



## **Addendum # 1**

New Jersey Schools Development Authority  
Office of Procurement  
32 East Front Street  
Trenton, NJ 08625  
Phone: 609-858-2982  
**Fax: 609-656-4608**

**Date:** January 10, 2014

**PROJECT #:** PA-0024-M01  
**Construction Management Services for  
New Public School #16**

**DESCRIPTION:** Addendum # 1

This addendum shall be considered part of the Request for Qualifications/Request for Proposals issued in connection with the above-referenced project. Should information conflict with Request for Qualifications/Request for Proposals, this Addendum shall supersede the relevant information in the Design-Build Information Package.

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### **A. CHANGES TO THE PROCUREMENT PROCESS:**

1. **Modifications to Request for Qualifications/Request for Proposals:**
  - a. **REPLACE:** The original Disclosure of Investment in Iran Form included with the RFQ/RFP shall be replaced by the revised Disclosure of Investment in Iran Form attached hereto as Attachment 1.1.

### **B. CHANGES TO THE PROJECT MANUAL:**

1. Modifications to the CM Agreement:
  - a. **DELETE:** Section 3.1.1.f of Section 3.1 (CM's Services) is deleted in its entirety, as follows (additions in **bold and underlined** text, deletions in ~~strikethrough and italics~~):

#### **3.1 CM's Services**

- 3.1.1 In general, and without limiting the scope of CM's Project responsibilities as more specifically described elsewhere in this Agreement, CM shall, as the Authority's Project administrator, consultant and adviser, furnish, on a daily, continuous, competent, non-negligent, efficient and economical basis, the

following: administration, management, monitoring, supervision and inspection of the Project, as well as oversight of Design-Builder's scheduling and coordination of the Services and Work, and shall provide appropriate and effective supervision to ensure the satisfactory, timely and complete performance of CM's Field Staff in performing the following project responsibilities. CM shall:

~~(f) continually examine the potential for, and promptly advise the Authority of, any perceived methods of cost savings in the Project's construction without diminishing Project quality;~~

- b. **DELETE:** Section 3.18 ("Errors and Omissions in the Construction Documents") is deleted in its entirety, as follows.

~~**3.18 — Errors and Omissions in the Construction Documents.** CM shall, in writing, promptly report to the Authority any errors, inconsistencies, defects or omissions that it discovers in the Construction Documents.~~

#### **C. CHANGES TO THE DRAWINGS:**

1. Not applicable.

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

1. **Question:** Item 4.1 - Design Phase Services. Specifically omitted. However the preceding items in Section 3 seem to dictate the need for Design Phase services by the CM. How and where are these services to be provided or are these required services also omitted if the CM has no Design Phase Services?
- a. Item 3.1.1.f - continually examine the potential for, and promptly advise the authority of, any perceived methods of cost savings in the Project's construction without diminishing Project quality;
  - b. Item 3.5 - Materials and System Standards;
  - c. Item 3.9 - Design Builder deliverables;
  - d. Item 13.18 - Errors and Omissions in the Construction Documents; Item 4.3.2 and 4.3.4 are also Pre-Construction services;
  - e. Item 4.3.5 - what about Design-Builders QA/QC of design documents

**Answer:** With the exception of Sections 3.1.1.f and 3.18 (which are deleted pursuant to Items B.1.a and B.1.b of this Addendum) all of the cited sections implicate construction-phase services required on this Project. Specifically:

- a. Item 3.1.1.f is deleted pursuant to Item B.1.a of this Addendum.

- b. Item 3.5 Materials and Systems Standards are located on the NJSDA website and the CM firm is expected to become familiar with these standards, for construction phase service such as review of submittals.
- c. Item 3.9 Design Builder Deliverables is intended to refer to the CM's role in review of Design-Builder's construction-phase deliverables such as shop drawings, meeting minutes, and operation and maintenance manuals.
- d. Item 3.18 is deleted pursuant to Item B.1.b of this Addendum.  
Item 4.3.2 refers to the commencement of the Project's construction phase, and as such does not refer to any service or activity by the CM.  
Item 4.3.4 is a construction-phase related item which may occur prior to the notice to proceed to the Design-Builder for the construction phase, but which is not associated with any Design-Phase activities.
- e. Item 4.3.5 refers to the CM's review of the Design-Builder's QA/QC Program.  
The QA/QC Program addresses the Design-Builder's methodology for ensuring quality control of the Work during construction activity.

2. **Question:** What is the estimated cost of the entire Design/Build contract?

**Answer:** The Design Build contract estimated cost of construction of \$31,917,000 is identified on the NJSDA website advertisement for this procurement.

3. **Question:** Will all demolition and removals of underground existing utilities (oil tanks, gas lines, water, sewer, telephone, electric) and foundations have been done prior to the Design/Build or as part of the Design/Build site-work? Is the CM responsible for management during this work?

**Answer:** The majority of demolition and removal of underground utilities has been completed. Remaining removals are indicated in the Design-Build Information Package and are to be completed by the Design Builder. See Design-Build Information Package documents provided in Attachment D to the RFP/RFQ.

4. **Question:** Will the installation of the local utility supply to the service Point of Entry be part of the Design/Build who is required to coordinate this work with the utilities or is the utility work to be coordinated by the CM?

**Answer:** The installation of the local utility supply to the service point of entry is coordinated by the Design-Builder. See Design-Build Information Package contract documents provided in Attachment D to the RFP/RFQ.

5. **Question:** Will all utilities (electric, telephone, internet, cable) be provided as underground connections from a block away to permit landscaping?

**Answer:** Utilities will be provided as indicated in the Design-Build Information Package and coordinated by the Design-Builder. See Design-Build Information Package documents provided in attachment D to the RFP/RFQ.

6. **Question:** Will the Design/Build include new civil infrastructure as required and re-paving of adjacent streets and provision for sidewalk and landscaping along 20th and 21st streets and 22nd avenue sloped to drain?

**Answer:** All civil infrastructure design work is indicated in the Design Build Information Package and performed by the Design-Builder. See Design-Build Information Package documents provided in Attachment D to the RFP/RFQ.

7. **Question:** Will the new school include full or partial basement/cellar, with access through air-ways for installation/replacement of Mechanical/Electrical equipment?

**Answer:** The project is currently designed as slab on grade. See Design-Build Information Package documents provided in Attachment D to the RFP/RFQ.

8. **Question:** How will scheduled overtime be handled for the CM - Allowance?

**Answer:** The CM Agreement provides for compensation based upon a monthly fee and several specified sum items for the full scope of services defined in the CM Agreement. There is no entitlement to overtime under the CM Agreement.

9. **Question:** The fee we present is for the entire duration of the contract. Should we use an average rate (middle of contract pay rates), or a maximum rate (end of contract pay rates)?

**Answer:** The RFQ/RFP requires interested firms to submit a Price Proposal identifying a monthly fee that shall be valid for the entire duration of the Project.

10. **Question:** Upon full review of the RFP documents, I did notice that the Disclosure of Investment Activities in Iran Form is for NJSDA Contract No. ST-0044-M01. Will there be an addenda with an updated form?

**Answer:** The revised form Disclosure of Investment Activities in Iran Form is attached herewith as Attachment 1.1.

#### **E. CHANGES TO PREVIOUS ADDENDA:**

1. Not applicable

**F. ATTACHMENTS**


1. Attachment 1.1 Disclosure of Investment Activities in Iran Form.

**G. 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. 1**

  
\_\_\_\_\_  
NJSDA Director

1/10/14  
\_\_\_\_\_  
Date

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New Jersey Schools Development Authority  
Office of Procurement  
32 East Front Street  
Trenton, NJ 08625  
Phone: 609-858-2982  
**Fax: 609-656-4608**

**Date:** January 10, 2014

**PROJECT #:** PA-0024-M01  
New Public School #16

**DESCRIPTION:** Addendum # 1

### **Acknowledgement of Receipt of Addendum**

Contractor hereby acknowledges the receipt of this Addendum by signing in the space provided below and returning via fax to (609-656-4608) or E-mail (jmcclhenny@njsda.gov). Signed acknowledgements must be received prior to the Bid Due Date. Acknowledgement of the Addendum must be made in the Technical Proposal Submission.

\_\_\_\_\_  
Signature

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

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

\_\_\_\_\_  
Date