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**Addendum No. 1**

NJSDA  
32. E. Front Street  
Trenton, NJ 08625  
Phone: 609-858-2915  
Fax: 609-656-7258

**DATE:** March 12, 2015

**PROJECT #:** GP-0218-R01  
Property Management and Maintenance Services

**DESCRIPTION:** Addendum No. 1

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 conflicting information in the Bid Documents.

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**A. CHANGES TO THE PROCUREMENT PROCESS:**

**1. Modifications to the Request for Proposals and Associated Documents**

- a. **DELETE:** All references to Union City Gilmore ES#2 shall be deleted from Attachment G of the Request for Proposals and Appendix B-1 of the Agreement.
- b. **REPLACE:** In Attachment G to the Request for Proposals, the originally issued "Lump Sum Fee Proposal" form dated 2/26/15 shall be deleted in its entirety and replaced with the "Lump Sum Fee Proposal" form dated 3/12/15 provided with this Addendum as Attachment 1.2.
- c. **REPLACE:** In Appendix B-1 of the Agreement, the originally issued "NJSDA Maintained Properties" list dated 2/26/15 shall be deleted in its entirety and replaced with the "NJSDA Maintained Properties" list dated 3/12/15 provided with this Addendum as Attachment 1.3.

**B. CHANGES TO THE AGREEMENT:**

1. Not Applicable.

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

1. **QUESTION:** In Appendix B, Section C, 1. Routine Property Maintenance Services, many of the items listed involve purchase of incidentals such as locks, chains, dumpsters, light bulbs, etc. Should these items be part of the lump sum price under

this section or will the contractor be able to bill the Authority separately for these items.

**ANSWER:** Expenses for locks, chains, dumpsters, light bulbs and any other expenses incidental to providing Routine Property Maintenance Services should be included in the lump sum price.

2. **QUESTION:** What is the Authorities best estimate regarding the property list for the future? Is it expected that this list might be cut in by one quarter, one half or not at all by year three of the contract term?

**ANSWER:** Although the Authority cannot predict precisely when or how many Authority Properties will be added or removed, the Authority presently anticipates the removal of three (3) Authority Properties from and the addition of two (2) Authority Properties to the list of Authority Properties set forth in Appendix B-1 of the Scope of Services during the term of the Agreement. Section D of the Scope of Services (Appendix B to the Agreement) sets forth the process by which changes are made to the Authority Properties covered by the Agreement.

**D. CHANGES TO PREVIOUS ADDENDA:**

1. Not Applicable.

**E. ATTACHMENTS:**

1. Attachment 1.1 "Notice of Intent to Participate" Contact List
2. Attachment 1.2 "Lump Sum Fee Proposal" form dated 3/12/15
3. Attachment 1.3 "NJSDA Maintained Properties" list dated 3/12/15

**F. SUPPLEMENTAL INFORMATION:**

1. Not Applicable.

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

**End of Addendum No. 1**

  
\_\_\_\_\_  
NJSDA Director

3.12.15

\_\_\_\_\_  
Date

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32 E. Front Street  
Trenton, NJ 08625  
Phone: 609-858-2915  
Fax: 609-656-7258

**PROJECT #:** GP-0218-R01  
**Property Management and Maintenance Services**

**DESCRIPTION:** Addendum No. 1

**Acknowledgement of Receipt of Addendum**

Contractor must acknowledge the receipt of the Addendum by signing in the space provided below and returning via fax (609-858-2915) or email ([dkutch@njsda.gov](mailto:dkutch@njsda.gov)). Signed acknowledgement must be received prior to the Bid Due Date. Acknowledgement of the Addendum must be made in the Lump Sum Fee Proposal Form.

\_\_\_\_\_  
Signature

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

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

\_\_\_\_\_  
Date

## ATTACHMENT 1.1

### “Notice of Intent to Participate” Contact List

ACB Consulting Services  
292 Lafayette Street  
Newark, NJ 07105  
973-885-8697  
Alicia Biasotti-Belotta

Best Value Rugs & Carpet, Inc.  
334 RT 22 W  
Green Brook, NJ 08812  
Tel # 732 752 3528  
Daljit Chadha

Bluegrass Services  
901 Darmstadt Ave  
Egg Harbor City, NJ 08215  
609-804-0106  
Wendy Chamberlain

Cervelli Management Corp  
1 Marine Plaza  
7701 Marine Road, Suite 304  
North Bergen, NJ 07047  
201-868-6300  
Ariana Rodriguez

IEW Construction Group  
75 Sculptors Way  
PO Box 8008  
Trenton, NJ 08650  
Harry Coleman, Jr.

Pravco, Inc.  
245 Wescott Drive  
Rahway, NJ 07065  
732-388-0800  
Eileen Murphy

Prime Vendor, Inc.  
4622 Cedar Ave.  
Wilmington, NC 28403  
800-746-9554  
Peter Melnick

GP-0218-R01  
State-Wide Property Management & Maintenance Services

**ATTACHMENT 1.2**

**Lump Sum Fee Proposal**

## LUMP SUM FEE PROPOSAL

Fee Proposal submitted by (name of firm): \_\_\_\_\_

Project Site	Property Management Lump Sum*	Routine Maintenance Lump Sum*
Asbury Park ECC	\$	\$
Camden Coopers Poynt	\$	\$
Camden Creative & Performing Arts	\$	\$
Garfield Most Holy Name	\$	\$
Irvington Middle School	\$	\$
Jersey City #13	\$	\$
Keansburg Lorraine Place	\$	\$
Newark Franklin	\$	\$
Newark Gladys Hillman	\$	\$
Newark Harriet Tubman	\$	\$
Newark NE Hernandez Campus ES	\$	\$
Newark Ridge ES	\$	\$
Newark University	\$	\$
Newark West Side HS	\$	\$
Passaic Dayton Avenue MS	\$	\$
Paterson Don Bosco Swing Space	\$	Not Applicable
Plainfield Temporary Swing Space	\$	\$
Trenton ECC	\$	\$
Trenton Roebling School	\$	\$
Union City Magnet	\$	\$
West New York PS #6	\$	\$

TOTALS	\$	\$
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A -- Property Management Services Total Lump Sum	\$ _____
B -- Routine Maintenance Services Total Lump Sum	\$ _____
C -- Allowance for Occasional Property Maintenance Services	\$ <u>150,000.00</u>
D -- Allowance for Other Property Maintenance Services	\$ <u>800,000.00</u>
 TOTAL BID AMOUNT (A+B+C+D)	 \$ _____

\* **NOTE:** The lump sum fee must be fully-loaded and all-inclusive and must reflect direct labor costs, including fringe benefits, materials, equipment, overhead and profit, and all other costs incurred in the course of performing the required services for the Term of the Agreement.

I am duly authorized to sign this Price Proposal on behalf of the named firm.

Firm: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

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**Acknowledgement of Receipt of Addendum**

The Firm acknowledges receipt of the Addendum by signing in the space provided below.

_____	_____	_____
(Print Name)	(Signature)	(Date)
_____	_____	
(Title)	(Phone Number)	

**ATTACHMENT 1.3**

**NJSDA Maintained Properties**



<b>NJSDA Maintained Properties</b>				
<b>District</b>	<b>Project</b>	<b>Address</b>	<b>Description of Property</b>	<b>Size of Property</b>
Asbury Park	Asbury Park ECC	1200 Memorial Drive	1200 Memorial Drive. Vacant two-story Commercial building.	Two-story 52,100 sq ft office building
Camden	Coopers Poynt	925, 929 & 933 N. 3rd St; 903, 925 & 927 N. Front St; 213 York Street 905 Front St. - Vacant Lot Vacant land on Bailey & 2nd	7 houses on N. Front, 3rd, and York Streets. Houses are stenciled. Unfenced vacant lot at 905 Front St. Unfenced vacant land on Bailey and 2nd.	Seven one-family dwellings. All houses are vacant. Vacant Land: Approximately 0.232 Acres
Camden	Creative and Performing Arts	707 and 709 Market Street; 108 No. 7th Street	707 and 709 Market St. (plus parking lot adjacent to 709) and 108 N. 7th St.	One 2-story residential bldg; one vacant Commercial Bldg approx. 10,590 sq feet plus parking lot; one vacant Commercial Bldg (medical offices) approx. 2,954 sq ft
Garfield	Most Holy Name	58 Lincoln Place; 11 MacArthur Avenue	Parking Lot between McArthur Ave. & Lincoln Place	Approx, 5000 sq.ft.
Irvington	New MS	Borders 19th Ave., 20th St., 21st St., 22nd St., Nelson Place, Standard Place.	9 Various fenced vacant lots of varying sizes. Borders 19th Ave., 20th St., 21st St., 22nd St., Nelson Place, Standard Place.	Total square footage of all fenced lots: 2.461 Acres. Individual fenced lot square footage unknown
Jersey City	ECC #13	66-84 Ege Avenue; 383-395 MLK Drive	Large fenced lot	Approx, 1.467 Acres Total
Keansburg	Lorraine Place ES	51-53 State Hwy. 36 Lorraine Place	Very large fenced lot bordering Highway 36 and Lorraine Place	Fenced lot approx. 6.54 Acres
Newark	Franklin ES	36-38 Summer Avenue 64 Crane Street	Fenced vacant lot bordering Summer and Crane Sts.	Fenced vacant lot approx. 1.856 Acres
Newark	Gladys Hillman-Jones ES	25-33 7th Avenue; 100-106 MLK Blvd	Fenced vacant lot bordering 7th Ave and MLK Blvd.	Fenced vacant lot approx. 0.446 Acres

District	Project	Address	Description of Property	Size of Property
Newark	Harriet Tubman ES	72 Blum Street; 498-500 S. 10th Street; 83-85 Holland Street	Vacant Lot bordering 10th St, Holland, Blum and Gold.	Vacant approx. 0.741 Acres
Newark	NE Hernandez Campus ES	31, 55 & 57 Ogden Street; 38 & 48 Mt. Pleasant Avenue	Vacant Lot boarding Ogden and Mt. Pleasant Ave.	Vacant lot approx. 0.643 Acres
Newark	Ridge St	212-214, 216-218 & 220-226 Montclair Avenue; 804-806, 808-810, 832-834, 838-840 Clifton Avenue; 725, 727-729, 731-733, 755, 757-759, 761-763 Ridge St	Two fenced vacant lots, bordering Montclair Ave, Clifton Ave, and Ridge St. One lot on both sides of school	Two fenced vacant lots approx. 1.610 acres
Newark	University H.S.	One lot - Block 3045 - - Behind School - Borders Nye, Demarest , Clinton  2nd lot - Block 3059 - Borders Dewey, Nye, Hawthorne and Demerest	Two large fenced vacant lots bordering Hobson, Dewey, Demerest, Nye Sts and Hawthorne Ave.	Two large fenced vacant lots. Size unknown
Newark	West Side HS	Vacant Strip Mall: 381-395 S. Orange Avenue	389 South Orange	Fenced vacant commercial strip mall. Building approx. 20,038 sq ft.
Passaic	Dayton Ave MS	73-97 Dayton Avenue; 36-86 Parker Avenue	Very large fenced lot bordering Parker Ave and Dayton Ave	Approx. 2.814 acres
Paterson	Don Bosco Swing Space	202-216 Union Avenue	Occupied swing space	4 bldgs, 3 are attached with brick exteriors in L shaped configuration totally 113,809 SF.
Plainfield	Temporary Swing Space	1800 West Front Street	One-story masonry construction church building.	Approx. 6,500 SF.
Trenton	Trenton ECC	335-341 N. Warren Street	Fenced vacant land at Pennington and S. Warren Streets	Fenced land. Size of area unknown.

District	Project	Address	Description of Property	Size of Property
Trenton	Roebing School	670 South Clinton Avenue	Large fenced site bordering S. Clinton, Hudson, and Mott Streets	Six vacant warehouse buildings of various sizes, approx. 307,100 sq ft in total
Union City	Magnet K-8	509 Summit (Bk 19/Lot 5) 808 6th St. (Bk 19/Lot 10) 811 6th St. (Bk 19/Lot 11) 508 Kennedy Blvd. (Bk 19/Lot 16)	Large fenced lot corner of Summit and 5th and 6th. Lot at Palisades and Summit and 5th. Vacant building at corner of 5th and Summit.	Vacant commercial building approx. 7,125 sq ft; Lot size unknown
West New York	PS #6	6400 Broadway.	Vacant fenced lot.	Vacant fenced lot approx. 95,800 sq ft