

July 16, 2009

ADDENDUM No. 1

To

REQUEST FOR PROPOSALS

For

CONSTRUCTION MANAGEMENT SERVICES

For the

SCHOOL CONSTRUCTION PROGRAM

ISSUED JUNE 15, 2009

By

THE NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY

PLEASE TAKE NOTICE:

PRICE PROPOSALS ARE DUE AT THE SCHEDULED INTERVIEWS on Tuesday, July 21, 2009, at the Newark Office of the New Jersey Schools Development Authority located at 375 McCarter Highway, Newark, New Jersey 07114, and must be delivered in the manner set forth in the RFP. **Interviews will be held on Tuesday, July 21, 2009 at the Newark Regional Office, 375 McCarter Highway, Newark, NJ 07114.**

This **ADDENDUM No. 1** includes questions posed at the Mandatory Pre-bid held on Tuesday, July 14, 2009, and answers thereto, a list of attendees at the Mandatory Pre-bid and the interview schedule. Terms in this Addendum shall have the same meaning as provided in Section 1 of the Agreement, except as otherwise provided herein.

A. ATTENDEES AT MANDATORY PREBID

Please refer to Attachment A.

B. PREBID QUESTIONS & NJSDA ANSWERS

B.1 Question: What is the anticipated CM award date?

Answer: NJSDA intends to submit recommendations for both schools to the August Board.

B.2 Question: What is the anticipated GC NTP date?

Answer: Spring of 2010.

B.3 Question: What is the demolition start date and timeframe for ECC 13? Will the demolition close out be part of the CM's services? Will demolition permits be closed out prior to CM involvement?

Answer: The demolition and remediation at ECC 13 is being handled by NJSDA's Department of Real Estate and Environmental Services. This work should be completed and the permits closed out before the construction of ECC 13 begins. Closeout for demolition will not be part of the CM services.

B.4 Question: Has the demolition contract been awarded?

Answer: Yes. To Tricon Enterprises under contract JE-0028-P02

B.5 Question: What is the architect's timeframe to reach CD phase for ECC 14?

Answer: We anticipate that the architect will reach the Construction Document stage on ECC 13 much quicker than ECC 14. The design of 14 is lagging behind 13 due to design development issue with the site

B.6 Question: Will salvage items be part of the project?

Answer: On ECC 13 there will be portions of the structures that exist on site that will be incorporated into the outdoor spaces.

B.7 Question: What is the status of the “No Further Action” letters for both schools?

Answer: An NFA letter from DEP will likely be obtained during the last phases of construction, prior to obtaining a Certificate of Occupancy from DCA. See answer to question B.9 below for additional information.

B.8 Question: Are there any environmental issues at either school? Can firms review the geo-technical reports?

Answer: There are ground water issues at ECC 14 and historic fill issues at both sites. Several impacted areas are present at the ECC 13 site however these are to be removed by a separate contract already issued by the Authority’s Real Estate and Environmental Services Department (JE-0028-P02). Please contact Aidita Milsted if your firm would like to review reports geotechnical reports: 609.306.6761 or amilsted@njsda.gov

B.9 Question: Please confirm that it’s the NJSDA’s intent to close out all known environmental issues prior to CM involvement.

Answer: The current demolition contract for ECC 13 includes remediation of environmental hotspots on the site, as well as removal of a couple of underground storage tanks. However, although the majority of the environmental work will be completed prior to issuing an NTP to a GC, the construction contract will include handling of historic fill present on the site.

For ECC 14, it is highly likely that significant environmental issues will have to be addressed as part of the GC contract. This may include removal of contaminated waste generated as a result of the use of auger piles on the site.

B.10 Question: Who is the environmental subconsultant for each school?

Answer: Earthtech – AECOM is the environmental sub-consultant for both Early Childhood Centers.

B.11 Question: What are the addresses of the two Early Childhood Centers?

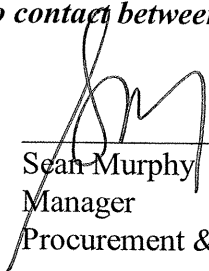
Answer: ECC 13 is located at the corner of MLK Boulevard and Ege Street. ECC 14 is at the corner of Van-Horne and Maple Avenues. It is behind the Jersey City Regional Day School and across the street from Lafayette Park.

B.12 Question: What construction is occurring adjacent to the jobsite?

Answer: The City of Jersey City is building a municipal swimming pool and recreational complex.

Please, there shall be absolutely no contact between our staff and you.

Issued by:



Sean Murphy
Manager
Procurement & Contract Services

Issued: July 16, 2009

ATTACHMENT A

Epic Management

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ATTACHMENT B

**CM SERVICES FOR JE-0028-M01 & JE-0039-M01
INTERVIEW SCHEDULE
TUESDAY, JULY 21, 2009
NEWARK REGIONAL OFFICE**

9:00-9:40 – Epic
9:45-10:25 – Greyhawk
10:30-11:10 – LiRo
11:15-11:55 – URS
1:00-1:40 – GPI
1:45-2:25 – Hill
2:30-3:10 - HAKS

*Interviews will consist of a 40 minute question & answer session with key team members.
PRICE PROPOSALS ARE DUE AT YOUR SCHEDULED INTERVIEW.