, N.J.A.C. 5:23-6.
7. Question: Are all existing Floor Drains and Cleanouts required to be replaced with new or just adjust to receive new finish flooring?
- Answer: Existing floor drains and cleanouts shall be modified only to the extent necessary to receive new finishes.
8. Question: The 02010.20 specification does not make reference to Pre-K and Kindergarten Fixtures or the required fixture function; please advise.
- Answer: Toilets in Pre-K and Kindergarten rest rooms shall be child-size floor-mounted vitreous china fixtures with nominal 10-inch rim height and child-size seat. Vitreous china hand sinks shall be provided with wrist blade faucet handles and bubbler.
9. Question: The D2010.20 specification does not reference the requirement for a backup water heater for 100% redundancy. Is a backup water heater required? If so, is it required for the new building as well as the renovation?
- Answer: No backup water heater is required.
10. Question: The D2010.20 specification does not reference a location for the Domestic Water Booster Pump; please advise.
- Answer: The domestic water booster pump(s) may be located at the Design-Builder's discretion.
11. Question: Is it permissible to tie into any existing service (domestic water, gas, sanitary waste and vent, & Storm) if allowed by engineered design?
- Answer: Provide new incoming utility services as specified and as necessary to satisfy project requirements for both new and existing facilities. Connections to existing utilities shall be at points of sufficient size and capacity and in compliance with codes and utility provider requirements.
12. Question: D2010.20 1.6.d requires to provide a new domestic water heater system to match existing system type and arrangement. The existing type and

arrangement is a boiler hot water heating system with heat exchanger per the existing plans. The specification D20 10.20 II.D requires a gas fired unit, with separate storage type. Is the intention to provide an integral Boiler storage water heating system or an independent domestic water heating system?

Answer: A new independent domestic gas-fired hot water heater and storage tank are required to serve the new addition.

13. Question: Is a wash down system or bathroom hose bibbs required to maintain the waterless urinals?

Answer: See Response to Question No. 4, above. Waterless urinals are not to be used.

14. Question: Will NJSDA provide a signed and sealed copy of the Boundary Survey prepared in accordance with NJAC .13:40-5.1?

Answer: The SDA will not provide a signed and sealed copy of the Boundary Survey at this time, however, the SDA may provide the Boundary Survey to the successful bidder, but only upon request and upon the awardee's execution of an appropriate waiver and release of liability to SDA for access to the Boundary Survey.

15. Question: Will the boundary survey be provided in AutoCAD digital format?

Answer: Per the Response to Question 17, above, the SDA will not provide the Boundary Survey at this time, however, the SDA may provide the Boundary Survey to the successful bidder in accordance with the procedures defined above. The Boundary Survey may be provided in AutoCAD format, if the necessary releases are executed by the Design-Builder.

16. Question: Will NJSDA provide a survey based on the title report and a copy of the title report?

Answer: See Response to Question 17, above.

17. Question: The survey does not show any property corner markers found or set. Will these markers be set by NJSDA? This is required for any future survey work to be tied to the property boundary. It is also a requirement per NJAC 13:40-5.1 and 5.2 Land Surveyors preparation of Land Surveys and P.L. 2003, C14 (C45:8-36.3).

Answer: A Survey indicating property corner markers will be provided to the successful bidder upon request and upon the awardee's execution of an

appropriate waiver and release of liability to SDA for access to the Survey.

18. Question: The boundary survey does not show any offsets to the property line from the building or any other existing site features. Please provide this information.

Answer: See Response to Question 17 above.

19. Question: The Boundary Survey does not show the existing building dimensions. Please provide this information.

Answer: Existing building drawings, showing existing building dimensions, have been provided as part of the Design-Build Information Package. No other information is available at this time.

20. Question: Are signed and sealed copies of Existing Conditions and Utility plans available?

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

21. Question: Will the plans be provided in AutoCAD digital format?

Answer: NJSDA interprets this question to refer to AutoCAD versions of the Existing Conditions and Utility Plans included in the DBIP. These plans will not be provided in AutoCAD format.

22. Question: What is the horizontal and vertical datum of the existing conditions plans?

Answer: Note 9 on the Boundary Survey Plan (C-01) details the datum information.

23. Question: The plan does not show any spot elevations in areas of the proposed improvements or the finished first floor elevation for the existing building at doorways. Please provide this information.

Answer: Spot elevations for door locations and a finish floor elevation is shown on the proposed grading, drainage and utility plan (C04).

24. Question: Is there any additional offsite topographic information available for adjoining properties (200' typical)?

Answer: No.

25. Question: Information pertaining to the location of doorways, windows, roof heights in the area of the proposed addition is not shown on the bridging documents. Will this information be provided by NJSDA?

Answer: Documentation of existing conditions has been included in the Design-Build Information Package. The SDA will not provide any additional information beyond which has already been provided.

26. Question: On the utility plan an 8" PVC pipe along the building line just ends at the building corner near the building entrance and there appears to be a storm structure missing at the intersection of Comstock St. and Commercial Ave. Is additional offsite utilities information available?

Answer: This storm sewer is a perimeter foundation drain within a gravel bed. A portion of the drain being impacted by the new building construction will need to be cut, removed, and connected to the new stormwater system. No additional off-site utility information is available.

27. Question: Are Record site drawings/as-builts based on a signed/sealed survey after construction is 100% complete required to be provided?

Answer: Yes, signed as-built documents and sealed record drawings are required to be submitted.

28. Question: The project is disturbing more than 1 acre of land and is increasing the impervious coverage by more than 0.25 acres. Based on the State and City definitions, the project is a "Major Development" requiring the site to conform to the current Storm water Management (SWM) regulations. The Storm water Management Report (SWM) and Utility Investigation Reports state the project will meet the exemption requirements for complying with the current SWM regulations. Please confirm that NJSDA will provide confirmation/verification which specific exemption the project conforms to within NJAC 7:8-1.6.

Answer: The project site is exempt from the NJDEP criteria and review due to the project not requiring any of the permits listed within N.J.A.C 7:8 1.6C. The project site will need to meet the City of New Brunswick requirements which require post development peak flows to be less than pre-development peak flows per discussions with the City Engineer, Thomas Guldin. Recharge will not be required for the site but storm water management measures shall be designed to reduce the post construction load of TSS (from vehicle areas) in storm water runoff generated from the water quality design storm by 80%. This information is provided for reference only. Design Build Contractor shall research and comply with all requirements for the project.

29. Question: Please confirm that permits from the Delaware and Raritan Canal Commission are not required. The SWM Report notes the use of a Manufactured Treatment Device (MTD) should be utilized, please confirm and to what criteria.
- Answer: Bidders should assume that permits from the Delaware and Raritan Canal Commission ARE required, but post-award investigation and verification of this assumption is required. With respect to the MTD, the Design-Builder is responsible for researching and complying with all requirements for the project, including any MTD requirements imposed by any authority having jurisdiction.
30. Question: Is the BOD requiring the MTD to specifically provide 80% TSS? Or is the BOD requiring the 80% TSS removal on the total site discharge?
- Answer: See Response # 32.
31. Question: The SWM Report does not discuss recharge. However, the Preliminary Geotechnical Investigation Report notes that due to shallow depth to bedrock an infiltration system is not recommended. We assume based on the Geotechnical Report conclusions, recommendations, and SWM bridging documents. Recharge facilities are not required, please confirm.
- Answer: See Response # 32.
32. Question: The Utility Investigation Report notes the existing 8" sanitary line running towards Throop Avenue is abandoned and will need to be removed up to Hale Street. Is the existing pipe to be capped & sealed water tight? Can the remaining portion of the sanitary pipe within Hale Street to Throop Avenue remain in place?
- Answer: The sanitary sewer pipe should be removed up to Hale Street as indicated on drawing C-04. The sanitary sewer pipe will be capped and sealed water tight. The remaining sanitary sewer pipe within Hale Street and off of the project site will remain in place.
33. Question: The Utility Investigation Report states a design student capacity of 893 is anticipated and correspondence within the report states a TWA may be required. What is the current student capacity?
- Answer: The existing capacity is 422 students.
34. Question: Does the New Brunswick Department of Public Work-Water Authority's water treatment facility have a Master Permit from DEP that will cover the additional water flow demand by the building expansion?

- Answer: A will serve letter has been issued by the City of New Brunswick. See the Utility Investigation Report.
35. Question: Will there be any new domestic/fire services required for the building expansion?
- Answer: Provide new incoming utility services as specified and as necessary to satisfy project requirements for both new and existing facilities. Connections to existing utilities shall be at points of sufficient size and capacity and in compliance with codes and utility provider requirements.
36. Question: Are there any new electric, gas, communication, etc. utility services required for the building expansion? Other than new storm piping and fire hydrant, no other proposed utilities are shown on the Proposed Grading, Drainage, and Utility Plan sheet C-04.
- Answer: Provide new incoming utility services as specified and as necessary to satisfy project requirements for both new and existing facilities. Connections to existing utilities shall be at points of sufficient size and capacity and in compliance with codes and utility provider requirements.
37. Question: Will the Design Build Contractor need to account for attending meetings with the City Engineer?
- Answer: Yes.
38. Question: Please confirm that no plenum return systems will be allowed.
- Answer: Plenum return systems are not permitted in the new addition. Plenum return systems are acceptable in the existing building.
39. Question: Will the cafeteria include a dishwasher I ware-washer, or will the District's food service plan utilize disposable dishes and utensils?
- Answer: Please see Sheet A-801. There is no dishwasher in this project. The school uses all disposable dishes and utensils.
40. Question: Should structural design include provisions for future installation of additional solar panels on the new or existing roof (by the Owner after the building is turned over)?
- Answer: The roof of the new addition shall be designed as specified to support possible future installation of solar panels. No retrofit of the existing roof is required.

41. Question: Does the existing-to-remain HVAC equipment meet the project's sound performance criteria? If not, will it be exempt from said criteria, or will it be part of the project to modify (or replace) this equipment as needed to meet the sound performance criteria?
- Answer: Existing-to-remain HVAC equipment is exempt from the project's sound performance criteria. New HVAC equipment shall comply with sound performance criteria. In addition, the Design-Builder must evaluate new and existing equipment and the expanded building and provide any noise control measures necessary to comply with local ordinances.
42. Question: Section (D201 0.20, I.B.3.a) calls for devices to prevent noise due to water hammer - does the existing domestic water system have such devices? If not, is it the intent of the RFP to add them to the existing domestic water system?
- Answer: No information is available about water hammer arrestors in the existing building. Water hammer arrestors shall be provided in the new addition and renovated rest rooms; no retrofit of other equipment is required.
43. Question: Section (D2010.20, I.B.3.b) calls for water hammer arrestors on each fixture branch - does the existing domestic water system have water hammer arrestors on each fixture branch? If not, is it the intent of the RFP to add them to the existing fixture branches?
- Answer: No information is available about water hammer arrestors in the existing building. Water hammer arrestors shall be provided in the new addition and renovated rest rooms; no retrofit of other equipment is required.
44. Question: Section (D2010.20, I.C.3) calls for lead filtration device on water supply to drinking fountains, classroom and faculty room sinks, and kitchen sinks - does the existing domestic water system have a lead filtration device? If not, is it the intent of the RFP to add lead filtration to the existing domestic water system?
- Answer: Existing domestic water system does not have a lead filtration device. The Design-Builder is required to add lead filtration devices to the existing system.
45. Question: Section (D2010.20, I.E.2.a) calls for recirculating pumps to limit domestic hot water temperature drop to 2 F within 100 feet of fixtures requiring domestic hot water, while also calling for re-using existing domestic water system to feed existing fixtures. Does the existing domestic hot water system have recirculating pumps, or will new recirculating pumps be required for the existing domestic hot water system?

- Answer: Maintain existing domestic water circulation pumps in place. No new circulation pumps are anticipated within the existing domestic hot water system.
46. Question: Section (D2010.20, I.E.5.c) calls for providing floor drains with trap primers in all spaces with domestic water equipment and plumbing fixtures. Do all of the existing spaces that have domestic water equipment and plumbing fixtures have floor drains, or will floor drains need to be added?
- Answer: No new floor drains are anticipated in the existing building.
47. Question: Do all of the existing floor drains in spaces that have domestic water equipment and plumbing fixtures have trap primers, or will they need to be added?
- Answer: Addition of trap primers is not required for existing floor drains.
48. Question: Some spaces with fixtures (such as single bathrooms, or classrooms with sinks, Nurse's office I exam room, stage area, etc.) do not require floor drains by code -- is it the intent of the RFP to require floor drains (with trap primers) in such locations as well?
- Answer: Provide floor drains in such spaces in the new addition in accordance with project requirements irrespective of code requirements.
49. Question: The Plumbing Code allows the use of deep seal traps in lieu of trap primers to protect trap seals - would it be acceptable to use deep seal traps in lieu of trap primers, or is it the intent of the RFP to allow trap primers only?
- Answer: Provide trap primers as specified.
50. Question: Section (D2010.20, II.A.2.c) appears to prohibit fiberglass insulation for domestic water insulation - please confirm.
- Answer: Confirmed.
51. Question: Section (D2010.60, I.A.i(1)) calls for outdoor water supplies a maximum of 100 feet apart on building facades (minimum of one on each facade); do the existing building facades that will remain unchanged have water supplies that meet this criteria already, or will they need to be added?
- Answer: No new outdoor water supplies are required for the existing building.

52. Question: Section (D2010.60, I.A.i(2)) calls for indoor water supplies beneath counters at each multiple fixture rest room, and in mechanical spaces; does the existing building have water supplies that meet this criteria already, or will they need to be added?

Answer: Provide such supplies in new addition and renovated rest rooms only in existing building.

53. Question: Section (D2010.20, I.A.6, etc.) says to feed existing building with the existing domestic water distribution system and hot water heater, and to feed the new building with a new domestic water distribution system and hot water heater; it also says (D2010.60, III.A.22) to "provide a separate, potable, circulating, tempered hot water system originating in mechanical room to supply facility, separate from kitchen hot water service" - this implies that the kitchen requires a separate, dedicated hot water service. Does the existing kitchen have a separate, dedicated hot water service that is existing to remain, or will the kitchen require a new separate, dedicated hot water service?

Answer: Utilize the existing hot water service for the Kitchen.

54. Question: Section (03000.00, I.A.9.b(b)) states " ... if alternate for commercial grade rooftop units is selected ... " Please confirm there are no alternates.

Answer: No such alternates are anticipated.

55. Question: Section (03000.00, I.A.9.d(1)) calls for modifying existing AHU-1 (new coils, valve assemblies and piping); however, the RFP is not specific about the other AHU's that were replaced circa 2012. Please advise what the intent is for the other existing AHU's (e.g., re-use as is, modify, remove and replace, etc.).

Answer: Refer to Section D3000.00 and Addendum #2 for scope of work with respect to existing HVAC systems. Note requirements, including Section 01411, for complete rebalancing of hydronic and air systems in existing building.

56. Question: Has it been confirmed that AHU-1 (and/or the other AHU's) have the ability to be modified I reused with adequate capacity to serve the new loads?

Answer: Refer to Section D3000.00 and Addendum #2 for scope of work with respect to existing HVAC systems. Note requirements, including Section 01411, for complete rebalancing of hydronic and air systems in existing building.

57. Question: The AHU replacement drawings provided with the RFP did not include schedule sheets for the AHU's- please provide schedule information for the existing AHU's.
- Answer: AHU schedules are included on Drawing ME2.0 in Folder 04 of the Volume 3 Attachments.
58. Question: Section (03000.00, I.A.9.b(1)(h) and I.A.9.b(3)(e)) calls for rebalancing existing chilled water and hot water pumps to match new loads in the existing building, while elsewhere in the RFP it calls for re-using the existing chillers and boilers to serve the existing building. If the pumps may require re-balancing to serve the new loads, it stands to reason that the chillers and boilers may also need to be re-balanced. Has it been confirmed that the chillers and boilers have adequate capacity to meet the new loads for the existing building?
- Answer: It is anticipated that with the changes made in Addendum #2, chiller and boiler capacities will be adequate to meet new loads for the existing building.
59. Question: What are the capacities of the existing boilers?
- Answer: Refer to Addendum #2.
60. Question: The chiller replacement drawings provided with the RFP indicate two chillers at 57 tons each -- please confirm the actual installed capacity. Also, is it the intent that these chillers should each carry 50% of the new load, or some other arrangement?
- Answer: The existing chiller capacities match those shown on Drawing ME2.0 in Folder 05 of the Volume 3 Attachments. See Addendum #2 for chilled water system modifications serving existing building.
61. Question: Section (D3000.00, I.A.9.c(1)(a)) calls for cast iron sectional boilers- would high-efficiency modular condensing boilers be acceptable?
- Answer: No.
62. Question: Section (D3000.00, I.A.9.b(1)(a)) calls for polypropylene glycol for freeze protection in the chilled water loop; Section (D3000.00, I.D.1(a)) calls for "Hydronic lines that are located on the exterior of the building or which serve units that take in outside air shall be a mixture of 30% propylene glycol and water". Please confirm that new heating hot water systems require 30% polypropylene glycol.

- Answer: Glycol is required only if heating hot water lines run on the exterior of the building.
63. Question: Do the existing chilled water and heating hot water systems require 30% polypropylene glycol, and if so, do they have it now?
- Answer: Existing heating and cooling media shall remain unchanged. The existing chilled water system contains glycol. See also Addendum #2.
64. Question: Section (D3000.00, I.A.9.c(3)(c)) calls for "electric heat trace protection for all [heating hot water] piping run exterior to the building". If glycol is required for heating hot water, can electric heat trace be eliminated? If glycol is not required/provided in existing heating hot water, does the existing heating hot water piping exterior to the building already have electric heat trace, or will the Design/Builder need to provide it?
- Answer: Existing hot water lines do not require heat trace; lines for media containing glycol do not require heat trace.
65. Question: Section (D3000.00) gives specific direction on the HVAC scope in a number of spaces in the existing building; however, it does not appear to address specific HV AC scope for the Gymnasium I Cafeteria, the Kitchen, and the Vocal Music Room (former Community Education Center). Please provide information on the HV AC scope for these spaces.
- Answer: Refer to Section D3000.00 and Addendum #2 for scope of work with respect to existing HVAC systems. Note requirements, including Section 01411, for complete rebalancing of hydronic and air systems in existing building.
66. Question: Section (D3000.00, I.A.9.f(4)(a)) calls for the new AHUs serving the new classrooms to have "integral enthalpy wheel". Per the AHU replacement drawings from 2012, none of the existing AHUs have enthalpy wheels (or any form of energy recovery), and the energy code does not appear to require energy recovery for the classroom AHU' s. Is it the intent of the RFP to require integral enthalpy wheels for energy recovery in the classroom AHU's, even if it is confirmed that energy recovery is NOT required by code?
- Answer: It is not the Authority's intent to require energy recovery for existing AHUs. Provide energy recovery for new addition as required by code.
67. Question: Section (D3000.00, I.A.9.f(5)(a)) calls for the new AHUs serving the Multi-Purpose room, Stage and Related Systems to have "integral enthalpy wheel as applicable for energy efficiency". What is the criteria that will be used to determine whether or not energy recovery is

"applicable" for these systems- i.e., will it be strictly based on whether or not it is required by code, or will some other criteria be used? (If some other criteria, please identify what that criteria will be.)

Answer: It is not the Authority's intent to require energy recovery for existing AHUs. Provide energy recovery for new addition as required by code.

68. Question: Section (D3000.00, I.A.9.f(7)(f)) calls for kiln canopy and exhaust fan separate from kiln manufacturer's vent exhaust. Typically kiln manufacturers recommend either direct venting of kiln or a canopy exhaust, but not both. Is it the intent of the RFP to require both?

Answer: Yes.

69. Question: Section (D3000.00, I.A.9.f(11)(a)) calls for unitary cabinet heaters in stairs to "provide cooling as required for adequate conditioning". Code does not require air conditioning of stairways. What criteria is used to determine whether or not cooling is required in stairs to provide "adequate conditioning"?

Answer: Air conditioning is not required for stairs in this project.

70. Question: Section (D3000.00, I.B.3) calls for Design/Builder to "perform measurement of temperature and humidity in spaces with unacceptable temperature and humidity fluctuations. Rebalance and adjust system to provide conditions to meet design criteria and comfort levels." --- When is this measurement I adjustment to take place? (I.e., how long after occupancy of the building?)

Answer: Note requirements, including Section 01411, for complete rebalancing of hydronic and air systems in existing building.

71. Question: What criteria are to be used for determining whether or not a space's temperature and humidity fluctuations are "unacceptable"?

Answer: See Performance Specifications and all project requirements.

72. Question: Comfort being a subjective thing, what criteria are to be used to determine whether or not the conditions have met acceptable "comfort levels"?

Answer: See Performance Specifications and all project requirements.

73. Question: During the walk-through of the school;, it was observed that the locations of some of the fixtures in the existing bathrooms may not meet ADA spacing requirements.

- a) Is it the intent of the RFP that the layout of such bathrooms will be revised so that they meet ADA requirements?
- b) In some cases, it appears that doing so could require moving existing walls to make bathrooms larger- is it the intent of the RFP that existing walls be moved as required to make bathrooms ADA compliant?

Answer: 'It is the responsibility of the Design-Builder to determine accessibility requirements for each space in accordance with its classification under the Rehabilitation Subcode, N.J.A.C. 5:23-6.

74. Question: If the existing chillers must meet the project's sound performance criteria, but do not comply due to sound transmission through the existing roof deck, will it be required to remove the chillers, provide a concrete slab at the roof deck for acoustical separation, and re-install the chillers?

Answer: No.

75. Question: Existing above ground storm and sanitary piping throughout the building is PVC, is the Design Build Contractor required to change the piping to cast iron?

Answer: No.

76. Question: Saw cutting required to accommodate plumbing will require openings in the terrazzo floor. Please provide terrazzo makeup for patching scope.

Answer: Existing terrazzo that is being cut must be cut at the nearest divider strip, and entire tile replaced with new terrazzo to match existing. Please see existing construction drawings, detail D/A-7 for additional information.

F. CHANGES TO PREVIOUS ADDENDA:

- 1. Not applicable.


G. ATTACHMENTS

- 3.1 Revised Price Proposal Form

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


NJSDA 6/15/2015
Date

Addendum #3

New Jersey Schools Development Authority
Office of Procurement
32 East Front Street
Trenton, NJ 08625
Phone: 609-858-2984
Fax: 609-656-4609

Date: June 15, 2015

PROJECT #: ET-0073-B01
Paul Robeson Community Theme School for the Arts
Addition and Renovations
New Brunswick Public Schools

DESCRIPTION: Addendum #3

Addendum No. 3

Acknowledgement of Receipt of Addendum

Contractor hereby acknowledges the receipt of the Addendum by signing in the space provided below and returning via fax to (609-656-4609) or email (MATaylor@njsda.gov). 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

PRICE PROPOSAL

**DESIGN-BUILD
PRICE PROPOSAL SUBMISSION**

to
NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY

For the following Package:

Contract Number: ET-0073-B01
Contract Name/Description: New Brunswick – Paul Robeson Community Theme
School for the Arts (Addition & Renovation)
District: New Brunswick
County: Middlesex

THIS PACKAGE IS COMPRISED OF THE FOLLOWING SCHOOL PROJECTS:

SCHOOL

Paul Robeson Community Theme School for the Arts

Bid of _____
(Bidder's Name) (Bidder's Federal I.D. #)

a Corporation organized and existing under the laws of the State of _____

or a partnership or joint venture consisting of _____

or an individual, trading as _____

There is a two-step bidding process for participation in this procurement:

First Step: A Bidder must first submit the "Project Rating Proposal." The NJSDA will determine a Bidder's Project Rating Limit based on this proposal.

Second Step: Along with a Technical Proposal prepared in accordance with the Request for Proposals, a Bidder must submit the "Price Proposal" which contains the price the Bidder intends to bid for the work as well as other required information.

Important Notes:

- 1) A Bidder may not submit a Price Proposal that, excluding amounts for design services and excluding the GMP Reserve, exceeds its Project Rating Limit for a project.

2) A Bidder's Project Rating Limit cannot exceed the firm's Aggregate Limit.

A. Price Proposal Submission:

1. The Bidder shall complete and execute this Price Proposal and enclose it in an envelope that is **sealed and clearly marked** with the Bidder's Name, Contract Number, Contract Name, School District, County and the date of Price Proposal submission. The Bidder must submit its sealed Price Proposal to the NJSDA in accordance with Section 7 of the Request for Proposal (RFP).
2. The Price Proposals shall be subject to a public bid opening by the NJSDA on the date and time provided in the RFP.

B. Bidder:

1. All Bidders must be classified by the Department of the Treasury, Division of Property Management and Construction in all applicable trades; pre-qualified by the NJSDA in all applicable trades; registered with the Department of Labor; and registered with the Department of Treasury, Division of Revenue; and must provide valid contractor or trade licenses where applicable at the time of submission of this bid. **Time is of the essence for completion of the Project in this package.**
2. The Bidder **MUST** submit a copy of its Uncompleted Contracts Form. Uncompleted Contracts forms submitted by the Bidder and any named Subcontractors must reflect accurate and timely information. The amount set forth in the Uncompleted Contracts Form must reflect the amount of uncompleted work as of the date of the bid submission, or the date of the response to the RFP. In no instances will Uncompleted Contracts forms be acceptable where the date of the Form is greater than 120 days prior to the due date for bid or proposal submissions.
3. If the Bidder will be performing work with its "own forces" in any of the trades listed in the Bid Advertisement, the Bidder must be properly classified and pre-qualified to perform such work in the named trades, and must state its intention to perform such work with its "own forces." Failure to so state, and/or failure to indicate what firms will be performing the work in the trades identified in the Bid Advertisement, may cause the bid to be rejected.

C. Subcontractors:

1. The Bidder **MUST** name the Design Consultant to be engaged as the Design-Builder's Design Consultant, and all subcontractors that will be performing work in any of the trades listed in the Bid Advertisement or required by statute.
2. In accordance with the requirements of N.J.S.A. 52:18A-243, each bidder (or "design-builder") is required to set forth in its bid the name or names of all subcontractors to whom the design-builder will directly subcontract for the furnishing of any of the work and materials specified in the plans and specifications for the following branches: (1) the plumbing and gas fitting and all work and materials kindred thereto ("Plumbing Branch"); (2) the steam and hot water heating and ventilating apparatus, steam power plants and all work and materials kindred thereto ("HVACR Branch"); (3) the electrical work ("Electrical Branch"); and (4) structural steel and miscellaneous iron work and materials ("Structural Steel Branch").
3. When naming subcontractors in accordance with Section C.2 above, a design-builder is required to name only those subcontractors that are engaged directly by the Design-Builder ("first-tier subcontractors"). Design-Builders are **NOT REQUIRED** to name any subcontractors engaged by the first-tier subcontractors or by others (e.g., "second-tier subcontractors" or "third-tier subcontractors.")

4. The Design Consultant to be engaged as the Design-Builder's Design Consultant must be prequalified by the Department of the Treasury, Division of Property Management and Construction in the discipline of Architecture (P001); pre-qualified by the NJSDA in the discipline of Architecture (P001) and registered with the Department of Treasury, Division of Revenue.
5. All listed subcontractors identified in accordance with Sections C.1. and C.2. above must be classified by the Department of the Treasury, Division of Property Management and Construction in all applicable trades; pre-qualified by the NJSDA in all applicable trades; registered with the Department of Labor; and registered with the Department of Treasury, Division of Revenue; and must provide valid contractor or trade licenses where applicable at the time of submission of this bid.
6. All Bidders **MUST** submit a copy of the Uncompleted Contracts Form for any subcontractor identified in the bid advertisement. Uncompleted Contracts forms submitted by the Bidder and any named Subcontractors must reflect accurate and timely information. The amount set forth in the Uncompleted Contracts Form must reflect the amount of uncompleted work as of the date of the bid submission, or the date of the response to the RFP. In no instances will Uncompleted Contracts forms be acceptable where the date of the Form is greater than 120 days prior to the due date for bid or proposal submissions.
7. The Bidder shall list the SBE status of each subcontractor, where applicable.

D. SBE Opportunities:

1. The Bidder agrees it shall make a good faith effort to meet the requirements of the SBE Utilization Attachment contained in the Contract Documents in order to ensure that small business enterprises, as defined in that attachment and in applicable regulation, have the maximum opportunity to compete for and perform subcontracts.
2. The NJSDA requires the contractor to provide opportunities to SBE firms to participate in the performance of this engagement, consistent with NJSDA SBE set aside goals of 25%, awarding 5% of the contract value to registered Category 4 SBE firms; 5% of the contract value to registered Category 5 SBE firms; and 5% of the contract value to registered Category 6 SBE firms; and 10% of the contract value to SBE firms registered in any of the three Categories.

GENERAL CONSTRUCTION WORK:

Firm	Address	
SBE Status	DOL Contractor Registration #	Federal I.D. #

DESIGN-BUILDER's DESIGN CONSULTANT:

Firm	Address	
SBE Status	NJ Professional License #	Federal I.D. #

PLUMBING AND GAS FITTING BRANCH WORK: The bidder must identify a subcontractor that is DPMC classified in the trade of Plumbing (C030), unless the bidder intends to self-perform for this trade. If the bidder intends to self-perform, the bidder must identify itself as self-performing in the trade of Plumbing (C030). If the bidder will contract with any additional subcontractors with DPMC Trade Classifications in the Plumbing trade or other trades applicable to this branch, each such additional subcontractor must be identified.

Firm Address

SBE Status DOL Contractor Registration # Federal I.D. #

Additional Plumbing Branch Subcontractor(s): Note DPMC Classification: _____

Firm Address

SBE Status DOL Contractor Registration # Federal I.D. #

Additional Plumbing Branch Subcontractor(s): Note DPMC Classification: _____

Firm Address

SBE Status DOL Contractor Registration # Federal I.D. #

HVACR BRANCH WORK: The bidder must identify a subcontractor that is DPMC classified in the trade of HVACR (C032) OR an HVAC Contractor classified in the former DPMC classification of C039 may also satisfy the HVACR (C032) requirement, if a bona-fide representative linked to the Contractor has applied to be "grandfathered in" under the new Master Heating, Ventilating, Air Conditioning, and Refrigeration license offered by the State Board of Examiners for Heating, Ventilating, Air Conditioning and Refrigeration Contractors pursuant to N.J.A.C. 45:16A-26. Such a C039 Contractor or subcontractor must supply a copy of the "grandfathering" license application, as well as proof of payment of application fee, unless the bidder intends to self-perform for this trade. If the bidder intends to self-perform, the self-performing bidder must provide proof of the required HVACR license by providing evidence that a bona-fide representative of the firm holds a Master HVACR license, or providing evidence that a principal or employee of the firm has applied to be "grandfathered in" to the Master HVACR license based on experience without meeting education and examination requirements under N.J.A.C. 45:16A-26. If the bidder will contract with any additional subcontractors with DPMC Trade Classifications in the HVAC trade or other trades applicable to this branch, each such additional subcontractor must be identified.

Firm Address

SBE Status DOL Contractor Registration # Federal I.D. #

Additional HVACR Branch Subcontractor(s): Note DPMC Classification: _____

Firm Address

SBE Status DOL Contractor Registration # Federal I.D. #

Additional HVACR Branch Subcontractor(s): Note DPMC Classification: _____

Firm Address

SBE Status DOL Contractor Registration # Federal I.D. #

ELECTRICAL BRANCH WORK: The bidder must identify a subcontractor that is DPMC classified in the trade of Electrical (C047), unless the bidder intends to self-perform for this trade. If the bidder intends to self-perform, the bidder must identify itself as self-performing in the trade of Electrical (C047). If the bidder will contract with any additional subcontractors with DPMC Trade Classifications in the Electrical trade or other trades applicable to this branch, each such additional subcontractor must be identified.

Firm Address

SBE Status DOL Contractor Registration # Federal I.D. #

Additional Electrical Branch Subcontractor(s): Note DPMC Classification: _____

Firm Address

SBE Status DOL Contractor Registration # Federal I.D. #

Additional Electrical Branch Subcontractor(s): Note DPMC Classification: _____

Firm Address

SBE Status DOL Contractor Registration # Federal I.D. #

STRUCTURAL STEEL AND MISCELLANEOUS IRON WORK BRANCH: The bidder must identify a subcontractor that is DPMC classified in the trade of Structural Steel (C029), unless the bidder intends to self-perform for this trade. If the bidder intends to self-perform, the bidder must identify itself as self-performing in the trade of Structural Steel (C029). If the bidder will contract with any additional subcontractors with DPMC Trade Classifications in the Structural Steel trade or other trades applicable to this branch, each such additional subcontractor must be identified.

_____		_____
Firm		Address
_____		_____
SBE Status	DOL Contractor Registration #	Federal I.D. #

Additional Structural Steel Branch Subcontractor(s): Note DPMC Classification: _____

_____		_____
Firm		Address
_____		_____
SBE Status	DOL Contractor Registration #	Federal I.D. #

Additional Structural Steel Branch Subcontractor(s): Note DPMC Classification: _____

_____		_____
Firm		Address
_____		_____
SBE Status	DOL Contractor Registration #	Federal I.D. #

OTHER TRADE CLASSIFICATIONS NAMED IN BID ADVERTISEMENT
(Name Trade Classification): _____

_____		_____
Firm		Address
_____		_____
SBE Status	DOL Contractor Registration #	Federal I.D. #

OTHER TRADE CLASSIFICATIONS NAMED IN BID ADVERTISEMENT
(Name Trade Classification): _____

_____		_____
Firm		Address
_____		_____
SBE Status	DOL Contractor Registration #	Federal I.D. #

E. Price:

1. The undersigned, as Bidder, declares:
 - That this Price Proposal is made, without collusion with any other person, firm or corporation;
 - That the Bidder has carefully examined the RFP and the forms of the Project Manual, Design Build Contract, Design Build Information Package, Addenda, Specifications, Drawings and all other Contract Documents;
 - That the Bidder has carefully examined the locations, conditions and classes of material for the proposed work;
 - That the Bidder agrees that it will provide all necessary design services, machinery, tools, apparatus and other means of construction and will do all Services and Work and furnish all the materials called for in the Design Build Contract Documents in the manner therein prescribed; and
 - That this Price Proposal is submitted Net of Insurance, excluding all applicable insurance expenses and policy costs allocated to the on-site activities of the project as respects Workers' Compensation, Employer's Liability, Commercial General Liability, Owners Contractors Protective Liability, Excess/Umbrella Liability and Builder's Risk insurance.

2. In submitting this Price Proposal, the Bidder agrees:
 - That the NJSDA has the right to reject this Price Proposal in accordance with the terms of the RFP.
 - To hold this Price Proposal open for a period of ninety (90) calendar days from the date of the public opening and reading of the Price Proposals, unless this time period is extended by mutual agreement of the Bidder and the NJSDA.
 - To accomplish the work at the price bid, in accordance with the Contract Documents.

3. Base Bid Price:
 - Total amount for the furnishing of all design and construction administration services, labor, materials, services, equipment and appliances required in conjunction with and properly incidental to all Services and Work, in conformance with all Design Build Contract Documents. **The price of allowances listed in the Specifications and/or by Addenda (um) must be included in the Base Bid Price.**

 - In case of a discrepancy between the amount shown in words and the amount shown in figures, **the amount shown in words shall govern.**

 - **The Public Opening and Reading of the Price is for informational purposes only and is not to be construed as an acceptance or rejection of any bid submitted.**

- 1. Design Services: \$ _____
- 2. Construction Services: \$ _____
- 3. GMP Reserve \$ 1,690,000.00

(GMP Reserve Includes: \$1,170,000 New Construction and Renovation Allowance; \$125,000 Emergency Responder System Coverage Allowance; \$145,000 Fire Pump Allowance and \$250,000 Subsurface Conditions and Additional Hazardous Materials Allowance)

TOTAL BID PRICE: _____
 (Sum of all three items) (In Words)

\$ _____
 (In Figures)

4. Bid Bond:

The Bidder shall attach to this Price Proposal a Bid Bond, having a value of ten percent (10%) of the total base bid amount. Bid Bonds shall be returned to all unsuccessful Bidders in accordance with the Instructions to Bidders.

5. Addenda:

The Bidder acknowledges receipt and incorporated into this bid of the following Addenda:

Number: _____

Dated: _____

F. CERTIFICATION

The Bidder hereby certifies to the best of its knowledge and belief and under penalty of perjury under the laws of the United States and the State of New Jersey:

1. That all information provided herein is accurate and truthful.
2. That an affirmative action program of equal employment opportunity, pursuant to P.L. 1945, c. 169, the "New Jersey Law Against Discrimination," as supplemented and amended has been adopted by this organization to ensure that applicants are employed and employees are treated without regard to their race, creed, color, national origin, ancestry, marital status, sex, or affectional or sexual orientation, and that the selection and utilization of contractors, subcontractors, consultants, materials suppliers and equipment lessors shall be done without regard to their race, creed, color, national origin, ancestry, marital status, sex, or affectional or sexual orientation. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeships. The Bidder agrees to post in conspicuous places, available to employees and applicants for employment, Notices to be provided by the NJSDA's Compliance Officer setting forth provisions of this nondiscrimination clause. Said affirmative action program addresses

both the internal recruitment, employment and utilization of minorities and the external recruitment policy regarding minority contractors, subcontractors, consultants, materials suppliers and equipment lessors.

3. That the bid has been executed with full authority to do so; that the Bidder has not directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with these projects; and that all statements contained in this bid and in this certification are true and correct and made with full knowledge that the NJSDA relies upon the truth of the statements contained in this bid and in the statements contained in this certification in awarding the contract for the projects.
4. That neither the Bidder nor its principals:
 - A. are currently debarred, suspended, proposed for debarment, declared ineligible, or excluded from bidding or contracting by, any agency of government including but not limited to federal, state, regional, county or local government agency, in this or any other state including any department, division, commission, authority, office, branch, section and political subdivision or other governmental or quasi-governmental entity;
 - B. are voluntarily excluded from bidding or contracting, or have agreed to voluntarily refrain from bidding or contracting, through an agreement with any agency of government including but not limited to federal, state, regional, county or local government agency, in this or any other state including any department, division, commission, authority, office, branch, section and political subdivision or other governmental or quasi-governmental entity;
 - C. have, within a three-year period preceding this bid, been convicted or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public federal, state or local contract; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - D. are currently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state or local) with commission of any of the offenses enumerated in paragraph (B) of this certification; and
 - E. have, within a three-year period preceding this bid, had one or more public contracts (federal, state or local) terminated for cause or default.
5. The Bidder has a current, valid registration issued pursuant to the "Public Works Contractor Registration Act, "P.L. 1999, c. 238 (c. 34:11-56.48 et. seq)".
6. The Bidder has a current, valid Business Registration Certificate for State Agency and Casino Service Contractors issued by the NJ Department of Treasury to perform work in New Jersey.
7. The Bidder has current, valid contractor or trade licenses and permits required under applicable New Jersey law for any trade or specialty area in which the firm seeks to perform work.
8. That the Bidder will comply with Public Law 2005, Chapter 51 (N.J.S.A. 19:44A-20.13- through N.J.S.A. 19:44A- 20.25, superseding Executive Order 134 (2004)) and as amended by Executive Order 117 (2008), and submit a N.J. Division of Purchase and Property "Two-Year Chapter 51/Executive Order 117 Vendor Certification & Disclosure of Political Contributions" and "Ownership Disclosure Form" if awarded the bid.
9. That the Bidder is aware of its continuing responsibility to file an annual disclosure statement on "contributions" as that term is defined in P.L. 2005, c. 51 (formerly Executive Order 134 (2004))

or any "Business Entity," as that term is defined in P.L. 2005, c. 51, associated with the Bidder, on the "Disclosure of Political Contribution" form provided by the NJSDA, at the time such contribution is made." This applies to the contractor if the contractor receives contracts in excess of \$50,000 from a public entity in a calendar year. It is the contractor's responsibility to determine if filing is necessary. Failure to so file can result in the imposition of financial penalties by ELEC. Additional information about this requirement is available from ELEC at 888-313-3532 or at www.elec.state.nj.us.

10. During the term of construction of the project(s) that comprise this package, the Bidder will have in place a suitable quality control and quality assurance program and an appropriate safety and health plan.
11. The amount of the Price Proposal and the value of the Bidder's outstanding incomplete contracts does not exceed the Bidder's Aggregate Rating.
12. Where the Bidder is unable to certify to any of the statements in this certification, the Bidder shall explain below.

IN WITNESS WHEREOF, the Bidder has caused this instrument to be signed, attested to and sealed.

Bidder: _____
(Legal Firm Name)

By: _____
(Signature) (Printed or Typed Name)

Title: _____

Address: _____

Telephone No.: _____

Fax No.: _____

Date: _____

Witness: _____

Printed or Typed Name: _____

Date: _____



END OF PRICE PROPOSAL