June 5, 2009

ADDENDUM No. 1

To

REQUEST FOR PROPOSALS

For

CONSTRUCTION MANAGEMENT SERVICES

For the

SCHOOL CONSTRUCTION PROGRAM

ISSUED APRIL 27, 2009

By

THE NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY

PLEASE TAKE NOTICE:

PRICE PROPOSALS ARE DUE AT THE SCHEDULED INTERVIEWS on Tuesday, June 9, 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, June 9, 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 Wednesday, June 3. 2009, and answers thereto, a list of attendees at the Mandatory Pre-bid and additional attachments. 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:** Will the construction manager's services be required full time from CM NTP?

Answer: Yes. Construction Manager must be available from the CM NTP through Final Completion; During Pre-Construction, additional team members must be available as requested by the NJSDA, as needed.

B.2 **Question:** Please clarify the phase breakdown of the project and the CM's role in the phases.

Answer: The project will be completed with two procurements; Phase I- Abatement/Demolition and Phase II- Construction. In Phase I, a Task Order Demolition Contractor will be procured for the abatement/demolition of the existing school structure and remediation of the site. Phase II will consist of the procurement of a General Contractor to construct the new elementary school. The CM will be tasked to provide pre-construction and construction management services for both phases. Please refer to Attachment C for the DOE-approved model of New James Madison #10.

B.3 **Question:** Which firm has been assigned the demolition task order?

Answer: No assignment has been made yet. The abatement/demolition bid documents will be complete on or about June 24, 2009.

B.4 **Question:** Please clarify the anticipated NTP dates for the phase work.

Answer: Please refer to Attachment D for the anticipated project schedule.

B.5 **Question:** What is the status of the DCA approval? Is DCA reviewing this as a new submission or an amended submission?

Answer: This redesign will be an amended submission to DCA and DOE. The redesign documents have not been completed or submitted to DCA.

B.6 **Question:** Are pre-construction services required? In what phase of redesign is the project?

Answer: Yes, preconstruction services are required. Please refer to Attachment D for the anticipated project schedule.

B.7 **Question:** Will the redesign require inclusion of items from Bulletin 75 (Homeland Security)?

Answer: No. This project does not have to comply with Bulletin 75.

B.8 **Question:** Will the demolition and abatement package be prepared by the Design Consultant?

Answer: Yes. Faridy Veisz Fraytak, P.C. is the Design Consultant.

B.9 **Question:** Is the original architect working on the redesign? Were demolition and abatement part of the original submission? If so, are they being resubmitted?

Answer: Yes, the original architect is working on the redesign. Demolition and abatement were part of the original submission. They will be resubmitted as an amended submission to DCA for permits.

B.10 **Question:** Will the school be occupied during construction? When will students vacate the school?

Answer: No. The school will be vacated in the summer of 2009.

B.11 **Question:** Will parking lot construction coincide with new building construction? Can CM use the parking lot as a staging area?

Answer: The parking lot construction is a separate job unrelated to this CM contract. The parking lot will not be available for staging.

B.12 **Question:** Does the Special Inspector Allowance cover asbestos abatement?

Answer: No.

B.13 **Question:** Who will engage the commissioning agent?

Answer: It is the NJSDA's intent to procure the commissioning agent.

B.14 **Question:** Does the CCE include demolition and abatement?

Answer: Yes.

B.15 **Question:** Who is the environmental firm on this project? Was environmental testing done at the site? Does the NJSDA have a "No Further Action" letter? Is remediation under the demolition contract? Does the remedial action work plan include only tank removal? Will the asphalt be removed from the site?

Answer: CMX is the environmental firm at this site. They have assumed responsibilities for implementing the Remedial Action Work Plan and obtaining an NFA from NJDEP. They will also be responsible for oversight of the environmental remediation at the site. We do not have an NFA at the site; an NFA cannot be obtained until the school construction is completed. The remediation will be performed under the demolition contract. The remediation includes a UST; there is a groundwater monitoring well at the site, but the site investigation suggests that the existing groundwater monitoring well will remain (but may need to be moved) depending upon the school design. Activities in the field will reveal whether additional remediation is required. The asphalt will be removed. Please refer to Attachment E for the Executive Summary of the Environmental Report.

B.16 **Question:** Was EO 215 required?

Answer: Yes. An EO 215 was done at this site.

B.17 **Question:** Is it considered a conflict of interest for subconsultants that are part of the demolition task order to participate as subconsultants for CM services?

Answer: Whether a conflict of interest exists will be determined on a case by case basis once NJSDA is informed of the parties involved and their respective roles on the project.

B.18 **Question:** Can firms schedule a site visit?

Answer: Yes. Firms should coordinate with John Czujko, Director of Facilities, Garfield Board of Education, 973.340.1203, jczujko@gboe.org

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

Issued by: Sean Murphy
Manager
Procurement & Contract Services

Issued: June 5, 2009

ATTACHMENT A

Hill International
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Noble Strategy
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ATTACHMENT B

CM SERVICES FOR NT-0014-M01
INTERVIEW SCHEDULE
TUESDAY, JUNE 9, 2009
NEWARK REGIONAL OFFICE

12:00-12:40 – Skanska
12:45-1:25 – LiRo
1:30-2:10 – MBP
2:15-2:55 – URS
3:00-3:40 – Hill

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

ATTACHMENT C

DOE-APPROVED MODEL FOR SCHOOL #10

{Please see attached sheet)

ATTACHMENT D

PROJECT SCHEDULE

{Please see attached sheet)

ATTACHMENT E

EXECUTIVE SUMMARY OF THE ENVIRONMENTAL REPORT

{Please see attached sheets)

GARFIELD CITY SCHOOL DISTRICT

James Madison Elementary School No. 10

Grades K-5; New building

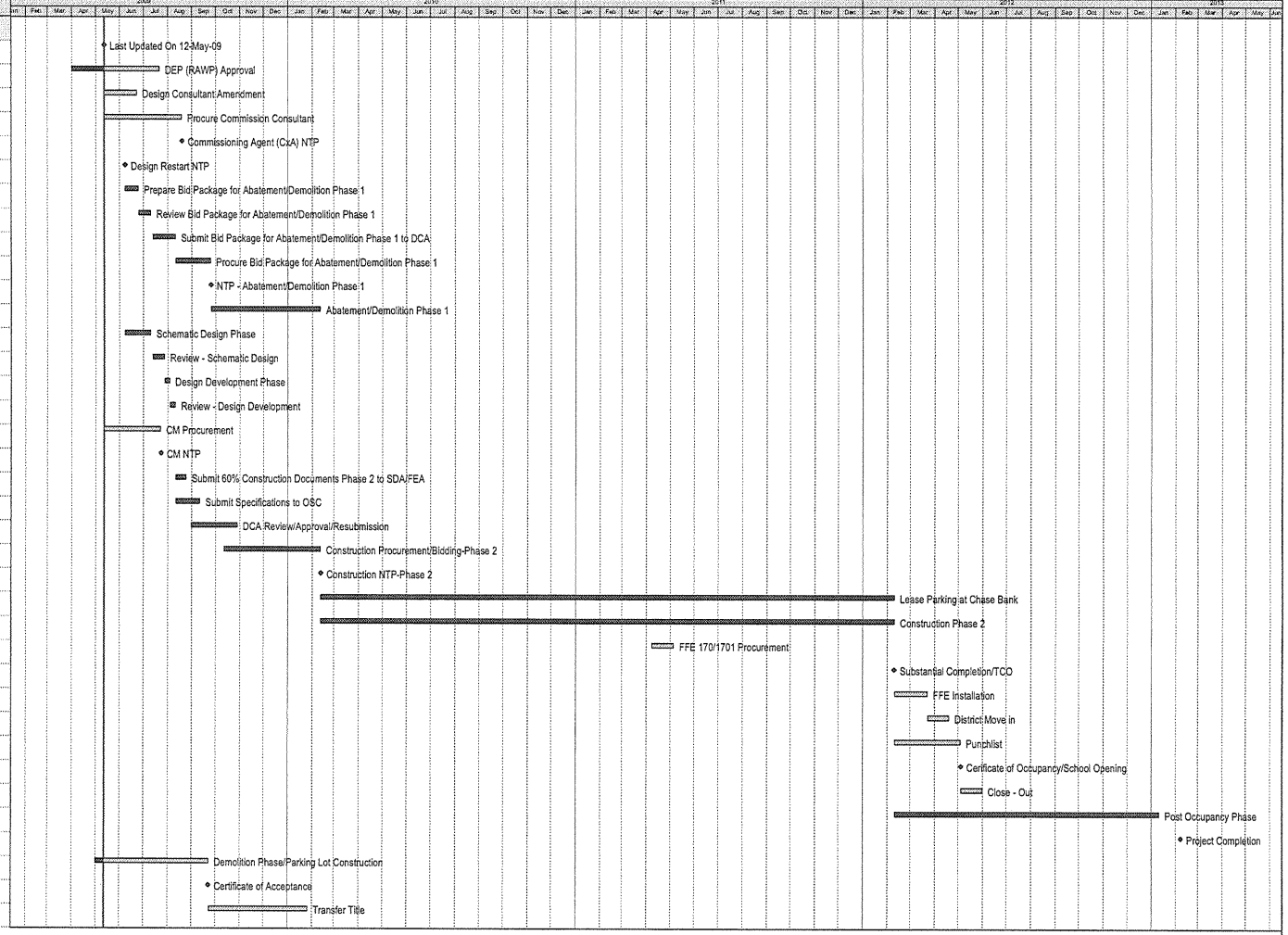
DOE Approval Status: **Project to be redesigned as a new building.**

	LRFP Room Inventory					Floor Plans					Approved Program					
Room Name	No. of Rms.	Studts./ Rm.	Total Cap.	SF/ Rm.	Total NSF	No. of Rms.	Studts./ Rm.	Total Cap.	SF/ Rm.	Total NSF	No. of Rms.	Studts./ Rm.	Total Cap.	SF/ Rm.	Total NSF	Comments
Capacity-Generating Clrms.																
Kindergarten Classroom	2	21	42	900	1,800	2	21	42	897	1,794	3	21	63	900	2,700	
Toilet Room	2			50	100	2			50	100	3			50	150	
General Clrms., Grades 1-3	6	21	126	850	5,100	6	21	126	849	5,094	6	21	126	850	5,100	
General Clrms., Grades 4-5	4	23	92	850	3,400	4	23	92	848	3,392	4	23	92	800	3,200	
SCSE Classroom	1	12	12	590	590	1	12	12	591	591	2	12	24	600	1,200	
SCSE Classroom	1	12	12	611	611											
Specialized Spaces																
Cafeteria	1			1,938	1,938	1			1,995	1,995	1			2,400	2,400	
Kitchen	1			987	987	1			903	903	1			900	900	
Gymnasium/Multi-Purpose	1			4,005	4,005	1			4,008	4,008	1			3,000	3,000	
PE Storage Room				*incl. above*					*incl. above*		1			175	175	
PE Office				*incl. above*					*incl. above*		1			125	125	
Stage	1			879	879	1			894	894	1			900	900	
Chair Storage Room				*incl. above*					*incl. above*		1			200	200	
Art Room	1			1,492	1,492	1			1,492	1,492	1			1,000	1,000	
Storage Room				*incl. above*					*incl. above*		1			100	100	
Music Room	1			1,220	1,220	1			1,223	1,223	1			900	900	
Computer Lab	1			925	925	1			928	928	1			850	850	
Small Group Room	2			400	800	2			399	798	4			400	1,600	
Small Group Room	1			420	420	1			421	421						
Small Group Room	1			453	453	1			453	453						
Small Group Room						1			319	319						
Media Center (incl. support)	1			2,082	2,082	1			2,109	2,109	1			2,100	2,100	
Admin./Students Services																
Main Office (incl. support)	1			1,171	1,171	1			844	844	1			800	800	
Principal's Office	1			213	213	1			217	217	1			200	200	
Conference Room	0			0	0	1			339	339	1			300	300	
Conference Room	1			339	339	1			276	276						
Health Services (incl. support)	1			612	612	1			606	606	1			600	600	
Guidance Reception	1			186	186	1			186	186	1			150	150	
CST/Guidance Office	1			300	300	2			153	306	2			125	250	
Security Office	1			107	107	1			107	107	1			100	100	
Technology Coordinator Office	1			175	175	1			177	177	1			125	125	
Teacher Workroom	1			362	362	1			362	362	1			300	300	
Teacher Workroom	1			489	489	1			489	489						
Capacity:																
Maximum Capacity			284					272					305			
FES Capacity (90% utilization)			**256**					**245**					**275**			
Square Feet:																
Total Net Sq. Ft.					**30,756**					**30,423**					**29,425**	
FES Grossing Factor	*Estimate; Not Based on Design*				1.40		*Incl. District Storage*			1.89	*Estimate; Not Based on Design*				1.40	District storage to be
Total Gross Sq. Ft.					**43,058**					**57,432**					**41,195**	eliminated
Analysis:																
NSF/Student					120.33					124.28					107.19	FES = 89.29 NSF/Studt.
GSF/Student					168.46					234.61					150.07	FES = 125 GSF/Studt.

DRAFT

12-May-09

Activity Id	Activity Name	Remaining Duration	Start	Finish
Garfield - James Madison School # 10		978d	01-Apr-09 A	07-Feb-13
00001	Last Updated On 12-May-09	0d	12-May-09	
A0300	DEP (RAWP) Approval	51d	01-Apr-09 A	21-Jul-09
A1030	Design Consultant Amendment	30d	12-May-09 A	22-Jun-09
A1035	Procure Commission Consultant	71d	12-May-09	18-Aug-09
A1037	Commissioning Agent (CxA) NTP	0d	19-Aug-09	
A1045	Design Restart NTP	0d	08-Jun-09*	
A1047	Prepare Bid Package for Abatement/Demolition Phase 1	13d	08-Jun-09	24-Jun-09
A1048	Review Bid Package for Abatement/Demolition Phase 1	12d	25-Jun-09	10-Jul-09
A1049	Submit Bid Package for Abatement/Demolition Phase 1 to DCA	21d	13-Jul-09	10-Aug-09
A1050	Procure Bid Package for Abatement/Demolition Phase 1	33d	11-Aug-09	24-Sep-09
A1052	NTP - Abatement/Demolition Phase 1	0d	25-Sep-09	
A1055	Abatement/Demolition Phase 1	100d	25-Sep-09	11-Feb-10
A1080	Schematic Design Phase	25d	08-Jun-09	10-Jul-09
A1090	Review - Schematic Design	11d	13-Jul-09	27-Jul-09
A1100	Design Development Phase	5d	28-Jul-09	03-Aug-09
A1110	Review - Design Development	5d	04-Aug-09	10-Aug-09
A1115	CM Procurement	52d	12-May-09*	22-Jul-09
A1117	CM NTP	0d	23-Jul-09	
A1120	Submit 60% Construction Documents Phase 2 to SDA/FEA	10d	11-Aug-09	24-Aug-09
A1132	Submit Specifications to OSC	23d	11-Aug-09	10-Sep-09
A1140	DCA Review/Approval/Resubmission	43d	31-Aug-09	28-Oct-09
A1160	Construction Procurement/Bidding-Phase 2	89d	12-Oct-09	11-Feb-10
A1165	Construction NTP-Phase 2	0d	12-Feb-10	
A1169	Lease Parking at Chase Bank	520d	12-Feb-10	09-Feb-12
A1170	Construction Phase 2	520d	12-Feb-10	09-Feb-12
A1179	FFE 170/1701 Procurement	20d	08-Apr-11	05-May-11
A1180	Substantial Completion/TCO	0d		09-Feb-12
A1182	FFE Installation	30d	10-Feb-12	22-Mar-12
A1183	District Move In	20d	23-Mar-12	19-Apr-12
A1185	Punchlist	60d	10-Feb-12	03-May-12
A1186	Certificate of Occupancy/School Opening	0d	04-May-12	
A1195	Close - Out	20d	04-May-12	31-May-12
A1200	Post Occupancy Phase	240d	10-Feb-12	10-Jan-13
A1220	Project Completion	0d		07-Feb-13
A1225-4	Demolition Phase/Parking Lot Construction	96d	01-May-09 A	22-Sep-09
A1226	Certificate of Acceptance	0d		22-Sep-09
A1227	Transfer Title	90d	23-Sep-09	26-Jan-10



Date	Revision	Checked	Approved
12-May-09	Data Date		

1 of 1

NJSDA

2008 Capital Plan - Projects Schedule

FARIDY VEISZ FRAYTAK, P.C. ARCHITECTS - PLANNERS
1515 Lower Ferry Road, P.O. Box 7371, Trenton, NJ 08628 Phone: 609.883.7101 Fax: 609.883.2694

Jamil E. Faridy, AIA, PP
David R. Fraytak, AIA, PP
John J. Veisz, AIA

GARFIELD SCHOOL DISTRICT
MOST HOLY NAME ELEMENTARY SCHOOL
(JAMES MADISON SCHOOL #10)

EXECUTIVE SUMMARY

Faridy Veisz Fraytak, P.C., Architects & Planners along with their consultants:

• Schoor DePalma Engineers and Consultants	Civil Engineering
• Clive Samuels & Associates, Inc.	MEP Consultant
• Cosentini IT	Information Technology Consultant
• Centennium Consultants	Education Consultant
• Cultural Resource Consulting Group	Historical / Cultural Resources

received the following evaluations and reviewed pertinent information which established the approach which the team presented to the NJSCC, Garfield School District and Skanska USA:

- Site Investigation work for the Phase I - Preliminary Assessment Report which includes asbestos lead-based paint and PCB inspection
- Geotechnical Investigation work
- Traffic and Air Quality Engineering Analysis
- Researched the Historical and Cultural aspects of the facility and surrounding areas
- Conducted Building Evaluation on the existing facility
- Reviewed the program needs of the school and created Education Specifications for the individual spaces
- Prepared Architectural Pre-design / Programming scheme for the new school facility
- Leadership in Energy and Environmental Design (LEED) Eligibility checklist
- Developed Pre-Construction Schedule services
- Updated the Preliminary Project Budget / Cost Estimate

The proposed project involves the development and construction of a new facility at the property bounded by Marcellus Place, Passaic Street and Lincoln Place. The Garfield School District has ascertained the need to provide additional/upgraded educational spaces for the students attending the school. The elementary school facility will house 300 Kindergarten through 5th grade students in a new 54,463 gross square foot facility.

The approach which Faridy Veisz Fraytak recommended (prior to the selection of the design professional) was to develop Alterations and Additions to the existing school facility, in addition to the construction of a new facility; and demolition of the existing facility once the new school is built. Both schemes were developed and presented to the NJSCC and New Jersey Department of Education, to evaluate the best solution for the Garfield Board of Education's needs.

At a meeting held at NJDOE on September 11, 2003, James Pao - Manager, Neil Mapp - NJSCC, Mike Kalafut - Skanska and Gary Rostron - Faridy Veisz Fraytak met to discuss the two options, merits of each scheme , preliminary cost estimates and phasing requirements. Everyone agreed the new school scheme was the preferred scheme. Mr. Pao gave a verbal approval to proceed with the new school scheme. Faridy Veisz Fraytak submitted a letter to James Pao, NJDOE which formally requested an approval by NJDOE for the new school scheme.

Boundary and Topographic Survey

The site of the Most Holy Name Elementary School is bounded by Marcellus Place, Passaic Street and Lincoln Place. The property - Block 22 / Lot 12 is 42,539.70 square feet; 0.98 acres in size. Garfield Board of Education is evaluating the feasibility of purchasing the property from The Order of Friars Manor of the Province of the Most Holy Name, a religious corporation of the State of New Jersey.

A boundary and topographic survey was performed at the site in August 2003 and is presented on Drawing 1 of 1 prepared by Schoor DePalma Engineers and Consultants. The plan indicates surface topography, spot elevations, above ground utilities, manholes, adjacent structures and landscaping. Underground utilities, pipe sizes and invert data was either field measured or obtained from existing data available at the utility company. The title/deed information provided by Skanska USA was forwarded to Schoor DePalma for incorporation onto the document.

Phase I - Preliminary Assessment Report

The Preliminary Assessment information was performed by Schoor DePalma and the results were compiled into the Environmental Site Inspection Report, dated August 26, 2003. The report confirmed the presence of the following materials which require abatement:

1. Asbestos: The investigation confirmed the presence of asbestos in the floor tile, floor adhesive, pipe & elbow joint insulation and perimeter roofing tar at the West entrance awning.

2. Lead Paint: Lead paint was detected on door moldings, exterior window sashes, limited area - wall paint, limited area - ceiling paint, door lintel, stairway newel post, exterior stair stringer and exterior door.

3. Lead in Drinking Water: Tests on the second floor drinking fountain found lead concentrations exceeding the maximum allowed by the Environmental Protection Agency.

4. Polychlorinated Biphenyls (PCB's): The ballasts of 214 fluorescent light fixtures were not labeled "Non-PCB containing equipment." The ballasts of these fixtures may have ballasts containing PCB's.

5. Radioactive Source Materials: There are 14 potentially radioactive exit signs located throughout the school.

Preliminary Geotechnical Evaluation Report

The subsurface investigation work was performed by Schoor DePalma on August 25, 2003 and the results were compiled into a report, dated September 8, 2003. Copies were forwarded to Carlo Mango Castillo, Jr, NJSCC and Michael Kalafut, Skanska on September 12, 2003. Four test borings were made in the existing parking lot to document the existing subsurface condition for either the addition to the existing school or the new school facility scheme prepared by Faridy Veisz Fraytak. The soil samples were examined and subjected to laboratory testing. The following are the conclusions for the subsurface investigation:

1. Water was encountered in two test borings at a depth ranging from 18 to 19 feet below the existing grade. An underslab drainage system is recommended for the partial basement.

2. A conventional shallow foundation system is adequate to support the new construction.

3. Proposed partial basement and at grade floor slabs maybe supported on the site's natural glacial deposits and/or compacted structural fill.

4. All load-bearing fill should be controlled fill.

5. All building walls below grade shall be waterproofed.

6. Sandstone bedrock was encountered from 13 to 23.75 feet below grade. Rock excavation may be required to accommodate the construction of the proposed basement.

Utility Investigation Analysis Report

A Utility Investigation was performed by Schoor DePalma, on August 2003, to ascertain the location of the existing surrounding utilities, contact the utility companies to provide records of the utilities and provide letters of "will serve" for the new school facility.

- Storm drainage improvements have not been made on the site or surround areas. However, there are adequate slopes for drainage.

- Utility services (sanitary sewer, gas, electric) are available within the surrounding site and should provide adequate service to the facility. However, Schoor DePalma is waiting for "Will Serve" letters from the electric and gas utility. The water company has submitted marked up plans of available water service.

- Utility Company Calculations, for potable water and sanitary sewer usage, were made based upon New Jersey Department of Environmental Protection criteria. Based on the estimated flow usage, a Treatment Work approval or a Bureau of Safe Drinking Water approval will not need to be acquired from the New Jersey Department of Environmental Protection.

- Based upon the current Floor Plan, the calculation to determine the loads for Electric and Natural Gas usage cannot be made. Once the Floor Plans are developed in the Design Development Phase, the calculation for usage will be reviewed with the utility companies.

Traffic and Air Quality Engineering Analysis

The Traffic Analysis was performed by Schoor DePalma on September 10, 2003 and draft results were compiled into a report, dated October 30, 2003. The traffic data was analyzed based upon the anticipated bus and automobile traffic during peak traffic hours. The analysis revealed that there will be no adverse impact on traffic.

Since the site currently has an operational school and the proposed new school has approximately the same enrollment, the Air Quality Engineering Analysis is not necessary.

Executive Order 215

At the August 25, 2003 meeting at the Most Holy Name School, Carlo Mango Castillo, Jr. - NJSCC, John "Turk" Czujko - Garfield School District, Michael Kalafut - Skanska, Matthew Neuls - Schoor DePalma, John J. Veisz, AIA and Gary A. Rostron, AIA - Faridy Veisz Fraytak agreed that Schoor DePalma should proceed with the E.O. 215 for the Alterations and Additions scheme. Matthew Neuls indicated that an amendment could be made in the future if the new school scheme is selected. Schoor DePalma completed the E.O. 215 Environmental Assessment for the Alterations and Additions to the Most Holy Name School and forwarded copies to Carlo Mango Castillo, Jr, NJSCC and Michael Kalafut, Skanska on September 12, 2003. The following is a summary of items of interest:

1. The report identifies three (3) Hazardous Substances - Areas of Concerns (AOC's) where additional investigation work has been recommended. The AOC's are as follows:

   - AOC-1 Historic underground storage tank and associated piping
   - AOC-2 Historic fill
   - AOC-3 Surrounding properties (potential groundwater impact).

   These AOC's were reviewed with Skanska. Schoor DePalma has been authorized to proceed with the additional site investigation work. The findings of the AOC's will be issued in a separate document.

2. Construction Phase: During the construction process, there maybe a slight impact to the water quality associated with soil erosion / sedimentation and air quality due to increased construction traffic. The impact will be temporary and measures will be taken during the construction process to minimize impact to water and air quality.

Historical and Cultural Resources Report

The Historical and Cultural Resources Research was performed by Cultural Resource Consulting Group in a report dated September 19, 2003. The school was constructed in 1959 and its age qualifies it to be eligible as an individual landmark or as part of an historic district under State and National Register criteria. After careful evaluation of all available information and according to the guidelines established by the federal and state agencies, Cultural Resource Consulting Group determined that school lacks defining elements or associations with a noted master to make it architecturally significant as an individual landmark under National Register Criterion C.

Existing Building Analysis / LRFP Report

Faridy Veisz Fraytak and Clive Samuels & Associates, Inc. performed an extensive on-site inspection/evaluation of the present condition of all aspects of the building and mechanical systems. This evaluation followed the criteria established by the New Jersey Department of Education - Long Range Facility Plan. The Facilities Condition Assessment is a list of 40 system components of a building and requires the identification of the material/system, quantity of the material/system, life expectancy of the material/system and identification of all deficiencies. This evaluation was performed and information inputted on the Garfield School District's website site for the New Jersey Department of Education.

The enclosed School Facilities Condition Assessment Report identifies all deficiencies and associated repair costs. Even though the facility is a well built facility, the majority of systems are past their life expectancy of the material and need replacement. An evaluation of the school facility to the BOCA, National Building Code for compliance to the mandated codes revealed that there are many code violations as pertain to Life/Safety egress from the building, barrier-free access, mechanical / plumbing & electrical issues. The report identifies the correction costs for all systems. Even though the correction cost is identified in the report, the actual correction cost will be identified when the bids are accepted during a public bidding process.

Building Evaluation

New Jersey Department of Education - Long Range Facility Plan, Facilities Condition Assessment: A building survey performed by Faridy Veisz Fraytak documented the following building deficiencies according to the criteria established by the New Jersey Department of Education. Each building component was evaluated to establish its condition and life expectancy. The following building system deficiencies were documented by Faridy Veisz Fraytak and Clive Samuels & Associates, Inc.:

	Building Component	Deficiency
1.	Exterior masonry wall	Cracks in the wall
2.	Exterior steel, single pane windows	Past life expectancy/not energy efficient
3.	Exterior aluminum windows	Past life expectancy/not energy efficient
4.	Exterior doors	Past life expectancy
5.	Asphalt shingles	Past life expectancy
6.	Metal roof panels	Past life expectancy
7.	Interior doors and hardware	Past life expectancy/not functioning properly
8.	Terrazzo stair treads	Past life expectancy
9.	Handrails	Not code compliant
10.	Paint (Walls & Floors)	Appearance
11.	Ceramic Tile	Past life expectancy
12.	Quarry Tile	Past life expectancy
13.	Carpet	Past life expectancy
14.	Vinyl Asbestos Tile	Hazardous material
15.	Resilient Flooring	Past life expectancy
16.	Terrazzo	Past life expectancy
17.	Acoustic Ceiling Tile	Appearance / Past life expectancy
18.	Plaster/Gypsum Board Ceiling	Appearance
19.	Black/Whiteboards	Appearance / Past life expectancy
20.	Interior Window Treatment	Appearance / Past life expectancy
21.	Interior Wood Casework	Appearance / Past life expectancy
22.	Stage Curtain	Appearance / Past life expectancy
23.	Gutters and downspouts	Past life expectancy
24.	Lavatories	Past life expectancy / Functionality
25.	Urinals	Past life expectancy / Functionality
26.	Water Closets	Past life expectancy / Functionality
27.	Copper Piping	Past life expectancy / Functionality
28.	Galvanized Steel Piping	Past life expectancy / Functionality

	Building Component	Deficiency
29.	Cast Iron Pipe	Past life expectancy / Functionality
30.	Gas Fired 300 gal. Water Heater	Size Not Sufficient To Handle Load
31.	Gas Boiler - Hot Water Fin Tube	Size Not Sufficient To Handle Load
32.	Cooling - Split System	Not Functioning
33.	Window Air Conditioning	Past life expectancy
34.	Pneumatic HVAC Controls	None Currently Installed
35.	Self-Contained Heating System	Not code compliant
36.	Toilet/Shower Exhaust Fans	None Currently Installed
37.	400 amp Main Low Voltage Panel	Past life expectancy / Functionality
38.	200 amp Branch Panel	Past life expectancy / Functionality
39.	Interior Lighting	Past life expectancy / Functionality
40.	Exterior Gas Discharge Lamp Fixture	Not code compliant
41.	Remote Battery Operated Lights	None Currently Installed
42.	Battery Operated LED Exit Signs	Not code compliant
43.	Convenience Outlets	Past life expectancy
44.	Heat / HVAC Electrical Service	Past life expectancy / Functionality
45.	Intercom System	Not Functioning
46.	Security System	Not Functioning
47.	Sound System	Not Functioning
48.	Central Clock System	Not Functioning
49.	Fire Alarm	Past life expectancy / Functionality
50.	ADA accessibility - Elevator	No handicap access to building
51.	ADA accessibility - Ramps	No handicap access to building
52.	ADA accessibility - Toilet rooms	Not handicap accessible
53.	Toilet Partitions	Not code compliant / ADA Accessibility / Past life expectancy
54.	Toilet Room Mirrors	Not code compliant / ADA Accessibility
55.	Toilet Room Grab Bars	Not code compliant / ADA Accessibility
56.	Stair tower (Fire rating)	Not code compliant
57.	Corridor walls (Fire rating)	Not code compliant
58.	Door swings	Not code compliant
59.	Sidewalks	Cracks in the concrete
60.	Sidewalk ADA Curb Cuts	Not code compliant / ADA Accessibility
61.	Exterior Ramps	None Currently Installed / Not code compliant / ADA Accessibility

Architectural Pre-Design and Site Programming Schemes

Faridy Veisz Fraytak previously prepared (2) two Renovation and Addition Schemes and (3) three New School schemes and presented them to NJSCC, Garfield School District and Skanska USA for their review. The schemes were evaluated by the school district to determine which scheme met their programmatic requirements. Scheme 1A (renovation and addition) and scheme 4A (new school facility) were selected by the Garfield School District Administration and Director of Facilities.

- The existing school has a gross square foot of 28,211. The NJSCC - RFP identified an addition of 21,655 square feet for the Kindergarten through 3rd Grade school project.

- The proposed RFP gross square foot of the building is 49,866.

After an evaluation of the existing building and the proposed Model, the grade level in the school, was changed to a Kindergarten through 5th Grade facility for the renovation / additions and the new school facility.

- Scheme 1A has a 35,457 gross square foot addition. The overall square foot of the building is 63,668.

- Scheme 4A has a gross square foot of 54,463.

SCHEME 4A - New Building with Cafeteria & Gymatorium

This scheme provides similar design features to Scheme 3B with the gymnasium in this scheme located adjacent to Passaic Ave. Functional spaces on the third floor are located around a circulation core containing 3rd through 5th Grade Classrooms, Special Education Classrooms, Art/Music Room, Media Center, Small Group Instruction, Faculty Work Room, Conference Room, Toilets and Elevator core. Enhanced program/design features are:

- Administrative, Nurse and support functions located at ground floor for public access, security and ADA compliance.

- Kindergarten classrooms on ground floor adjacent to administration and main entry for security, facilitate pick-up/drop-off and access to outdoor play space.

- Separate cafeteria saves custodial labor on set-up and breakdown of the multi - functional space.

- Gymnasium location provides enhanced community access and proximity to outdoor play space.

The enclosed Floor Plans and Room Layouts are for scheme 4A - proposed New School.

Educational Specifications

The Educational Specifications identify each space in the school with the number of students / occupants, description of instructional activities, special feature (architectural, built-in / movable equipment, mechanical / electrical / plumbing requirements and AV / Technology) requirements . The enclosed document identifies the rooms identified on scheme 4A - proposed New School.

The Room tabulation sheets identify the each space, number of occupants and furniture / equipment in the room. The New Jersey Department of Education requires an analysis of the required square footage of the room to be compared to the actual space provided.

Leadership in Energy & Environmental Design (LEED)

The LEED Green Building rating system was developed by the U.S. Green Building Council for the U.S. Department of Energy, Energy Efficiency and Renewable Energy, Office of Building Technology, State, and Community Programs, and is intended for use by project team members as a guide for green and sustainable design. The rating system evaluates environmental performance from a whole building perspective over a building's life cycle.

At the Architectural Pre-Design and Programming stage of the project, we have attempted to identify which components points can be obtained. The enclosed LEED project checklist identifies points in the categories which we expect will be obtained. The project team will re-evaluate the individual components with Skanska and NJSCC to attempt to obtain a minimum of 26 points.

Construction Schedule

Faridy Veisz Fraytak reviewed the Preliminary Construction Schedule on October 21, 2003 with Michael Kalafut, Skanska. The Milestones for the various completion dates were changed as follows:

Task	Start date	Finish date
◦ Site Remediation / Improvement Phase	06/16/03	01/14/04
◦ Architectural Pre-Design Services	06/16/03	10/29/03
◦ Architectural Building Evaluation Services	06/16/03	10/02/03
◦ Schematic Design Approval Phase	09/19/03	10/02/03
◦ Design Development Phase	11/03/03	12/22/03
◦ Contract Document Phase	11/17/03	04/02/04
◦ NJ DCA Review / Conformance Phase	03/19/04	05/11/04
◦ Bidding and Award Phase	04/23/04	06/10/04
◦ Construction - New Facility / Demolition	06/11/04	10/17/05

A copy of the revised construction schedule in enclosed in the report.

Project Budget / Cost Estimates

Faridy Veisz Fraytak received budget input from their consultants on the project cost estimate at the Architectural Pre-Design Phase. The report has been included in this report.