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**Addendum #1**

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

**DATE:** May 21, 2019

**PROJECT #:** GP-0257-R02  
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.

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**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:** The Camden Creative and Performing Arts property is no longer owned and controlled by the NJSDA. Therefore, in Appendix B-1 of the Agreement (Attachment A to the RFP), the originally issued “Authority Properties” list shall be deleted in its entirety and replaced with the “Authorities Properties” list with a revision date of 5/21/19 provided with this Addendum as Attachment 1.1.
- b. **DELETE and REPLACE:** The Camden Creative and Performing Arts property is no longer owned and controlled by the NJSDA. Therefore, in Attachment O 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 5/21/19 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. Not applicable.

D. **CHANGES TO PREVIOUS ADDENDA:**

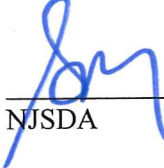
1. Not applicable.

E. **ATTACHMENTS:**

1. Attachment 1.1 "Authority Properties" list with a revision date of 5/21/19
2. Attachment 1.2 "Fee Proposal Form" with a revision date of 5/21/19
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

  
\_\_\_\_\_  
NJSDA                      Date

5-21-19



STATE OF NEW JERSEY

# SCHOOLS DEVELOPMENT AUTHORITY

32 E FRONT STREET  
P.O. BOX 991  
TRENTON, NJ 08625-0991  
609-943-5955

## Addendum #1

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

**DATE:** May 21, 2019  
**PROJECT #:** GP-0257-R02  
State-Wide Property Management and Maintenance Services  
**DESCRIPTION:** Addendum #1

### Acknowledgement of Receipt of Addendum

Consultant must acknowledge the receipt of the Addendum by signing in the space provided below and returning a scanned copy to Dave Kutch, Sr. Procurement Analyst, via 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 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-R02  
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
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 Edge 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). 25-33 7th Avenue; 100-106 MLK Blvd (B-480, L-11-18, 20)	Fenced vacant lot bordering Summer and Crane Sts.	Approx. 1.856 Acres
Newark	Gladys Hillman-Jones ES	3570-437-01-0696	72 Blum Street; 498-500 S. 10th Street; 83-85 Holland Street (B-305, L-1-7, 20, 22-25, 29, 31) 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)	Fenced vacant lot bordering 7th Ave and MLK Blvd.	Approx. 0.446 Acre
Newark	Harriet Tubman ES	3570-455-03-1002	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)	Vacant Lot bordering 10th St, Holland, Blum and Gold.	Approx. 0.741 Acre
Newark	NE Hernandez Campus ES	3570-x06-01-0691		Vacant Lot bordering Ogden and Mt. Pleasant Ave.	Approx. 0.643 Acre
Newark	Ridge St	3570-x09-01-0695		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. <b>MANAGEMENT SERVICES ONLY</b>
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. <b>MANAGEMENT SERVICES ONLY</b>
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*
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	\$	\$
<b>TOTALS</b>	<b>\$</b>	<b>\$</b>

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.

**Addenda:**

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

Number: \_\_\_\_\_

Dated: \_\_\_\_\_

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

Firm: \_\_\_\_\_

Signature: \_\_\_\_\_

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## ATTACHMENT 1.3

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

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

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

Best Value Rugs & Carpet, Inc.  
334 RT 22 W  
Green Brook, NJ 08814  
732-752-3528  
Daljit Chadha

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

Scozzari Builders, Inc.  
1891 North Olden Avenue  
Trenton, NJ 08638  
609-989-1221  
Nick Scozzari