

September 2, 2009

ADDENDUM No. 1

To

REQUEST FOR PROPOSALS

For

CONSTRUCTION MANAGEMENT SERVICES

For the

SCHOOL CONSTRUCTION PROGRAM

ISSUED JULY 30, 2009

By

THE NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY

PLEASE TAKE NOTICE:

INTERVIEWS ARE POSTPONED UNTIL FURTHER NOTICE. FIRMS WILL BE NOTIFIED WHEN THE INTERVIEWS ARE RESCHEDULED.

This **ADDENDUM No. 1** includes questions posed at the Mandatory Pre-bid held on Monday, August 31, 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:** Are boiler replacements required? Are plaster replacements required? Are window replacements required?

Answer: The boilers are being replaced. Plaster repair and replacement will be reviewed and added to contract during design completion. The windows were just replaced as part of the project in 2005; however, windows will not necessarily be replaced, but may be removed and reinstalled to allow for new exterior work. This is to be reviewed during design completion.

- B.2 Question:** Is the building currently on slabs? How extensive and invasive will the slab replacement be?

Answer: The current building is being supported on piles and possible grade beams. The structure is a concrete framed building. Lower level is slab on grade.

- B.3 Question:** Where is the addition located on the site? How many stories does the building have? What types of piles are required for the addition?

Answer: The addition is in the rear of the building in the courtyard. The addition is two stories at present. The pile type is friction pile.

- B.4 Question:** What is the composition of the floor decks?

Answer: All floors are concrete.

- B.5 Question:** Is abatement required? When will it be completed? Who was the original abatement consultant?

Answer: There is abatement work to be done as part of the construction contract. Asbestos consultant is Yu & Associates.

- B.6 Question:** Is swing space work required?

Answer: All swing space is ready for occupancy. No swing space work is required.

B.7 Question: When will the school be vacated? Will the District be responsible for removing furniture, equipment, etc?

Answer: The school will be unoccupied during construction and the school will be removing all school material.

B.8 Question: When will the school be occupied?

Answer: The school will be occupied until the end of June. Earliest construction NTP would be July 1, 2010.

B.9 Question: Is radiant heat required for pre-kindergarten?

Answer: No.

B.10 Question: What is the anticipated CM NTP date? What is the pre-construction timeframe?

Answer: The CM NTP is currently anticipated by approximately first week in October. This date is subject to change. Pre-construction will begin with the CM NTP and continue through the GC NTP, which is currently anticipated for July 2010.

B.11 Question: Who was the original geotech firm?

Answer: Carlin Simpson Associates.

B.12 Question: Is the basement in a flood zone? Is the basement currently the ground floor? Will slabs be moved for ground floor entrance? What supports the slabs?

Answer: The basement is in a flood zone, but has not had a water condition. Water elevation was found at -6 ft from slab. The basement is currently the ground floor. The ground floor slab is being projected as being removed and replaced and will be the entrance level for the school. The current slab is being support by the soil and a second slab.

B.13 Question: Is the building supported by structural steel?

Answer: No, the building is a concrete framed structure.

B.14 Question: Is there a parking lot available for staging? What are the staging options?

Answer: The only parking on site is a small lot at the back of the building where the addition is to be placed.

B.15 Question: When was the building originally built?

Answer: Approximately 1908 according to documentation provided to NJSDA.

B.16 Question: Is the floor plan finalized? Approximately what percentage of the design will change?

Answer: The current floor plan is almost locked at the current design. The ongoing design changes will be minimal to building layout, but will be all new for exterior, roof and possibly ground floor slab.

B.17 Question: What is behind the EYFS?

Answer: The original walls behind the system are brick and masonry.

B.18 Question: Can firms walk through the building? Are drawings available for review? Is there an AHERA report available for review?

Answer: No, at this time school is preparing for opening. Yes, the drawings will be available all week at the NJSDA Newark Regional Office. The AHERA report is not available.

B.19 Question: What type of EYFS system is included in the building?

Answer: The EYFS system is aluminum track with a plaster stucco coating. There is no detailing or tie backs into windows or other openings.

B.20 Question: Is there currently a conventional roof? Will the roof replacement be conventional also? Does the CCE include the roof and façade?

Answer: The current roof system is conventional. At this time we are reviewing the type of system to be installed, but it would appear that it would be conventional. The current CCE does not include roof and façade.

B.21 Question: What is the approval status from the DCA? What is the approval status from the DOE?

Answer: The current design has been approved by DOE, but has not been submitted to

DCA.

B.22 Question: Why wasn't the school demolished considering all the work required?

Answer: The replacement of this school was reviewed twice and the decision was made to renovate.

B.23 Question: Did the boring indicate any structural capability?

Answer: The first soil boring results were not sufficient and the NJSDA is conducting additional tests.

B.24 Question: Is it the NJSDA's intent to comply with the 26 LEED points?

Answer: Yes.

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

Issued by:

James Poole
Senior Director
Procurement & Contract Services

Issued: September 2, 2009

ATTACHMENT A

Bovis Lend Lease

Majid Fanik

609.951.0500

Majid.fanik@bovislendlease.com

Glynda Wehring

609.731.5979

Glynda.wehring@bovislendlease.com

Hill International

Michael Abarno

973.774.3535

mikeabarno@hillintl.com

Steve Bach

973.349.4786

stevenbach@hillintl.com

Tom Colombo

973.774.3522

tomcolombo@hillintl.com

Jayanta Dutta (JCMS)

609.631.0700

jdutta@jcms.com

Andrew LaPierre

609.304.1176

andrewlapierre@hillintl.com

Tony Villarica (JCMS)

201.889.8198

tvillarica@gmail.com

Imperial Construction

Bob Pasqual

609.651.5393

bobp@imperialconstruction.com

LiRo

Alicia Biasotti (ACB Consulting)

973.885.8697

abiasotti@comcast.net

Mark Cheatham
201.446.0241
cheatham@liro.com
Jerry Dorost
908.577.4338
dorostj@liro.com
Mike Rafat
732.409.6953
rafatm@liro.com

ATTACHMENT B

**FEE CLARIFICATIONS
TG CONNORS IN HOBOKEN NT-0024-M01**

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

Allowance: \$175,000

Total Fee: \$_____

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