



Addendum #1

New Jersey Schools Development Authority
Office of Procurement
32 East Front Street
Trenton, NJ 08625
Phone: 609-858-2915

DATE: April 1, 2019
PROJECT #: GP-0257-R01
State-Wide Property Management and Maintenance Services

DESCRIPTION: Addendum #1

This addendum shall be considered part of the State-Wide Property Management and Maintenance Services Request for Proposals (“RFP”) issued in connection with the referenced project. Should information contained in this Addendum conflict with the State-Wide Property Management and Maintenance Services RFP this Addendum shall supersede the relevant information in State-Wide Property Management and Maintenance Services RFP.

A. CHANGES TO THE PROCUREMENT PROCESS:

1. Not applicable.

B. CHANGES TO THE PROCUREMENT DOCUMENTS:

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

1. Modifications to the Request for Proposals and Associated Documents

- a. **DELETE and REPLACE:** In Appendix B-1 of the Agreement (Attachment A to the RFP), the originally issued “Authority Properties” list with a revision date of 3/11/19 shall be deleted in its entirety and replaced with the “Authorities Properties” list with a revision date of 4/1/19 provided with this Addendum as Attachment 1.1.
- b. **DELETE and REPLACE:** In Attachment P to the RFP, the originally issued “Fee Proposal Form” shall be deleted in its entirety and replaced with the “Fee Proposal Form” with a revision date of 4/1/19 provided with this Addendum as Attachment 1.2.

2. Changes to the Agreement

- a. Not applicable

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

1. Question: Vacant Lots - Do you want the maintenance included in our price?
Answer: Where requested on the Fee Proposal Form, a firm must propose a Lump Sum Fee for Routine Maintenance for a given Project Site. A Lump Sum Fee **must** be provided for each line item with the exception of those line items which indicate "Not Applicable." The Scope of Services, Appendix B of the Agreement (Attachment A to the RFP), defines the Routine Maintenance Services that are required.
2. Question: Do you want maintenance staff on our payroll?
Answer: Yes.
3. Question: The occupied school is Patterson - What management services are you looking for?
Answer: The Scope of Services, Appendix B of the Agreement (Attachment A to the RFP), defines the Property Management Services that are required.
4. Question: Is the Camden property occupied?
Answer: No.

D. CHANGES TO PREVIOUS ADDENDA:

1. Not applicable.

E. ATTACHMENTS:

1. Attachment 1.1 "Authority Properties" list with a revision date of 4/1/19
2. Attachment 1.2 "Fee Proposal Form" with a revision date of 4/1/19
3. Attachment 1.3 "Notice of Intent to Participate" Contact List

Refer all questions to NJSDA Procurement Staff. Any bidder attempting to contact government officials (elected or appointed), including NJSDA Board members, NJSDA Staff (except for Procurement), Selection Committee members, NJSDA Consultants, and School District officials for information relating to this project or in an effort to influence the selection process may be immediately disqualified.

End of Addendum No. 1

 4/11/19
NJSDA Date



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State-Wide Property Management and Maintenance Services
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Acknowledgement of Receipt of Addendum

Consultant must acknowledge the receipt of the Addendum by signing in the space provided below and returning via scanned copy (Dkutch@njsda.gov). Signed acknowledgement must be received prior to the Bid Due Date. Acknowledgement of the Addendum must be made on the NJSDA Fee Proposal Form. Please include a copy of this signed acknowledgement form in the Technical Proposal Submission.

Signature

Print Name

Company Name

Date

Addendum: 1
Project: GP-0257-R01
Project Name: State-Wide Property Management and Maintenance Services

Attachment 1.1
Appendix B-1

District	Project	Project #	Address	Description of Property	Size of Property
Camden	Creative and Performing Arts	0680-240-01-0926	707 and 709 Market Street (B-126, L-9, 70 & 71)	707 and 709 Market St. (plus parking lot adjacent to 709)	Two Commercial Buildings of Approx. 8,779 Sq.Ft. Total on Approx. 0.202 Acre Lot
Irvington	New MS	2330-N02-02-0945	Borders 19th Ave., 20th St., 21st St., 22nd St., Nelson Place, Standard Place. (Spread through B-144, 145, 146 and 147)	32 Various fenced vacant lots of varying sizes. Borders 19th Ave., 20th St., 21st St., 22nd St., Nelson Place, Standard Place.	Approx. 2.461 Acres Total
Jersey City	ECC #13	2390-x13-01-0593	66-84 Ege Avenue; 383-395 MLK Drive (B-21102, L-52)	Large fenced lot	Approx. 1.55 Acres
Newark	New Franklin ES	3570-x08-01-0694	Summer Ave & Crane Sts. (B-478, L-1.01-1.07). Summer/7th/Stone/MLK (B-478, L-12,16,28 and B-479, L-4 & 11).	Fenced vacant lot bordering Summer and Crane Sts.	Approx. 1.856 Acres
Newark	Gladys Hillman-Jones ES	3570-437-01-0696	25-33 7th Avenue; 100-106 MLK Blvd (B-480, L-11-18, 20)	Fenced vacant lot bordering 7th Ave and MLK Blvd.	Approx. 0.446 Acre
Newark	Harriet Tubman ES	3570-455-03-1002	72 Blum Street; 498-500 S. 10th Street; 83-85 Holland Street (B-305, L-1-7, 20, 22-25, 29, 31)	Vacant Lot bordering 10th St, Holland, Blum and Gold.	Approx. 0.741 Acre
Newark	NE Hernandez Campus ES	3570-x06-01-0691	31, 33, 35, 37, 39, 41, 55 & 57 Ogden Street (B-571, L-17-22, 29-30) 38, 46 & 48 Mt. Pleasant Ave (B-571, L-37,38 & 42)	Vacant Lot bordering Ogden and Mt. Pleasant Ave.	Approx. 0.643 Acre
Newark	Ridge St	3570-x09-01-0695	212-214, 216-218 & 220-226 Montclair Avenue; (B-780, L-25,29, & 32) 804-806, 808-810, 832, 834, 838-840 Clifton Avenue; (B-780, L-34,36,37,48-50) 725, 727-729, 731-733, 755, 757-759, 761-763 Ridge St (B-780, L-5,7,9, 20, 22 & 23)	Two fenced vacant lots, bordering Montclair Ave, Clifton Ave, and Ridge St. One lot on both sides of school	Approx. 1.610 Acres Total

Attachment 1.1
Appendix B-1

District	Project	Project #	Address	Description of Property	Size of Property
Newark	University H.S.	3570-057-01-0692	One lot - Block 3045 - Behind Hawthorne Avenue School - Borders Nye, Demarest, Clinton	Two large fenced vacant lots bordering Hobson, Dewey, Demerest, Nye Sts and Hawthorne Ave.	Block 3045: Approx. 1.27 Acres Block 3059: Approx. 1.578 Acres
Orange	Cleveland Street ES	3880-070-01-0969	2nd lot - Block 3059 - Borders Dewey, Nye, Hawthorne and Demerest (Lots 9-17 being used and maintained by 3rd Party licensee) Three lots combined into one fenced area. 351 Cleveland (B-704, L-10) 349 Cleveland (B-704, L-11) 347 Cleveland (B-704, L-12)	All three lots are fenced into one area on Cleveland Street	Approx. 0.3886 Acre Total
Paterson	New Union Avenue ES (Swing Space)	4010-N05-02-0954	764-804 11th Ave. (B-8208, L-2)	103,000 square foot occupied school building currently being used as District Swing Space.	Approx. 103,000 Sq.Ft. Building on Approx. 8.0 Acre Lot. MANAGEMENT SERVICES ONLY
Trenton	Trenton ECC	5210-N06-04-00LU	335-341 N. Warren Street	Fenced vacant land at Pennington and S. Warren Streets	Approx. 0.3031 Acre
Union City	Magnet K-8	5240-x04-01-0561	501 Summit Ave (B-19, L-1) 503 Summit Ave (B-19, L-2) 505 Summit Ave (B-19, L-3) 509 Summit Ave (B-19, L-5) 809 6th Street (B-19, L-10) 811 6th Street (B-19, L-11) 508 Kennedy Blvd. (B-19, L-16) 808-810 5th Street (B-19, L-21,22) 501-509 Patterson Plank Rd.(B-20, L-1,2,3,20 & 21) 511-513 Paterson Plank Rd (B-20, L-4) 515-520 Patterson Plank Rd (B-20, L-5,6) 519 Paterson Plank Rd (B-20, L-7,8) 514 Summit Ave.(B-20, L-10) 510-512 Summit Ave.(B-20,L-11,12) 508 Summit Ave. (B-20, L-13) 506 Summit Ave. (B-20, L-14) *519-521 Summit Ave (B-19, L-9)	Vacant fenced land *Vacant building at corner of 5th and Summit	16 Land Parcels on Approx. 0.246 Acre Total. *Commercial Building of Approx. 7,125 Sq.Ft. on Approx. 0.0574 Acre Lot. MANAGEMENT SERVICES ONLY
West New York	PS #6	5670-100-02-0330	6400 Broadway (B-22, L-1)	Vacant fenced lot.	Approx. 1.1478 Acres

ATTACHMENT 1.2
FEE PROPOSAL FORM

Fee Proposal submitted by (name of firm): _____

Project Site	Property Management Lump Sum*	Routine Maintenance Lump Sum*
Camden Creative & Performing Arts	\$	\$
Irvington Middle School	\$	\$
Jersey City #13	\$	\$
Newark Franklin	\$	\$
Newark Gladys Hillman	\$	\$
Newark Harriet Tubman	\$	\$
Newark NE Hernandez Campus ES	\$	\$
Newark Ridge ES	\$	\$
Newark University	\$	\$
Orange Cleveland Street ES	\$	\$
Paterson New Union Avenue MS Swing Space	\$	Not Applicable
Trenton ECC	\$	\$
Union City Magnet	\$	Not Applicable
West New York PS #6	\$	\$
TOTALS	\$	\$

A -- Property Management Services Total Lump Sum \$ _____

B -- Routine Maintenance Services Total Lump Sum \$ _____

C -- Allowance for Occasional Property Maintenance Services \$ 200,000.00

D -- Allowance for Other Property Maintenance Services \$ 900,000.00

TOTAL BID AMOUNT (A+B+C+D) \$ _____

ATTACHMENT 1.2

* **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: _____

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

“Notice of Intent to Participate” Contact List

Alliance Property Services
175-30 Rt. 70 East, Suite 127
Medford, NJ 08055
1-800-755-6411 x119
Ben Baker

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

New Life Construction and Property Management
406 Berkeley Avenue
Bloomfield, NJ 07003
908-546-8144
Daniel Figueroa

Raymond P Marzulli Company, Inc.
264 Belleville Avenue
Bloomfield, NJ 07003
973-743-2300
Raymond Marzulli