

**Addendum #3**

New Jersey Schools Development Authority
Office of Procurement
32 East Front Street
Trenton, NJ 08625
Phone: 609-858-2984
Fax: 609-656-4609

Date: October 9, 2015

PROJECT #: NT-0050-B01
New Leonard Place Elementary School
Passaic Public Schools

DESCRIPTION: Addendum #3

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

A. CHANGES TO THE PROCUREMENT PROCESS:

1. Not applicable.

B. CHANGES TO THE PROJECT MANUAL:

NOTE that modifications to the following items will be shown as follows: additions in **bold and underlined** text; deletions in *strikethrough-and-italics*.

1. Volume 1 Modifications to Division 1 General Requirements

- a. **MODIFY:** In Specification Section 01010 ("Summary of Work"), Section 1.4 ("Allowances"), B.2, modify Subparagraph a.iv, as follows:

- iv. ~~This Allowance Amount may also be utilized for costs associated with the removal, loading, transportation, and disposal as non-hazardous waste associated which was unforeseen or noted in any report issued as part of this contract~~ This Allowance Amount may be utilized, upon proper authorization, to compensate the Design-Builder for costs associated with the excavation, demolition, removal and/or disposal of the excessively substantial or massive sub-surface concrete or debris; **and for costs associated with the testing, removal, loading, transportation, and disposal of non-hazardous petroleum-impacted soil associated with the connection of the**

proposed sanitary sewer in Henry Street. The determination of any costs to be charged will include quoted disposal rates, any additional testing, stockpiling, relocation, blending, the legal transportation and off-Site disposal of such material (if appropriate), and all associated cost of labor, material, equipment, taxes, supervision, overhead and profit.

C. CHANGES TO THE PERFORMANCE SPECIFICATONS:

1. Not applicable.

D. CHANGES TO THE DRAWINGS:

1. Not applicable.

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

1. Question: Please confirm that the existing soil considered clean and can be used for backfilling.

Answer: The NJSDA cannot confirm that all on-site soil and fill is considered "clean," meaning "not found to contain contaminants in excess of NJDEP's unrestricted use standards". There is always the possibility that low levels of urban contaminants may exist in excess of unrestricted use standards, but were not detected during environmental testing. Bidders are advised that approximately 24,000 tons of Certified Clean Fill (as such term is defined in the Design-Build Agreement) were imported as backfill during the demolition of the former theater and hotel on the Project Site.

The on-site reuse of soil and fill for backfilling is acceptable, provided such soil and fill meet the project's geotechnical specifications. To the extent that the Post-Demolition Site Conditions Report indicates that an unrestricted Response Action Outcome (RAO) is expected for the Site, Bidders are advised that such an unrestricted RAO does not automatically mean that on-site soil and fill exported from the site would be considered "clean" for off-site unrestricted use.

2. Question: The "Post-Demolition / Existing Site Conditions Report" by Dewberry dated August 14, 2015, states on pg. 18, "if a petroleum odor is encountered and excavated soil from this area is to be exported, the D-B Contractor may encounter off-site disposal limitations."

Please confirm that the cost for the removal & disposal of impacted materials will be paid for under Summary of Work – Allowances – Specification Section 01010 – 1.4 B.2.iii. & iv.

Answer: The bidders are advised that the area “on-site” where the petroleum odor may be encountered was backfilled and compacted with Certified Clean Fill, and this “on-site” backfill and compacted material may be re-used “on-site” without environmental restriction, provided it meets the project’s geotechnical specifications. The bidders are advised that excavated soil or fill material containing a petroleum odor may still meet NJDEP’s residential direct contact soil remediation standards.

It is, however, possible that soil or fill material containing a petroleum odor may be encountered in the “off-site” right-of-way of Henry Street in proximity to the proposed sanitary sewer connection. It is possible that this “off-site” soil or fill material may contain petroleum odors, and may also exceed NJDEP’s residential direct contact soil remediation standards. If this “off-site” material is encountered, and is found to contain compounds in excess of NJDEP’s residential direct contact soil remediation standards, the allowance amount may be utilized for disposal upon proper authorization.

The bidders are further advised that exported soil and fill materials could be rejected by certain off-site reuse or disposal facilities due to a number of factors, including but not limited to: the presence of petroleum odors, excavated concrete, construction debris, foreign materials, refuse, tree stumps, excavated asphalt, etc. The Design-Builder shall provide for the inspection and testing of all soil and fill materials, and acquisition of all necessary approvals from the disposal and/or reuse facility at its own expense, before it is exported from the site.

3. Question: It appears that the mullions on storefront systems SF -1 and SF-2 should run continuously from the ground to the underside of the third floor and should probably be curtain wall with the panel above the transom glazed into it.

SF-3, due to its height, also needs to be curtain wall, reinforced as required and anchored to either the landings or the stair stringers. Please confirm that these elevations are actually curtain wall and not storefront as identified on drawing A-601.

Answer: Subject to compliance with code and all project requirements, either curtain wall or storefront may be used at the referenced locations at the Design-Builder’s option. Curtain wall, if used, shall comply with the following:

- a. Curtain wall, storefront, windows, and any other aluminum-framed glazed openings shall utilize the products of a single manufacturer.

- b. Sightlines, glazing and finishes shall match. Basis of Design for curtain wall system, if used: Wausau Superwall, Kawneer 2250 or Efc0 5900.

4. Question: The NJ SDA plan shows a 50 foot wide strip of land is to be subdivided from the overall block and dedicated to the City for commercial re-development.

- a. Is the subdivision to be part of the scope of work in our project?
- b. Is there a re-development plan already developed by the City or will we need to coordinate with them?
- c. Are there any requirements for providing alley access to the rear of the future commercial buildings for deliveries, trash pick-up or fire lane access?
- d. The surveyor of record who performs the subdivision must also set property corners. Please confirm that this work will be by the NJ SDA pre-development consultant.

Answer:

- a. No, there is no scope of work by the Design-Builder.
- b. No coordination is required by the Design-Builder.
- c. There are no additional requirements for the Design-Builder.
- d. Incorrect. The Design-Builder is required to set the property corners and boundaries in accordance with the project requirements.

5. Question: Other than doors and windows between classrooms and corridors, what other areas are to be designated as "Safe Haven" for security glazing?

Answer: Sheets A-101, A-102 and A-103 include symbols for additional rooms designated as Safe Haven locations.

6. Question: Does the gymnasium require an operable partition as mentioned in Section C1010.50?

Answer: No. The gymnasium shall receive a Gymnasium Divider Curtain per Specification Section E1070.00 Entertainment and Recreational Equipment.

7. Question: The specification calls for center stacked electrically operated operable partitions. However, drawing A-101 indicates a manually operated side stacking partition. Please clarify.

Answer: Sheet A-101 does not indicate a manually operated side stacking partition. However, this space shall receive an electrically operated operable partition.

8. Question: What is the schedule for the removal of the poles and overhead wires by the Utility Company that surround the site?

Answer: The NJSDA is currently coordinating the scope of work with PSE&G and will notify the successful Design-Builder when the schedule is confirmed.

9. Question: What is the proper flr./base finish for room B318 ... finish plan AI-103 design shows VCT ... but the legend "RFE" is written in the floor/base "box" ... so which is it VCT or RFE-1?

Answer: Room B-318 Science Demonstration Room shall receive finish "RFE" Resinous Flooring for both the floor and base. Sheet AI-103 reflects the correct finish designation, however, the symbol for (VCT) floor pattern is incorrect.

F. CHANGES TO PREVIOUS ADDENDA:

1. Not applicable.

G. ATTACHMENTS:

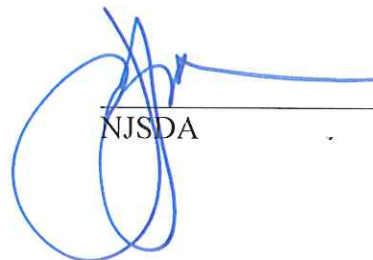
1. Not applicable.

H. SUPPLEMENTAL INFORMATION

1. Not applicable.

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. 3



NJSDA

10/9/15

Date

Addendum #3

New Jersey Schools Development Authority
Office of Procurement
32 East Front Street
Trenton, NJ 08625
Phone: 609-858-2984
Fax: 609-656-4609

Date: October 9, 2015

PROJECT #: NT-0050-B01
New Leonard Place Elementary School
Passaic Public Schools

DESCRIPTION: Addendum #3

Addendum No. 3

Acknowledgement of Receipt of Addendum

Contractor hereby acknowledges the receipt of the Addendum by signing in the space provided below and returning via fax to (609-656-4609) or email (MATaylor@njsda.gov). Signed acknowledgement 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

Addendum # 3
Project #: NT-0050-B01
Project Name: New Leonard Place Elementary School