



Addendum # 3

New Jersey Schools Development Authority
Office of Procurement
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Date: July 24, 2013

PROJECT #: ST-0044-B01
Buckshutem Road ES/Quarter Mile Lane ES

DESCRIPTION: Addendum # 3

This addendum shall be considered part of the Design-Build Information Package issued in connection with the referenced project. Should information 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: Deletions are shown in *italics and strikethroughs*; additions are shown in **bold and underline**.

Volume 1: Modifications to Design-Build Agreement:

a. **MODIFY:** Section 3.11.2 "Assumption of Responsibility for Verification of Existing Conditions" Preliminary Design Phase," shall be modified as follows:

3.11.2 Following the Authority's acceptance of the Preliminary Design Documents by the Authority, the Design-Builder will be deemed to have accepted the existing site conditions and the Design Builder shall be barred from seeking any and all subsequent change orders or increases in compensation for additional Services or Work relating to site or ~~utility~~ **building** conditions which could or should have reasonably been verified by the Design-Builder prior to completion of the Preliminary Design Phase. The Authority will not accept or approve any subsequent change



order requests related to existing site or utility conditions which could or should have reasonably been verified by the Design-Builder prior to the completion of the Preliminary Design Phase.

- b. **MODIFY:** Section 4.3.1 "Preliminary Design Phase," Subsection (1), shall be modified to delete the reference to the DOE calculation of preliminary eligible costs, as follows:

7.3.1 Preliminary Design Phase

- (1) DOE Approval of Schematic Drawings. Prior to the engagement of the Design-Builder, the Authority shall submit to DOE schematic drawings for the Project, as well as Educational Specifications and other application materials, in order to secure DOE preliminary approval of the Project and calculation of the Project's preliminary eligible costs pursuant to N.J.S.A. 18A:7G-5. DOE preliminary approval for the Project, ~~including the DOE calculation of preliminary eligible costs,~~ shall be provided to the Design-Builder as part of the Design-Build RFP package.

Volume 2: Modifications to Performance Specification

- a. **MODIFY:** In Section D3000.00, Heating, Ventilating and Air Conditioning (HVAC), modify Performance item A.9.f.(10)(a) as follows:
 - (a) Unitary cabinet unit heaters shall provide the required heating for each stairwell, ~~vestibule and entry area.~~ Hot water cabinet unit heaters shall be provided at each exterior door and intermittent stair landings. Provide recessed equipment where construction allows. Provide cooling as required for adequate conditioning.
- b. **MODIFY:** In Section D3030.00, Cooling Systems, modify Performance item C.2.c. as follows:
 - c. **The chilled water system shall be provided with one primary pump and one spare pump.** ~~Each chiller shall be provided with a dedicated chilled water pump with one common spare pump for all chillers.~~
- c. **REPLACE:** In Section D6000.00, Communications, replace Table D6000.00-1 dated May 31, 2013 with Table D6000.00-1 dated July 23, 2013, provided herewith as Attachment 3.1.



d. **MODIFY:** In Section D8010.50, Integrated Automation Control of HVAC Systems, modify Performance item B.1. as follows:

1. **Provide a new Building Management System (BMS) at each school.** *The Building Management System (BMS) shall be fully compatible with and integrated with existing BMS systems in the existing buildings.*

a. **Buckshutem: Provide new BMS to serve the addition and as follows:**

i. **Tie existing 2004 Johnson Metasys panel into new BMS system and provide control and monitoring of existing panel serving part of the existing building.**

ii. **Provide system capacity for future expansion to include all existing building spaces not served by the Johnson Metasys system.**

b. **Quarter Mile Lane: No BMS system presently exists. Provide new BMS system to serve the addition and as follows:**

i. **Serve all new equipment installed within the existing building as part of this project.**

ii. **Provide system capacity for future expansion to include all existing building spaces.**

2. The Design-Builder shall demonstrate satisfactory BACnet communication between new and existing systems. *Provide panel capacity for future expansion to include all existing building equipment control and monitoring of all spaces.*

e. **MODIFY:** In Section E1030.80, Food Service Equipment, Schedule of Equipment—Quarter Mile Lane, modify item SS. as follows:

SS.ITEM NO. 48 – SPARE NUMBER TWO (2) WORKTABLE W/DRAWER: Model No. SS-305, as manufactured by Advance, or Eagle, or approved equal, with NS-2020 Drawer.

f. **MODIFY:** Modify Section G2030.00, Pedestrian Plazas and Walkways, as follows:

In Products, D.1.a., add item (4) as follows:

(4) Full color range.

In Products, D.2.a., add item (4) as follows:



(4) Pre-treat path location with application of broad-spectrum herbicide in accordance with the manufacturer's directions.

g. **MODIFY:** In Section E1030.80, Food Service Equipment, Schedule of Equipment—Quarter Mile Lane, modify item SS. as follows:

SS.ITEM NO. 48 – SPARE NUMBER TWO (2) WORKTABLE W/DRAWER: Model No. SS-305, as manufactured by Advance, or Eagle, or approved equal, with NS-2020 Drawer.

h. **MODIFY:** Modify Section G2030.00, Pedestrian Plazas and Walkways, as follows:

In Products, D.1.a., add item (4) as follows:

(4) Full color range.

In Products, D.2.a., add item (4) as follows:

(4) Pre-treat path location with application of broad-spectrum herbicide in accordance with the manufacturer's directions.

i. **REPLACE:** Replace Section G2050.00, Athletic, Recreational and Playfield Areas, dated July 12, 2013, with updated Section G2050.00, Athletic, Recreational and Playfield Areas, dated July 23, 2013, provided herewith as Attachment 3.2.

j. **REPLACE:** Replace Section G2060.00, Site Development, dated July 12, 2013, with updated Section G2060.00, Site Development, dated July 23, 2013, provided herewith as Attachment 3.3.

l. **REPLACE:** Replace Section G2080.00, Landscaping, dated July 12, 2013, with updated Section G2080.00, Landscaping, dated July 23, 2013, provided herewith as Attachment 3.4.

C. CHANGES TO THE DRAWINGS:

I. Buckshutem Road Elementary School:

1. **REPLACE:** Drawing L-1 Landscape Plan, dated May 31, 2013, with Revised Drawing L-1 Landscape Plan, dated July 23, 2013, issued herewith as Attachment 3.5. All other plan, sections and elevations are modified accordingly by implication.



2. **REPLACE:** Drawing L-2 Enlarged Landscape Plan, dated May 31, 2013, with Revised Drawing L-2 Enlarged Landscape Plan, dated July 23, 2013, issued herewith as Attachment 3.6. All other plan, sections and elevations are modified accordingly by implication.

3. **REPLACE:** Drawing S-1 Site Plan, dated May 31, 2013, with Revised Drawing S-1 Site Plan, dated July 23, 2013, issued herewith as Attachment 3.7. All other plan, sections and elevations are modified accordingly by implication.

II. Quarter Mile Lane Elementary School:

1. **REPLACE:** Drawing L-1 Landscape Plan, dated May 31, 2013, with Revised Drawing L-1 Landscape Plan, dated July 23, 2013, issued herewith as Attachment 3.8. All other plan, sections and elevations are modified accordingly by implication.

2. **REPLACE:** Drawing S-1 Site Plan, dated May 31, 2013, with Revised Drawing S-1 Site Plan, dated July 23, 2013, issued herewith as Attachment 3.9. All other plan, sections and elevations are modified accordingly by implication.

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

1. Question: In the Approach to Projects evaluation - will consideration be given to design or material betterments?

Answer: Regarding material substitutions or betterments, pursuant to Section 4.1.8 of the RFP for this procurement, any proposed material substitutions must be submitted as a proposed equal, fifteen days prior to submission of technical proposals. With respect to proposed improvements to design, Design Build Teams are free to articulate design improvements that they feel would be beneficial to the Project. However, design "betterments" will not result in improved scoring for unapproved design modifications to the Design Build Information Package (DBIP) as any such modifications must be approved by the NJSDA, the District and the NJDOE. Design Build Teams are further advised that, despite any proposals that may include or refer to design improvements, the Price Proposal submitted **MUST** reflect a bid price for the Project design as **embodied in the DBIP**.



2. Question: Specification section 02030.00, 02050.00, 02060.00 and 02080.00 are noted as to be issued by Addendum in the table of contents. Please provide these specification sections.
- Answer: These specification sections have been included in Addendum #2, dated July 12, 2013.
3. Question: Has the Bridgeton Planning Board performed a courtesy review of the project?
- Answer: No. However, in accordance with DOE regulations, the Schematic Design documents were submitted to the Bridgeton Planning Board pursuant to N.J.A.C. 6A:26, and no further action is required.
4. Question: Please confirm all testing is by the NJSDA as noted in Section 01410 Testing Laboratory Services.
- Answer: Refer to Revised Specification Section 01410 Testing Laboratory Services, dated July 12, 2013, included in Addendum #2 to the RFP in this procurement, which defines that testing is to be performed by the Design-Builder. Additionally, note Section 5.3.1 of the Design-Build Agreement, regarding the regarding the Design Builder's obligation to bear the costs of testing. By way of clarification, the NJSDA will pay all fees payable to DCA for permits and inspections, but will not pay for testing or special inspections or other inspections performed by non-DCA personnel. Furthermore, the Design Builder will bear the costs of all testing, including DCA-required or Code-required testing, except for testing requested or required by NJSDA and not otherwise required by Code, contract or manufacturer's specifications.
5. Question: Will CAD drawings be provided for the Schematic Design to the Design/Build Team?
- Answer: CAD files may be made available to the successful bidder subject to written acknowledgement by the bidder that the CAD files are provided as a convenience and without warranty as to their completeness, accuracy or fitness for use on this or any Project.
6. Question: For scheduling purposes, please provide the anticipated award date.
- Answer: Anticipated Notice of Award is to be issued late September, 2013 or early October, 2013.
7. Question: Is an exterior graffiti coating required and if so, to what elevation?



Answer: See Authority's Materials and Systems Standards Section B2010.20 "Exterior Wall Construction," subsection A ("Wall Construction: General Requirements") at item 13 and subsection O ("Graffiti Control").

8. Question: Please advise the status of any pre-design reviews and approvals by City, County and State Agencies.

Answer: Pursuant to Department of Education regulations, schematic design documents have been submitted to the Department of Education and the Bridgeton Public Schools. Submissions were also made to the Bridgeton Planning Board and the Bridgeton County Superintendent of Schools.

9. Question: Design/Build Agreement Paragraph 6.11.2 Security states "One (1) security guard to be present at the project site at all times when the Design/Builder is not on site." Please confirm full time off-work hour's security is required.

Answer: Confirmed. A security guard must be present at the jobsite during all off-work hours.

10. Question: Is the Design/Builder responsible for any Connection Fees (sewer, water, etc.), Permit Fees and user Fees?

Answer: Refer to Design-Build Agreement, Section 3.6.1 regarding the Design Builder's obligations with regard to permit fees and connection fees. By way of clarification, the NJSDA will pay all fees payable to DCA for permits and inspections, but will not pay for other permits.

Furthermore, school projects constructed by SDA are statutorily exempt from all connection, tapping, maintenance or capital improvement fees or charges with respect to connection of a school facility to a state or municipal water or sewerage system, pursuant to N.J.S.A. 52:18A-242 (c), which states: "Notwithstanding the provisions of any law, rule or regulation to the contrary and except as otherwise provided by any federal law, the development authority shall be exempt from all connection, tapping, maintenance or capital improvement fees or charges in respect to each connection of any school project with a water or sewerage system operated by a political subdivision or agency of the State."

Accordingly, the Project shall be exempt from such water and sewer connection fees, as broadly defined in the statute. If any difficulties are encountered in the application of the statutory exemption, the Authority will assist the Design Builder in asserting the exemption against any state or municipal water or sewerage system that attempts to charge such fees. The Design-Builder is



responsible for all other costs for any utility connections that are not subject to the above exemption.

11. Question: Section 01010 - Summary of Work - Notes the Construction Management firm is to be determined; please provide the name of the CM firm as soon as possible.

Answer: The CM firm will be named once the firm has been contracted for this project.

12. Question: Please confirm all work will be done during normal work hours.

Answer: All Work undertaken by the Design Builder shall be subject to the requirements of Specification Section 01010 ("Summary of Work"), Section 1.7 "Design-Builder Use of Premises." The Design Build Information Package does not limit the Design Builder to performance of Work only during normal work hours; however, should the Design Builder elect to perform Work outside normal work hours, the Design Builder is subject to all applicable local noise ordinances and other applicable Legal Requirements. Additionally, should the Design Builder elect to undertake alteration Work at the existing Buckshutem Road School outside normal work hours, the Design Builder is responsible for compensating the District for costs of maintaining custodial or security staff on site to facilitate such work outside normal work hours.

13. Question: Table 01500-1 of section 01500 - Temporary Facilities and Controls notes one trailer for joint use by Authority and CM is required. Please advise if one trailer per school is required.

Answer: One (1) trailer is required for each School location.

14. Question: Section C2000.00 - Interior Finishes paragraph A.5.a(2) (a) and (b) notes all new ceilings and finishes are required in Quarter Mile Lane School. Please confirm all spaces including the corridors in the building receive new ceilings and finishes.

Answer: Section C2000.00 - Interior Finishes paragraph A.5.a(2) (a) and (b) requires "new Ceilings and all related equipment (lighting, registers, etc.) throughout" and requires "new floor and wall finishes throughout, except where noted on the plans." The entire new building addition and the Existing Quarter Mile Lane building shall receive all new ceilings and finishes; see Drawing A-0, and General Note #4

15. Question: Section C2000.00 - Interior Finishes paragraph A.5.a(2) (a) and (b) notes all new ceilings and finishes are required in Quarter Mile Lane School. Please



confirm all spaces including the corridors in the building receive new ceilings and finishes.

Answer: The posted (<http://www.njsda.gov/Design/MSS.html>) NJSDA Model Schools Program "Materials and Systems Standards Manual" applies to these two projects. Refer to the Introduction and General Requirements Section F.4 General Requirements for required compliance with ANSI/ASA Standard S12.60 "Acoustical Performance Criteria, Design Requirements and Guidelines for Schools."

16. Question: The Performance Spec Table of Contents in Vol 2 of the bid documents indicates the following spec sections will be issued by addendum:
G2030.00 Pedestrian Plazas and Walkways (to be issued by addendum)
G2050.00 Athletic, Recreational and Playfield Areas (to be issued by addendum)
G2060.00 Site Development (to be issued by addendum)
G2080.00 Landscaping (to be issued by addendum)
Please provide these specs.

Answer: These specification sections were included in Addendum #2, dated July 12, 2013.

17. Question: In the Design Build Agreement-Para 4.3.1 Preliminary Design Phase subparagraph (1) states that... "DOE preliminary approval for the Project, including the DOE calculation of preliminary eligible costs, shall be provided to the Design-Builder as part of the Design-Build RFP package."

Please provide the DOE preliminary approval and preliminary eligible costs for the respective projects.

Answer: Refer to Item B.1.b, above, modifying Section 4.3.1 of the Design-Build Agreement. Preliminary eligible cost information will not be provided.

18. Question: Please provide Education Specifications (Room Area Calcs & Fit Out Lists) for each school.

Answer: Request retracted by EBS email received 7/12/13

19. Question: [With reference to Paragraph 7.3 of the Quality Assurance/ Quality Control Manual] - The last sentence states that "The Contractor procures the services of an Engineer-approved testing laboratory or establishes an approved testing laboratory at the site." Is it the intent of the that the Contractor provide an



testing laboratory service in addition to the one being provided by NJSDA as stated in paragraph 01410-1.1.A?

Answer: Refer to Revised Specification Section 01410 Testing Laboratory Services, dated July 12, 2013, included in Addendum #2 to the RFP in this procurement, which defines that testing is to be performed by the Design-Builder.

20. Question: We have reviewed the educational specifications and the furniture plans and request clarification regarding projection screen requirements; Please confirm the following:

Buckshutem Road School

Gym - (I) large motorized unit required

Parent Community Room- (I) manual pull down unit required.

Quarter Mile Lane School

Multipurpose Room - (I) large motorized unit required

Gym - (I) large motorized unit required

Cafeteria - (I) manual pull down unit required

Faculty Conference/Dining - (I) manual pull down unit required

Answer: Projection screens for these rooms shall be motorized. Refer to Volume II, Section C1090.20 Information Specialties for additional requirements.

21. Question: Quarter Mile Lane School - Fit out list page E-20 notes the folding chair storage carts are to be furnished by the GC, normally these units are furnish shed with the chairs. Please advise.

Answer: The folding chair storage carts will be provided by the NJSDA along with the chairs as noted as part of the Furniture Fixtures and Equipment (FFE) procurement

22. Question: Since the new HVAC controls are an extension of the existing system, please provide the names of the vendors who provided the original BMS systems for both schools.

Answer: Names of the original vendors are unknown to NJSDA at this time. However, Design Builder must comply with requirements of Section D8010.50 Integrated Automation Control of HVAC Systems which requires Design Builder to: provide New Building management system (BMS) capable of serving entire project area; ensure that Buckshutem New BMS shall be fully compatible with and integrated with existing Pre-K Addition's Johnson Metasys central panel; and demonstrate satisfactory BACnet communication between new and existing systems.



23. Question: Quarter Mile Lane Drawing FS- I for Item #36 - The plan shows two (2) SS tables with drawers and four (4) tray/silver dispensers. The written specification only lists the four (4) dispensers. Please provide information for the (2) tables.
- Answer: Change Item # 48 from Spare Number to: Item #48 TWO (2) Worktable w/ Drawer: Model No. SS 305, as manufactured by Advance or Eagle or Approved Equal, Supply NS-2020 Drawer
24. Question: For Food Service Item #55, the written specification lists pass shelf, Advance PA-18-48, while the plan lists Advance WS-1 5-96 which is a wall shelf; also Item #55 is not shown on the plan. Please clarify.
- Answer: Item # 55 is Advance PA-18-48 per specification. To be part of Item # 50 Soiled Dishtable
25. Question: Price Proposal pages PP-7 and PP-8 requires the design services fees to be broken out for each school. Please confirm the SBE forms Band C for the Design Consultants do not have to be separated for each school.
- Answer: No. Design Builder is not required to submit separate SBE Forms B and C for each school.
26. Question: Criteria indicate that MC cable can only be used for a maximum of a 30 Amp single circuit. Can criteria be expanded to use MC cable for all concealed circuitry?
- Answer: No. MC cable criteria cannot be expanded for concealed circuitry.
27. Question: Site distribution lists aluminum cable as acceptable for feeders. Please advise if compact aluminum cable can be used for all feeder cabling #4 and larger with conduit increased as needed.
- Answer: No. Aluminum cable cannot be used for feeder cabling #4 and larger. See Performance Specifications Sections D5020 and G4010 (requiring Design Builder to provide underground conduit with copper conductors).
28. Question: Can aluminum MC cable be utilized for interior panel feeders?
- Answer: No. Aluminum cable cannot be used for interior panel feeders.
29. Question: The requested supplier for Fire Alarm (Honeywell) appears different from the existing equipment. Is the intention to change manufacturers or to extend expand existing systems?



- Answer: As per Performance Specifications Section D7050, provide new FA system in new buildings and tie into existing building to function as one system. The intention is for the new systems to be compatible with the existing systems.
30. Question: Who furnishes fiber hubs, switching equipment, etc. and who installs these items?
- Answer: See Table D6000.00-01, Attachment 3.1.
31. Question: Can all systems cabling be open plenum rated cabling in ceiling spaces?
- Answer: No. As per Performance Specifications, Section D7050, provide fire alarm cable in conduit.
32. Question: "Quarter Mile School- Room D110 there is an extg. casework with sink to be removed on the southern wall. There is proposed new casework and sink shown to be installed on the northern wall. Can new sinks be installed in the same location as the existing sinks to avoid demo of floors?"
- Answer: No. Design Builder is required to follow the requirements of the Design-Build Information Package, including the Approved DOE Schematic Design Submission documents.
33. Question: Quarter Mile School - New toilet rooms require underground sanitary tie ins through the classroom and into the extg. Corridor. Are we just required to patch the existing floor finishes or must the entire room (ie carpet) and corridor (ie VCT) be replaced.
- Answer: Refer to Drawing A-0 and General Note #5. Also refer to comment #17 above for additional requirements and clarification.
34. Question: Quarter Mile School - Room A 114 - Reading Room Stacks is showing new ceiling height to match the extg. ceiling height. This room is presently the Multipurpose Room and does not have a ceiling. Please advise ceiling height for new ACT.
- Answer: The Design Builder shall maximize the ceiling height in order to maintain the existing clerestory windows and distribute natural light throughout the space.
35. Question: Quarter Mile School - Site Plan C-06 Note 4 states to coordinate relocation of overhead poles. Will the Owner be responsible for any utility company costs to relocate these poles?



Answer: The Design-Builder is responsible for the management and coordination of any necessary utility pole relocation. However, the SDA will be responsible for direct compensation of the utility company for the relocation of such poles.

36. Question: Quarter Mile School - Will the new Gas Service be provided to the new addition and will the Owner be responsible for any utility costs for the Gas Company to extend the service?

Answer: G3000 Performance A.3.a.(2)(d) Coordinate with local utility for new gas meter and increase in capacity of incoming gas service if required to serve entire project area. G3000 Performance A.3.a.(2)(e) Extend Natural gas service to serve existing building from addition. Design Builder responsible for all costs associated with new incoming service.

37. Question: Quarter Mile School - What are we to do with any existing deficiencies encountered during the construction that are not up to code?

Answer: The Design Builder is responsible to undertake a code evaluation of each Project's scope, to determine necessary code upgrades or improvements required pursuant to the Rehabilitation Subcode and any other applicable codes. Further, prior to completion of Preliminary Design, the Design Builder is required to verify existing conditions in accordance with the Design-Build Agreement, Section 3.11 "Assumption of Responsibility for Verification of Existing Conditions." Should such verification process identify existing conditions that are not in conformance with current code, it shall be the Design Builder's responsibility to determine whether such conditions must be corrected or otherwise addressed under the Rehabilitation Subcode or other applicable codes. To the extent that such non-code-compliant conditions are discovered after the verification of existing conditions process, the terms and conditions of Section 3.11 shall apply.

38. Question: Quarter Mile School- Will the existing building be vacated after the new addition has received a TCO and the renovations are to commence @ the existing building?

Answer: Yes, the existing Quarter Mile Lane building will be vacated in accordance with Section 01010- Summary of Work.

39. Question: Quarter Mile School - Who is responsible for any permit application fees or DCA review fees?

Answer: Refer to Response to Item 5 above.

40: Question: Quarter Mile School - Do the Emergency Control Centers require a separate emergency generator?



- Answer: No. Provide (1) generator for Life Safety and Non-Life Safety Loads in accordance with the MS Standards and Performance Specifications.
41. Question: "Quarter Mile School - If there are any utility connection fees (ie Sanitary/Water), will they be paid by the Owner?"
- Answer: No. The Design Builder will be responsible for all connection fees; however, this Project may be exempt from certain connection fees, as indicated in Response to Item 11 above.
42. Question: Quarter Mile School - Does a blank in the finish schedule indicate no finish required?
- Answer: All finishes shall be in accordance with Finish Schedule per the Educational Specifications, identified in the Design Build Information Package.
43. Question: "Quarter Mile School - Finish plan shows VCT in some of the new classrooms but others are blank. Please clarify room floor finish in the new additions"
- Answer: Floor Finish Schedules A8, A9, A10 indicate typical patterns provided in all Class Rooms. All finishes shall be in accordance with the Educational Specifications.
44. Question: Can the bid date be moved by one or two days to avoid a Monday bid date?
- Answer: Bid date has been moved. See Addendum #2, dated Jul 12, 2013.
45. Question: Buckshutem School - Will the new gas service be extended to the new addition or must we figure extending from the existing service located at the front of the existing building?
- Answer: Refer to Specification G3000 Performance A.3.a.(1)(d) & (e) Coordinate with local utility for new gas meter and increase in capacity of incoming gas service if required. Extend natural gas service to serve new addition.
46. Question: "Buckshutem School - Reading Room/Stacks B II-- the new ceiling height is shown as ""existing clg. Ht"" There isn't an existing ceiling in this room. Please clarify proposed ACT height."
- Answer: See response to Item #34.
47. Question: Section D3000.00, Page 6, Para 2B; Can DOAS systems be zoned to optimize equipment selection, as long as two equally sized units are used?



Answer: Per the NJSDA Design Manual for Design Build Projects, HVAC System Zoning shall be reviewed within the Design Builder's Preliminary Design Phase Submission.

48. Question: Section 03000.0, Page n, Para 12; who provides kitchen equipment?

Answer: GC to provide and install Kitchen Equipment as indicated in Section E1030.80

49. Question: Section D3000.00, Page 12, Para 14 Est 15; Does not require cooling and Section 10, Page 10 requires, please clarify.

Answer: D3000 Performance A.9.f. (10) pertains to Stairwell areas. Omit reference to vestibule and entry area.

50. Question: Section 03000.00, Page 18, Products Section E, 3 Est 4; Are upblast centrifugal fans acceptable?

Answer: Yes, subject to compliance with applicable codes.

51. Question: Section D3000.00, Page 18, Section E, 2; Are VFD's required for toilet exhaust and/or kiln fans? If so, how controlled?

Answer: VFD's not required for toilet exhaust system.

52. Question: Section 03030.00, Page I, Para C2 and D3000, Page 4, Para 9.d.lc. We assume there will be one primary pump for ice chiller and common space and one main pump with spare.

Answer: Refer to Section D3000.00 A.9.d.c.: The chilled water system shall be provided with a primary chilled water pump with one spare pump. Section D3030.00 Performance C.2.c. Provide single primary pump for chilled water system and single common standby pump.

53. Question: Section 03030, Page 2, Para 4D.3; Requires electric coil and humidification. The basis of design are Mitsubishi. Where are these units to be used? To our knowledge, Mitsubishi does not have capability for electric heat coil and humidifier. Are there are specific requirements for humidification in the basis of design?

Answer: See Section D3050.50 HVAC Air Distribution Performance C.2.a & b.



54. Question: Section D3030.00, Page, Para B 2c; Surge Tank - Tank per manufacturer is not a requirement where there are multiple chillers. Clarify if tank is a requirements, if so, no space has been allocated.
- Answer: Provide Surge tank as required for proper system operation. Utilize Pump Room QML area B-200C and Buckshutem area D-114 for chilled water system components.
55. Question: Section D3030.00, Page 4, Para C ii; Requires VFD's, however, it is not a recommendation of the chiller manufacturer to provide variable flow conditions the air cooled chiller. Please clarify if this is applicable for chiller primary pumps specified in Section D3030.00, Page 1, Para C 2c.
- Answer: See Addendum #2, dated Jul 12, 2013.
56. Question: "Section 03030.00, Page 5, Para B 1; Are VFD's required for chillers when there are multiple chillers allowing for staging."
- Answer: See Addendum #2, dated Jul 12, 2013.
57. Question: Section D3050.60, Page 4, Para 2 G5; Specifies sound attenuators and/or other measures. Are sound attenuators required or can other measures be utilized to achieve specified sound level criteria.
- Answer: The posted (<http://www.njsda.gov/Design/MSS.html>) NJSDA Model Schools Program "Materials and Systems Standards Manual" applies to these two projects. Refer to the Introduction and General Requirements Section F.4 General Requirements for required compliance with ANSI/ASA Standard S12.60 "Acoustical Performance Criteria, Design Requirements and Guidelines for Schools."
58. Question: Quarter Mile School, Area IA - Per Specification Section D3000, Page 3; Paragraph 2A, IV, we are basing our design on the use of gas fired units as specified for student services zones (03000, Page 6, Paragraph 3a). Is this correct?
- Answer: Yes. Refer to Section D3000 A.9.f(5) for Multipurpose Room requirements.
59. Question: Existing control systems for both schools - Who are the existing manufacturers and are we required to use these manufacturers?
- Answer: Provide a new central building management system as specified within D8010.50 Integrated Automation Control of HVAC Systems. Centralized campus head end system does not exist.



60. Question: Buckshutem School - Are existing drawings available for mechanical system? Are sizes for existing RTU's in existing gymnasium known?
- Answer: Yes. Refer to Existing Documents Package D - 2002 Mechanical Drawings D-M-10.
61. Question: Architectural Roof Plan = Can locations of rooftop unit as indicated on plans be shifted?
- Answer: Yes, rooftop units may be relocated as required
62. Question: Quarter Mile School - 3rd floor plan indicates a pump room. Is this for the chilled water pumps? If so, is there a preference where the chillers are to be located (grade)?
- Answer: Yes, QML pump room B-200C is for chilled water system components. Chillers are to be roof mounted per performance spec. Refer to Section D3000.00 A.9.d.a.
63. Question: The schools each have an elevated gas pressure. Is that pressure known? Is there a copy of gas bills available for each school?
- Answer: Coordinate with South Jersey Gas.
64. Question: Specifications indicate return fan section for air handlers. For smaller tonnage units with limited return duct and no heat recovery (kitchen unit at Quarter Mile). Are the return air fans still required?
- Answer: Provide as required to maintain proper building pressurization.
65. Question: Specification Section D3000, Para 4D indicates cooling from cabinet heaters. Is this required for stairwells?
- Answer: Yes, refer to D3000 Performance A.9.f. (10) Stairwells (b)(v).
66. Question: Are presentation documents or any other form of visual aids prohibited from being used at interviews with SDA?
- Answer: No.
68. Question: Where existing systems, duct and pipe are specified to be removed and new systems installed, can existing duct and pipe be used if adaptable to new systems?
- Answer: No.



69. Question: "For Buckshutem School - Are fan-powered VAV boxes required on perimeter rooms of the student services suite?"

Answer: Yes. Refer to Section D3000.00 A.9.f.3.f.i.

70. Question: For both schools - Are rooftop concrete acoustical equipment slabs required to meet the acoustical performance criteria?

Answer: Provide as required to meet project acoustic requirements.

71. Question: "Please advise if a fully ducted return system for the fan coil units in the classrooms is required?"

Answer: Yes. Refer to Section D3000.00 A.9.f.2.e.

72. Question: "For Buckshutem School - Please provide the type of heating and/or cooling (RTU, VAV, FPVAV, FCU, CUH, UH, etc.) required for the following areas:

- D-113B Instructional Material Storage
- 0-115F Toilet/Shower
- 0-117 Emergency Electric Room
- D-I12 Guidance Office (Remote)
- D-III Vice Principal (Remote)
- Gymnasium bathrooms (2) - no room number
- D-IOOL Women's Toilet
- D-I00K Men's Toilet
- D-115A Girl's Locker Room
- D-115B Toilet/Shower
- D-115E Boy's Locker Room"

Answer: Refer to D3000 Performance A.9.f.(5).c. for: D115F, D115A, D115B, D115E, D100L, D100K and Gymnasium bathrooms. Refer to D3000 Performance



A.9.f.(8) for: Shared system for D117 & D118. Refer to D3000 Performance
A.9.f.(2) for: D113B, D112 and D111.

73. Question: "The Matrix at the end of the Design Build Performance Specification Section D6000.00 indicates:
- Ceiling Mounted Projectors by the Design-Builder
- The Room Area Calculation and Fit Out Schedule of Ed Specs indicates
- Interactive whiteboards in classrooms and projectors in larger rooms as by SDA Tech Plan.

Also in the D6000 matrix
Under "Infrastructure" they have routers and switches by the Design Builder
Under the "Telephone System" they have switching and routing equipment By Others.

Typically there would be just one set of switches in a school. Those switches would handle both the data network and the VoIP phone network requirements.

Please clarify.

Answer: See Table D6000.001, Attachment 3.1

74. Question: "The interior finish schedule C2000.00 and the specs B-7 / C-8 are in conflict.....please clarify....."

spec C2000.00 shows the basis of design ONLY for the ""kitchen and all support spaces"".....

this is an epoxy based floor.....

the finish schedule for both of the schools shows the food prep areas as ""troweled urethane"".

this is in direct contrast to the C2000.00 spec.....

in addition.....the room finish schedules for both schools show 3 different kinds of resinous flooring.....

Are there additional basis of design for resinous flooring?

what is basis of design for ""resinous epoxy"" ?

what is basis of design for ""broadcast epoxy"" ?

and what is basis of design for ""troweled urethane"" ?



again.....the basis of design for the kitchen in spec C2000.00 includes ""kitchen and all support spaces"".

but THAT'S NOT what the standard room finish schedules indicate FOR EITHER SCHOOL.....

Answer: The Room Finish Schedule in the Educational Specifications indicates the Kitchen, Servery, Refrigerator & Freezer is to receive Troweled Urethane; the Food Service Support Areas & Custodial Areas is to receive Broadcast Epoxy and the Stairways & Custodial Closets is to receive Resinous Epoxy.

75. Question: In the Approach to LEED evaluation - will teams receive higher ratings for exceeding or enhancing the minimum requirement for LEED Certified level?

Answer: Design-Build Teams are encouraged to propose an approach to LEED certification that exceeds the minimum LEED certification requirements. Proposal evaluation and scoring will favorably consider efforts to achieve LEED certification at a higher level than required by contract; however, the evaluation of the LEED approach will involve the consideration of any increase in LEED certification level, balanced against: the feasibility of implementing the Design-Build Team's approach to LEED; and any additional costs, responsibilities or requirements which may be imposed on the NJSDA or the District as a result of the Design-Build Team's approach to LEED certification at the increased level.

E. CHANGES TO PREVIOUS ADDENDA:

- 1. Not applicable

F. ATTACHMENTS

- 1. Attachment 3.1 Revised Table D6000.00-1 dated July 23, 2013.
- 2. Attachment 3.2 Section G2050.00, Athletic, Recreational and Playfield Areas, dated July 23, 2013.




3. Attachment 3.3 Section G2060.00, Site Development, dated July 23, 2013.
4. Attachment 3.4 Section G2080.00, Landscaping, dated July 23, 2013.
5. Attachment 3.5 (Buckshutem Road Elementary School) Revised Drawing L-1, Landscape Plan, dated July 23, 2013.
6. Attachment 3.6 (Buckshutem Road ES) Revised Drawing L-2 Enlarged Landscape Plan, dated July 23, 2013.
7. Attachment 3.7 (Buckshutem Road ES) Revised Drawing S-1 Site Plan, dated July 23, 2013.
8. Attachment 3.8 (Quarter Mile Lane ES) Revised Drawing L-1, Landscape Plan, dated July 23, 2013.
9. Attachment 3.9 (Quarter Mile Lane ES) Revised Drawing S-1 Site Plan, dated July 23, 2013.
10. Attachment 3.10 Buckshutem Road School – Soil Investigation Letter Report dated July 19, 2013.
11. Attachment 3.11 Quarter Mile Lane – Soil Investigation Letter Report dated July 19, 2013.

G. SUPPLEMENTAL INFORMATION

1. For each School location - Provide underground electrical and data conduits to new exterior School sign locations for District connections.
2. Buckshutem Road School – Soil Investigation Letter Report dated July 19, 2013.
3. Quarter Mile Lane – Soil Investigation Letter Report dated July 19, 2013.

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 Director
7/24/13
Date



Addendum #3

New Jersey Schools Development Authority
Office of Procurement
1 West State Street
Trenton, NJ 08625
Phone: 609-341-5563
Fax: 609-656-4642

Date: July 24, 2013

PROJECT #: ST-0044-B01
Buckshutem Road ES/Quarter Mile Lane ES

DESCRIPTION: Addendum # 3

Addendum No. 3

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 (609-656-4642) or E-mail (djohnson@njsda.gov). Signed acknowledgements 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