

**Addendum # 1**

New Jersey Schools Development Authority
Office of Procurement
1 West State Street
Trenton, NJ 08625
Phone: 609-292-8775
Fax: 609-656-4642

Date: January 4, 2013

PROJECT #: NE-0013-B01
New Oliver St. Elementary School

DESCRIPTION: Addendum # 1

This addendum shall be considered part of the Design-Build Information Package issued in connection with the referenced project. Should information conflict with the Design-Build Information Package, this Addendum shall supersede the relevant information in the Design-Build Information Package.

A. CHANGES TO THE PROCUREMENT PROCESS:

1. Not applicable.

B. CHANGES TO THE PROJECT MANUAL:

1. Not applicable.

C. CHANGES TO THE DRAWINGS:

1. Not applicable.

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

1. **Question:** The LSRP working with the NJDSA on the Oliver Street school site was present and introduced, but I didn't quite get his name.
Can I get the name of the LSRP? Also, who was doing the site remediation?
Would you mind giving me this information again?

Answer: LSRP information is included in the Environmental Bridging Document.
Silverlands Services, Inc. is the General Contractor for the Early Site Package.

2. **Question:** After downloading the three volumes of documents on the Oliver Street project drawing list of 24 drawings indicated. Will the drawings be issued at a later date?

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Answer: Drawings are located on the FTP site.

3. **Question:** Does the NJSDA have any geotechnical reports about the site?

Answer: A geotechnical report is included with the Design-Build Information Package.

4. **Question:** Has a "courtesy review" already taken place for the project with Newark's Planning Board? If not, will the design team lead that presentation or will the NJSDA lead that effort?

Answer: Yes, a courtesy submission has been made to the Newark Planning Board.

5. **Question:** Volume 2, section A6020.00 requires off-gassing mitigation relative to Tier One radon hazard, but does not specifically require a vapor mitigation system for other gases / systems. The Louis Berger Group's "Environmental Bridging Document" (in Volume 3) states that a VI vapor intrusion mitigation system shall be required using either the CETCO Liquid Boot, or the Land Science Technologies Geo-Seal system. Other Louis Berger Group reports cite mitigation by heat treatment, complete removal, etc. Please clearly clarify what type or types of mitigation is (are) required on the Design-Build Oliver Street Elementary School project for the Design-Build Contractor

Answer: Volume 2 Section A6020.00 Note 4 requires off gassing mitigation systems where required by other elements within the Project Manual. Volume 2 Section A6020.00 Note 5 makes specific note of the requirement for off gassing mitigation systems as required by the Environmental Bridging Document (file name Environmental Memo 11012.pdf, contained in Volume 3 of 3) . Reference the Environmental Bridging Document for requirements relative to the vapor intrusion system that must be met by the Design-Builder. Reference the Environmental Bridging Document for requirements relative to the engineering cap system that must be met by the Design-Builder. Please reference the Environmental Bridging Document page 3 which provides guidance as to the purpose of the other reports, and the status of implementation for various remedial components as defined in the original Remedial Action Workplan.

6. **Question:** Relative to the performance of the Early Site Package, will (or should) the site considered to be "clean" and free of all impacted and contaminated soils for the scope of the Design-Build of the Oliver Street Elementary School project? If not, will any additional remediation be required as work be subject to performance as part of the GMP allowance?

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Answer: All environmental work as outlined in the Environmental Bridging Document including but not limited to the engineering cap are part of the Design-Builders lump sum proposal. All handling, contact, disposal or other work associated with contaminated soil or groundwater as dictated by other design elements including but not limited to foundations, earthwork, or utilities are part of the Design-Builders lump sum proposal. See Section 3.11 Newark Oliver St. Elementary School Design-Build Agreement for additional information.

7. **Question:** Most of the soils reports relate to borings specific to the work of the Early Site Package. Borings within the proposed building footprint location are limited and are few. Are there any other boring reports, or additional borings available within the footprint location of the proposed Oliver Street Elementary School project? If so, please provide these to all bidders.

Answer: Geotechnical information; "Geotechnical Investigation from 2003" and "Supplemental Geotechnical Memorandum from 2012" There are no other Borings. See Section 3.11 Newark Oliver St. Elementary School Design-Build Agreement for additional information.

8. **Question:** Existing borings note the presence of peat (1.5 to 3.5 feet in thickness) from elevation 5.5 to elevation -1.5. Should the structural designer determine that piling, caissons, peat removal, or other methods are needed for the foundations, and these result in the exposure of historic / impacted / contaminated soils, will the remediation and disposal of such soils be extra work as part of the GMP allowance? There is no reasonable means to foresee the extent of such remediation.

Answer: The various reports included as references within the bid documents should provide documentation as to the type and level of contaminants present within the soil and groundwater at the site. The geotechnical report provides recommendations for foundation types. The remedial actions as defined in the Environmental Bridging Document to obtain LSRP approval are part of the Design Builders lump sum proposal. Any handling, disposal, contact or other work with contaminated material that stems from the design approach for any part of the site including but not limited to earthwork, foundations, utilities, are part of Design Builders lump sum proposal. See Section 3.11 Newark Oliver St. Elementary School Design-Build Agreement for additional information.

9. **Question:** Please provide the name of the proposed Licensed Site Remediation Professional to be assigned to the proposed Oliver Street Elementary School Design-Build project (as to avoid any conflict of interest with the Authority's consultant).

Answer: SEE QUESTION D.1 (above)

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10. **Question:** Is railroad insurance required?

Answer: No.

11. **Question:** Will the SDA be responsible for all testing?

Answer: No, all testing is the responsibility of the Design-Builder, and the associated cost are to be included in the Design-Builder's lump sum proposal.

12. **Question:** Will the existing security fence be turned over to the Design-Builder upon start of work and is there any costs for the Design-Builder to assume.

Answer: Existing site fence is NJSDA owned. Maintenance cost during construction and removal cost will be the responsibility of the Design-Builder, and included in the Design-Builder's lump sum proposal.

13. **Question:** Will all permits & fees be paid for by the SDA if not which fees will the Design-Builder be responsible for?

Answer: See General Conditions for permitting and fee costs.

14. **Question:** The specifications for the early site project is included in the specifications is this for information only, and we assume that all underground structures, tanks, foundations etc. and contaminated/unsuitable materials have been removed from the site.

Answer: See "Early Site Package" information.

15. **Question:** We assume that all existing onsite soils can be utilized for structural & non-structural backfill on site.

Answer: See "Early Site Package" information.

16. **Question:** Will this project require LEED Certification?

Answer: Yes.

17. **Question:** What are the utility connection fees required for the storm, sanitary, water, gas, electric?

Answer: Contact appropriate Utility Co, Commission, or Authority.

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E. CHANGES TO PREVIOUS ADDENDA:

I. Not applicable

F. ATTACHMENTS

I. Not applicable

G. SUPPLEMENTAL INFORMATION

FIRMS INTENDING TO BID & PROJECT RATING LIMITS:

Firm	Final Project Limit
Delric Construction Co., Inc.	\$49,850,921
Dobco, Inc.	\$74,477,726
Epic Management, Inc.	\$231,312,160
Ernest Bock & Sons, Inc.	\$107,084,530
Hall Building Corporation	\$50,248,578
Prismatic Development Corp.	\$103,600,000
Terminal Construction Corp.	\$212,681,000
Whiting-Turner Contracting Company	\$294,174,528

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 1/4/13
Date

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Addendum No. 1

Acknowledgement of Receipt of Addendum

Contractor hereby acknowledges the receipt of this Addendum by signing in the space provided below and returning via fax to (609-656-4642) or E-mail (djohnson@njsda.gov). Signed acknowledgements must be received prior to the Bid Due Date. Acknowledgement of the Addendum must be made in Section E.6 of the Price Proposal Submission.

Signature

Print Name

Company Name

Date

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