

October 15, 2009

**ADDENDUM No. 1**

*To*

**REQUEST FOR PROPOSALS**

*For*

**CONSTRUCTION MANAGEMENT SERVICES**

**NE-0003-M01 & NE-0013-M01**

*For the*

**SCHOOL CONSTRUCTION PROGRAM**

**ISSUED SEPTEMBER 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 Thursday, November 12, 2009**, at the Newark Regional 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 Thursday, November 12, 2009 at the NJSDA Newark Regional Office, 375 McCarter Highway, Newark, NJ 07114.**

This **ADDENDUM No. 1** includes questions posed at the Mandatory Pre-bid held on Tuesday, October 13, 2009, and answers thereto, a list of attendees at the Mandatory Pre-bid and RFP Clarifications. 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 scheduled date for interviews?

**Answer:** Interviews are scheduled for Thursday, November 12, 2009. Please refer to Attachment B for Interview Schedule.

**B.2 Question:** Are site plans included in the schematics for these projects?

**Answer:** Original site plans are available in the NJSDA Newark Regional Office located at 375 McCarter Hwy, Newark, NJ. Revised plans are being prepared and will not be available prior to submittal of pricing. There will be minor revisions to the original site plans.

**B.3 Question:** What is the status of the DCA review for these projects?

**Answer:** It is anticipated that the revised plans will be reviewed by the DCA in February, 2010.

**B.4 Question:** What is the current phase of design for these projects?

**Answer:** The plans are (advanced) Schematic Phase.

**B.5 Question:** What types of piles are included in Oliver Street?

**Answer:** The types of piles have yet to be determined.

**B.6 Question:** What is the status of the No Further Action (NFA) letter for these projects?

**Answer:** An NFA is a function of the RAWP which has not been developed.

**B.7 Question:** Is there a Remedial Action Work Plan (RAWP) available for these projects?

**Answer:** The RAWP is anticipated to be developed in November, 2009.

**B.8 Question:** Are geothermal features included for both schools?

**Answer:** A feasibility study is being performed with results expected by November, 2009.

**B.9 Question:** Are both school sites capped?

**Answer:** Yes.

**B.10 Question:** Will the CM firms participate in the remediation and demolition for both projects?

**Answer:** No.

**B.11 Question:** Will pre-construction estimates, constructability reviews and value engineering be required by the CMs during the pre-construction phases for these projects?

**Answer:** Yes.

**B.12 Question:** Will the NJSDA reconsider the schedule for Oliver Street based on the required pile work and square footage of the school?

**Answer:** No. There is currently a 24-month construction period.

**B.13 Question:** Will there be significant design revisions for these projects? Can schematic revisions be accelerated?

**Answer:** It is anticipated that there will be little revision to the classroom wings; however, significant changes may be made to the HVAC systems and location. Schematic revisions are being accelerated.

**B.14 Question:** What is the anticipated CM NTP date?

**Answer:** CM NTP is anticipated by December 2, 2009.

**C. RFP CLARIFICATIONS**

**C.1** Please refer to Attachment C for the revised Price Proposal forms, which also include fee clarification forms to be submitted as supporting documentation to your firm's price proposal.

C.2 Please note the following availability requirements for the key team members:


**\*Construction Manager must be available full time from CM NTP through Substantial Completion; During Pre-Construction, additional team members must be available as requested by the NJSDA, as needed.**

**\*Assistant Construction Manager must be available full time from GC NTP through Final Completion.**

**\*Field Engineer/Inspector must be available full time from GC NTP through Substantial Completion.**

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

Issued by:

  
\_\_\_\_\_  
Sean Murphy  
Manager  
Procurement & Contract Services

Issued: October 15, 2009

## ATTACHMENT A

### **Bovis Lend Lease**

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### **Epic Management**

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### **Greenman-Pedersen**

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### **Hill International**

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**STV Construction**

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**Vincentzen, Thompson & Meade**

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**ATTACHMENT B**

**CM SERVICES FOR NE-0003-M01 & NE-0013-M01  
INTERVIEW SCHEDULE  
THURSDAY, NOVEMBER 12, 2009  
NJSDA NEWARK REGIONAL OFFICE**

1:00-1:30 – Bovis  
1:35-2:05 – STV  
2:10-2:40 – Hill  
2:45-3:15 – Vincentsen  
3:20-3:50 – GPI  
3:55-4:25 – Epic  
4:30-5:00 – LiRo

\*Interviews will consist of a 30 minute question & answer session with key team members.  
**PRICE PROPOSALS ARE DUE AT YOUR SCHEDULED INTERVIEW.**

**ATTACHMENT C**

NJSDA Form 301

**LUMP SUM PRICE PROPOSAL  
CONSTRUCTION MANAGEMENT SERVICES**

**Contract No.: NE-0003-M01 for South Street ES in Newark**

The Total Lump sum fee submitted by \_\_\_\_\_  
is as follows:

- A) Lump sum fee for Pre-Construction Services is: \$ \_\_\_\_\_
- B) Lump sum fee excluding Allowance for 3<sup>rd</sup> Party testing is: \$ \_\_\_\_\_
- C) Allowance for 3<sup>rd</sup> party independent testing: **\$125,000** \_\_\_\_\_
- D) Total Lump sum fee is (Add Line Item# A+B+C): \$ \_\_\_\_\_

**PLEASE NOTE:** Compensation for Additional Services, as defined in the Agreement, will be capped at 1.9 times actual salary (the hourly rate for the salary shall not include customary payroll burdens and benefits) for CM staff and cost-plus 5% for CM subcontracted Additional Services. Compensation for Extended Services, as defined in the Agreement, will be capped at 1.6 times actual salary (the hourly rate for the salary shall not include customary payroll burdens and benefits) for CM staff and cost-plus 5% for CM subcontracted Extended Services.

**PLEASE NOTE:**

**\*Construction Manager must be available full time from CM NTP through Substantial Completion; During Pre-Construction, additional team members must be available as requested by the NJSDA, as needed.**

**\*Assistant Construction Manager must be available full time from GC NTP through Final Completion.**

**\*Field Engineer/Inspector must be available full time from GC NTP through Substantial Completion.**

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

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

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

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

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



**FEE CLARIFICATIONS**  
**SOUTH STREET ES IN NEWARK NE-0003-M01**

	Pre-Construction		Construction		Post Occupancy	
	# of months	Fee	# of months	Fee	# of months	Fee
CM						
Asst CM						
Field Engineer						
Other						
Fee Subtotal						

Allowance: \$125,000

Total Fee: \$ \_\_\_\_\_

\*This form shall be submitted to support your firm's Price Proposal

**LUMP SUM PRICE PROPOSAL  
CONSTRUCTION MANAGEMENT SERVICES**

**Contract No.: NE-0013-M01 for Oliver Street ES in Newark**

The Total Lump sum fee submitted by \_\_\_\_\_  
is as follows:

- A) Lump sum fee for Pre-Construction Services is: \$ \_\_\_\_\_
- B) Lump sum fee excluding Allowance for 3<sup>rd</sup> Party testing is: \$ \_\_\_\_\_
- C) Allowance for 3<sup>rd</sup> party independent testing: **\$125,000**
- D) Total Lump sum fee is (Add Line Item# A+B+C): \$ \_\_\_\_\_

**PLEASE NOTE:** Compensation for Additional Services, as defined in the Agreement, will be capped at 1.9 times actual salary (the hourly rate for the salary shall not include customary payroll burdens and benefits) for CM staff and cost-plus 5% for CM subcontracted Additional Services. Compensation for Extended Services, as defined in the Agreement, will be capped at 1.6 times actual salary (the hourly rate for the salary shall not include customary payroll burdens and benefits) for CM staff and cost-plus 5% for CM subcontracted Extended Services.

**PLEASE NOTE:**

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**\*Assistant Construction Manager must be available full time from GC NTP through Final Completion.**

**\*Field Engineer/Inspector must be available full time from GC NTP through Substantial Completion.**

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

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

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

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

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

**FEE CLARIFICATIONS  
OLIVER STREET ES IN NEWARK NE-0013-M01**

	Pre-Construction		Construction		Post Occupancy	
	# of months	Fee	# of months	Fee	# of months	Fee
CM						
Asst CM						
Field Engineer						
Other						
Fee Subtotal						

Allowance: \$125,000

Total Fee: \$ \_\_\_\_\_

\*This form shall be submitted to support your firm's Price Proposal