

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**

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**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?

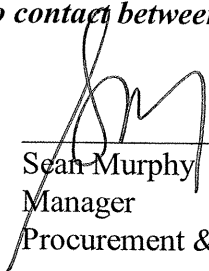
**Answer:** ECC 13 is located at the corner of MLK Boulevard and Ege Street. ECC 14 is at the corner of Van-Horne and Maple Avenues. It is behind the Jersey City Regional Day School and across the street from Lafayette Park.

**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:

  
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Sean Murphy  
Manager  
Procurement & Contract Services

Issued: July 16, 2009

## **ATTACHMENT A**

### **Epic Management**

Dennis Hagerty  
732.752.6100  
dhagerty@epicbuilds.com

### **Greenman-Pedersen**

Tom Napolitano  
908.236.9001  
tnapolitano@gpinet.com

### **Greyhawk Consultants**

Charles Caramanna  
856.722.1800  
ccaramanna@greyhawk.com  
Bill Pappalardo  
732.223.6899  
Bill.pappalardo@greyhawk.com  
Tania Rabitsky  
609.610.7332  
trabitsky@greyhawk.com

### **HAKS**

David Hecht  
917.797.1682  
dhecht@haks.net

### **Hill International**

Michael Abarno  
973.774.3535  
mikeabarno@hillintl.com  
Eugene McCrohan  
973.732.7630  
eugenemccrohan@hillintl.com  
John Meier (EPS)  
732.248.1110  
jmeier@economicprojects.com

**LiRo**

Jerry Dorost  
908.577.4338  
dorostj@liro.com

**URS Corporation**

John Hagedorn  
212.609.4461  
John\_hagedorn@urscorp.com  
Nancy Hoffman  
212.609.4444  
Nancy\_hoffman@urscorp.com  
Michael Simmons  
201.522.0849  
Michael\_simmons@urscorp.com

**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.**