



**Addendum No. 1**

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

**DATE:** July 31, 2017  
**PROJECT #:** NT-0052-B01  
**DESCRIPTION:** Dayton Avenue Educational Campus

This Addendum shall be considered part of the Design-Build Information Package issued in connection with the referenced project. Should information contained in this Addendum 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:**

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

**1. Modifications to Design-Build Agreement**

- a. **MODIFY:** Appendix A, Special Conditions - A.3 Substantial Completion shall be achieved within ~~1,302~~**1615** days from the Commencement Date. Final Completion shall be achieved within ~~1,391~~**1715** days from the Commencement Date

**C. CHANGES TO THE EDUCATIONAL SPECIFICATIONS:**

1. Not applicable.

**D. CHANGES TO THE PERFORMANCE SPECIFICATIONS:**

1. Not applicable.

**E. CHANGES TO THE DRAWINGS:**

1. Not applicable.

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

1. **Question:** The Geotechnical Data Report dated 6-13-17 by Mott MacDonald includes prior investigations and reports conducted by others, specifically French and Parello Associates, Edwards and Kelcey and Melick-Tully and Associates. Are the mentioned firms, specifically French and Parello Associates, Edwards and Kelcey and Melick-Tully and Associates permitted to participate in this procurement as a member of the Design Build Team?

**Answer:** The listed firms (French and Parello Associates, Edwards and Kelcey and Melick-Tully and Associates) are not precluded from participating as members of a Design-Build Team for this procurement. The RFP precludes firms or individuals that have "assisted the Authority by materially participating in preparation of an RFQ or RFP." The RFP further states that "Materially participating in the preparation of an RFQ or RFP" shall mean the preparation of the RFP and RFQ themselves, as well as the preparation of plans, specifications, reports or other documents that are produced **with the intent to be incorporated** into a Project Manual or Design-Build Information Package that is part of that RFQ or RFP" (emphasis added). While work product of the listed firms may have been included in the RFP for this procurement, this does not constitute "material participation" warranting preclusion from participating as a member of a Design-Build Team. The firms were never directly engaged by the NJSDA, and to the extent they may have served as subconsultants to an NJSDA-engaged design consultant, it was not in the context of this Project, but rather for a previous, and substantively different, NJSCC project located at the Dayton Avenue site. Finally, the documents produced by the listed firms were not produced with the intent to be incorporated into the Project Manual or DBIP for this project. For these reasons, NJSDA has determined that these firms have not "materially participated" in the preparation of the Design-Build RFP, and they are therefore not precluded from participating as Design-Build Team members.

2. **Question:** Appendix A Special Conditions Section A.3 lists Substantial Completion as 1,302 calendar days and Final Completion within 1,391 calendar days, however Section 01010 Summary of Work Section 1.6 lists Substantial Completion as 1,615 calendar days and Final Completion within 1,715 calendar days. Which is correct?

**Answer:** Section 01010, Summary of Work, Section 1.6 correctly identifies that the Project shall achieve Substantial Completion (Temporary or Final Certificate of Occupancy) within 1,615 calendar days after the Commencement Date and the Project shall achieve Final Completion within 1,715 calendar days after the Commencement Date. Appendix A Special Conditions Section A.3 will be revised and included in a subsequent Addendum.

3. **Question:** There appears to be a conflict in the schedule for the project. Appendix 'A' special conditions states Substantial Completion within 1,302 days from the

Commencement Date. Final Completion within 1,391 days from the Commencement Date. While the Summary of Work 01010 1.6.A, states Substantial Completion within 1,615 calendar days after the Commencement Date. And Final Completion 1,715 calendar days after the Commencement Date. What is the completion time for the project?

**Answer:** See response to Bidder's Question #2 listed above.

4. **Question:** When do you anticipate the existing trailers to be vacated?

**Answer:** It is anticipated that the existing trailers will be vacated December 31, 2017.

5. **Question:** Section PS 1030.00 I.A.5

Earn LEED Certification – does NJSDA want an actual filed certification from USGBC? As opposed to a 'certifiable' building designed to standards but not submitted.

**Answer:** Yes, actual certification is required, at the level represented in the Design-Builder's Technical Proposal. Refer to Section 3.18 of the Design-Build Agreement for the Design-Builder's LEED obligations.

6. **Question:** Section A6020.00, Radon Mitigation, provides parameter for a passive subsurface ventilation system for radon mitigation. However, this section also references a vapor intrusion system called for in the Design-Build Information Package. Please confirm which type of system is required. Also, please provide the type of vapor barrier membrane required.

**Answer:** As specified in A6020.00, the Radon Mitigation System shall be a passive system vented to the roof with capacity for addition of electrically-powered fans. The Design-Builder shall provide the vapor barrier membrane in compliance with these regulations.

7. **Question:** Will the Radon specifications and installation oversight be required to be completed by a NJDEP Certified Mitigator?

**Answer:** The design is required to be completed by a certified radon mitigation specialist and said specialist is required to provide direct supervision of the installation as per N.J.A.C. 7:28-27.7. The work shall be completed in compliance with N.J.A.C. 5:23-10 and all referenced regulations therein.

8. **Question:** [a.] Is the "Clean Utility Corridor" required to extend beneath the building footprint? [b.] Or can it end at the exterior of the building foundation?

**Answer:** a. Yes, the "Clean Utility Corridor" is required for all subgrade utilities, regardless of surficial structures, in compliance with the Presumptive and Alternative Remedy Guidance. b. No, it cannot end at the building foundation.

9. **Question:** The existing deed notice is to be disrupted (AOC-10). Will the LSRP be coordinating communication and documentation with the NJDEP regarding the impending deed disruption? Please clarify the design-build team's responsibility as part of this work.

**Answer:** The LSRP will terminate the existing Deed Notice with the NJDEP, as a new Deed Notice is anticipated to include the entire site. The Design Build team will be required to coordinate the conduct of work with the LSRP to ensure the existing Deed Notice is terminated, prior to conduct of work, so that no disruption is necessary. The

site will require a new Deed Notice at completion of construction, which will be created and filed by the NJSDA's LSRP.

10. **Question:** Please confirm that all on-site groundwater monitoring wells have been abandoned.

**Answer:** Confirmed. All onsite monitoring wells have been abandoned.

11. **Question:** Please confirm if the project has been submitted for a courtesy review by the Planning Board.

**Answer:** The project was submitted for courtesy review on March 6, 2017.

12. **Question:** Please provide details and layout related to the underground stormwater detention system for bidding purposes.

**Answer:** The details and layout of the stormwater detention system are the responsibility of the Design-Build Team, and must be coordinated with the final site design. The Design-Build Information Package ("DBIP") utilized a seven foot (7') tall StormTrap system as the basis of design, the total required volume is called out on Sheet C-102. Additional potential manufacturers of stormwater detention systems are listed in the Conceptual Stormwater Management Report.

13. **Question:** Please provide details for the stormwater quality manufactured treatment devices required at the development for bidding purposes.

**Answer:** Design of the stormwater quality manufactured treatment device is the responsibility of the Design-Build Team and must be coordinated with the final drainage and site design. Specification G3030.00 Section II.C.6 requires the device be approved by NJDEP, a list of NJDEP approved devices can be viewed at <http://njstormwater.org/treatment.html>.

14. **Question:** The Site Plan (AS-100) references proposed porous asphalt in all areas surrounding the building. It should be noted that there is no information related to the permeability of the subsurface soils within these areas and that porous pavement is a surface that requires a high level of maintenance. Please confirm if this is proposed for the site. If so, please provide a detail and specification for bidding purposes.

**Answer:** Porous asphalt is required for the site. The Design-Build Team shall provide the design in compliance with the performance specifications.

15. **Question:** The Site Plan (AS-100) indicates a retaining wall on the western portion of the site. Please provide a detail and specification on the type of wall to be used as the basis of design for bidding purposes.

**Answer:** The Design-Build Team shall provide the design in compliance with the performance specifications.

16. **Question:** The 2017 MM report states that the demolished hospital was supported on piles. During demolition of the hospital, piles were exposed and their locations were surveyed. Can the building layout be modified slightly to offset these existing piles, if needed?

**Answer:** The building lay out cannot be modified. The Contractor has been made aware of the presence of former piles and shall propose a foundation system and installation approach in consideration of these potential obstructions.

17. **Question:** The bridging documents call for complete demolition and replacement of the vehicular bridge. Based on our experience with the natural resource permitting required, NJDEP will question why the project can't renovate the existing vehicular bridge crossing to minimize impacts. Is there a reason for the construction of a new crossing at a new location?
- Answer:** The completed investigation and design requires the installation of a new bridge to meet the Project design requirements. SDA is applying for the Flood Hazard Area and Freshwater Wetlands permits for the construction of the new bridge and will address any NJDEP requirements.
18. **Question:** Is the stormwater outfall into Weasel Brook shown on the Drawing C-102 an existing outfall or a proposed outfall?
- Answer:** C-102 shows the existing and proposed outfalls. The proposed outfalls are shown in darker print.
19. **Question:** Can you provide a copy of the Flood Hazard Area Verification (NJDEP DLUR File No. 1607-02-0002.4) along with the approved plans issued for the property?
- Answer:** A copy of the verification and a clarification letter are included as Attachment(s) 1.1 and 1.2 to this Addendum.
20. **Question:** Can you provide a copy of the FHA Applicability Determination (DLUR File No. 1607- 02-0002.3) issued for the property?
- Answer:** NJSDA is not in possession of this document, but notes that the document is expired and superseded by the Flood Hazard Area Verification referenced in the Answer to Item 33, above. Regardless, the Contractor may request the document from the NJDEP.
21. **Question:** Can you provide a copy of the Coastal Permit Jurisdictional Determinations (DLUR File No. 1607-02-0002.1 and 2.2) issued for the property?
- Answer:** NJSDA is not in possession of these documents, but notes that the documents are expired and are not applicable to the site. Regardless, the Contractor may request such documents from the NJDEP.
22. **Question:** Has there been any review of historic / archeological resources for the project site? The project will trigger the need for a Freshwater Wetland General Permit No. 10 to construct the access drive across the Brook. A Cultural Resource Phase IA report will be required to be submitted with this wetland application. Has one been completed? If not, should scope and cost for this task be included?
- Answer:** A Cultural Resources Screening Report was completed for the EO215 Environmental Impact Statement, and was submitted to the DEP on May 22, 2017. SDA is applying for the Flood Hazard Area and Freshwater Wetlands permits for the construction of the new bridge and will address any NJDEP requirements. The Design-Builder is not required to perform a Cultural Resource Phase 1A report.
23. **Question:** The Archeological Phase IA may result in the need for a Phase IB. Should this scope and cost be included as part of the design-build team's proposal?
- Answer:** No, the Design-Builder should not include this scope and cost in its proposal. If a Phase 1B was required, it would be performed by an NJSDA consultant.



**G. CHANGES TO PREVIOUS ADDENDA:**

1. Not applicable.

**H. ATTACHMENTS:**

1. Attachment 1.1 Flood Hazard Area Verification, dated August 6, 2014.
2. Attachment 1.2 Flood Hazard Area Clarification Letter, with date stamp of September 2, 2014.

**I. SUPPLEMENTAL INFORMATION:**

1. Not applicable.

*Any bidder attempting to contact government officials (elected or appointed), including NJSDA Board members and NJSDA Staff in an effort to influence the selection process may be immediately disqualified.*

**End of Addendum No. 1**



NJSDA Managing Director,  
Program Operations

7/31/17

Date



**Addendum # 1**

NJSDA  
32 East Front Street  
Trenton, NJ 08625  
Phone: 609-858-2984  
Fax: 609-656-4609

**DATE:** July 31, 2017  
**PROJECT #:** NT-0052-B01  
**DESCRIPTION:** Dayton Avenue Educational Campus

**Acknowledgement of Receipt of Addendum**

Contractor must acknowledge the receipt of the Addendum by signing in the space provided below and returning via fax to (609-656-4609), or via email to (MATaylor@njsda.gov). Signed acknowledgement must be received prior to the Bid Due Date. **Acknowledgement of the Addendum must be made in Section E.5 of the Price Proposal Submission.**

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Date



## State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

CHRIS CHRISTIE  
Governor

Division of Land Use Regulation  
Mail Code 501-02A  
P.O. Box 420

BOB MARTIN  
Commissioner

KIM GUADAGNO  
Lt. Governor

Trenton, New Jersey 08625-0420  
www.state.nj.us/dep/landuse

8/6/2014

New Jersey Schools Development Authority  
c/o Thomas Schrum, Program Director  
32 East Front Street  
Trenton, NJ 08625

Re: Flood Hazard Area Verification Approval  
File No.: 1607-02-0002.4 FHA 140001  
Block(s) & Lot(s): [4057 & 23, 52], [4065 & 1.2]  
City: Passaic, County: Passaic

Dear Sir:

This letter is in response to your request for a flood hazard area verification along the Weasel Brook at the above referenced site. The Department has reviewed your application and hereby verifies the limit of the flood hazard area, floodway and riparian zone on this site, as depicted on the approved plan described below.

The flood hazard area design flood elevation of the Weasel Brook varies from 20.1 to 27.7 feet NGVD 1929 across the subject site. This elevation was established using Method 1, as described at N.J.A.C. 7:13-3, and in accordance with N.J.A.C. 7:13-3.2. Based on the above regulatory flood elevation, the Department has determined that a portion of the site lies within the flood hazard area, and flood way of the Weasel Brook.

The riparian zone extends fifty (50) feet from the top of bank along both sides of the regulated waters, as shown on the approved plan. If a discernible bank is not present along a regulated water, the riparian zone is measured in accordance with N.J.A.C. 7:13-4.1(b). Based on the above the Department has determined that a portion of the site lies within the 50-foot riparian zone of the Molly Ann Brook.

Please note that altering land cover or topography in a flood hazard area, as well as clearing, cutting and/or removing vegetation within a riparian zone, is regulated by the Flood Hazard Area Control Act rules, and may be prohibited or restricted in some cases. A flood hazard area permit is required prior to undertaking any regulated activity within a riparian zone described at N.J.A.C. 7:13-2.4. Some projects may qualify for a permit-by-rule at N.J.A.C. 7:13-7.2. All other projects must receive a general permit under N.J.A.C. 7:13-8 or an individual permit under N.J.A.C. 7:13-9. Projects situated entirely outside both the flood hazard area and riparian zone do not require a flood hazard area approval.



This verification is based on the best information presently available to the Department, and is subject to change if this information is no longer accurate or if additional information is made available to the Department including, but not limited to, information supplied by the applicant.

The drawings hereby approved are two (2) sheets, prepared by Hatch Mott MacDonald, undated, unrevised, with one (1) sheet entitled:

“NJSDA CITY OF PASSAIC, PASSAIC COUNTY, NJ PROPOSED DAYTON AVENUE EDUCATIONAL CAMPUS FLOOD HAZARD AREA VERIFICATION APPLICATION FIGURE 6 – FLOOD HAZARD AREA LIMITS”, Sheet No. 1 of 1,

And the other sheet entitled:

“WEASEL BROOK ELEVATIONS WITHIN BLOCK 4057 – LOTS 23, 52 BLOCK 4065 LOT 1.2 IN THE CITY OF PASSAIC PASSAIC COUNTY, NEW JERSEY”, Sheet no. 1 of 1 dated July 23, 2014, unrevised.

Within 90 calendar days of the date of this letter, the applicant shall submit the following information to the clerk of each county in which the site is located, and shall send proof to the Department that this information is recorded on the deed of each lot referenced in the verification:

1. The Department file number for the verification;
2. The approval and expiration dates of the verification;
3. A metes and bounds description of any flood hazard area limit and/or floodway limit approved under the verification;
4. The flood hazard area design flood elevation, or range of elevations if variable, approved under the verification; and
5. The following statement: “The State of New Jersey has determined that all or a portion of this lot lies in a flood hazard area. Certain activities in flood hazard areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a permit. Contact the Division of Land Use Regulation at (609) 633-6563 for more information prior to any construction onsite.”

Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Department constitutes a violation of the Flood Hazard Area Control Act rules and may result in suspension or termination of the verification and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:13-19.

A copy of this plan, together with the information upon which this boundary determination is based, has been made part of the Division's public records. Please note that this letter in no way legalizes any fill that may have been previously placed onsite, or any other regulated activities that may have previously occurred. Also this determination does not affect the applicant's responsibility to obtain any local, State or Federal permits that may be required.

This verification is valid for five years from its issuance date. A verification shall not be extended but it can be transferred at the time of sale of a property to which the verification applies to a new owner pursuant to N.J.A.C. 7:13-14.1. Pursuant to N.J.A.C. 7:13-6.1(f), if the Department issues a verification for a site, and within five years issues a general permit authorization or an individual permit for a regulated activity that references or relies upon the verification at that site, the Department shall automatically reissue the verification upon approval of the permit or authorization so that the verification and permit or authorization have the same expiration date. This automatic reissuance shall occur only once per verification and there is no fee for this reissuance.

In accordance with N.J.A.C. 7:13-18.1, any person who is aggrieved by this decision may request a hearing within 30 days after notice of the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, 401 East State Street, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist. The DEP Bulletin is available through the Department's website at [www.state.nj.us/dep](http://www.state.nj.us/dep) and the Checklist is available through the Division's website at [www.state.nj.us/dep/landuse/forms/index.html](http://www.state.nj.us/dep/landuse/forms/index.html).

Please contact Valda Opara of my staff at [Valda.Opara@dep.state.nj.us](mailto:Valda.Opara@dep.state.nj.us) or by telephone at (609) 633-6563 should you have any questions regarding this letter. Be sure to indicate the Division's file number in all inquiries.

Sincerely,



Nabil M. Andrews, Environmental Engineer 3  
Bureau of Inland Regulation

cc: Agent  
Municipal Clerk  
Municipal Construction Official  
Municipal Engineer



## State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Land Use Regulation

Mail Code 501-02A

P.O. Box 420

Trenton, New Jersey 08625-0420

[www.state.nj.us/dep/landuse](http://www.state.nj.us/dep/landuse)

CHRIS CHRISTIE  
*Governor*

KIM GUADAGNO  
*Lt. Governor*

BOB MARTIN  
*Commissioner*

SEP 02 2014

New Jersey Schools Development Authority  
c/o Thomas Schrum, Program Director  
32 East Front Street  
Trenton, NJ 08625

Re: Flood Hazard Area Verification Approval Clarification  
File No.: 1607-02-0002.4 FHA140001  
Block(s) & Lot(s): [4057 & 23, 52], [4065 & 1.2]  
City: Passaic, County: Passaic

Dear Mr. Schrum:

This letter is intended to provide clarification to the flood hazard area verification approval issued on August 6, 2014 and referenced above.

As stated in that approval, the riparian zone is fifty (50) feet from the top of bank along both sides of the regulated waters. However, based on information submitted and a site inspection, it was determined that the outer portion of the riparian zone between twenty-five (25) feet and fifty (50) feet from top of bank on the above referenced property was previously disturbed and is not functioning as a vegetated riparian zone. Therefore, as long as current site conditions remain unchanged, disturbance to this outer portion of the riparian zone does not need to be considered as riparian zone disturbance for the redevelopment of the site.

In addition, please note that the flood hazard area of the Weasel Brook is contained in channel on site.

This letter also serves to correct a typographical error in the original Flood Hazard Area Verification approval, which incorrectly referred to the Molly Ann Brook instead of the Weasel Brook. The third paragraph, on the first page of the Flood Hazard Area Verification approval should read "The riparian zone extends fifty (50) feet from the top of bank along both sides of the regulated waters, as shown on the approved plan. If a discernible bank is not present along a regulated water, the riparian zone is measured in accordance with N.J.A.C. 7:13-4.1(b). Based on the above the Department has determined that a portion of the site lies within the 50-foot riparian zone of the Weasel Brook".

This letter shall be attached to the original approval and all terms and conditions of the original approval including the expiration date shall remain unchanged.

Please contact Valda Opara of my staff at [Valda.Opara@dep.state.nj.us](mailto:Valda.Opara@dep.state.nj.us) or by telephone at (609) 633-6563 should you have any questions regarding this letter. Be sure to indicate the Division's file number in all inquiries.

Sincerely,

A handwritten signature in black ink, appearing to read "Lou Cattuna". The signature is written in a cursive style with a long horizontal flourish at the end.

Lou Cattuna, Supervisor  
Bureau of Inland Regulation

c: Agent  
Passaic City Clerk  
Passaic City Construction Official  
Passaic City Engineer