



Addendum # 1

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

Date: August 21, 2013

PROJECT #: ST-0044-M01

DESCRIPTION: Addendum #1
Buckshutem Rd ES/Quarter Mile Lane ES
Construction Management Services

This addendum shall be considered part of the Bid Documents issued in connection with the referenced project. Should information conflict with the Bid Documents, this Addendum shall supercede the relevant information in the Bid Documents.

A. FIRMS INTENDING TO PROPOSE:

1. See Notice of Intent Contact List included herewith as Attachment "A" dated August 15, 2013.

B. CHANGES TO THE PROCUREMENT PROCESS:

Not applicable.

C. CHANGES TO THE AGREEMENT:

Not applicable.

D. BIDDER'S QUESTIONS AND AUTHORITY RESPONSES:

1. **Question:** Please provide the project schedules for these projects, in order for a CM fee to be developed.

Answer: Refer to Appendix B to CM Agreement.

2. **Question:** Can the NJSDA specify their required CM staffing for this effort?

Answer: No, the NJSDA does not provide a staffing requirement for this project. Rather, the competing CM firms are required to develop a staffing proposal that meets the needs of the project in an efficient and effective manner. The CM firms are evaluated on the adequacy and appropriateness of their staffing proposals.

3. **Question:** Who provides office facilities for the CM and where will they be located? What is included?

Answer: Refer to CM Agreement, Section 3.11 ("Field Office Furniture, Supplies & Equipment") for equipment to be provided by CM, and refer to Design-Build Specification Section 01500 ("Temporary Facilities and Controls"), Table 1500-1 for equipment to be provided by Design-Builder.

4. **Question:** I'm assembling the team and there are very few CAT 1 firms that provide services we would need. Is there an alternate distribution of the SBE goal that is acceptable?

Answer: Prospective CM firms are required to demonstrate good faith efforts to identify a team that includes the participation of an SBE Category 1 firm. Please search the NJ SAVI database for Category 1 firms that may match your firm's needs. If, however, after diligent effort your firm is unable to include an SBE Category 1 firm in its team, SDA will work with your firm to facilitate the 25% SBE goal attainment through utilization of the other SBE category representations.

5. **Question:** Please confirm that both projects will be built concurrently by the Design Build Contractor.

Answer: NJSDA cannot confirm this, as the details of the Project Schedule are within the discretion of the Design-Builder. However it is anticipated that there may be some concurrent construction of some portion of the Projects during the overall duration of the Projects. Refer to Design Build Specification Section 01010 ("Summary of Work") which requires that Design Builder ensure that both projects achieve Substantial Completion and Final Completion on the same dates.

6. **Question:** If so, since Buckshutem Road ES is approximately 1/3 of the size of Quarter Mile Lane ES, does the NJSDA expect that the project durations will be the same start to finish or perhaps Buckshutem may have a shorter duration?

Answer: While the details of the Project Schedule are within the discretion of the Design-Builder, it is possible that the Buckshutem Project, having a smaller scope than the Quarter Mile Lane Project, may have a shorter duration overall than the Quarter Mile Lane Project, though this is ultimately a function of the Design-Builder's choices for scheduling and advancing the two Projects.

7. **Question:** Total project cost is stated to be 43.4 Million Dollars can you please provide an estimated cost for each of the two schools.

Answer: NJSDA advertised the Buckshutem Project with an estimated construction cost of \$11,940,000. NJSDA advertised the Quarter Mile Lane Project with an estimated construction cost of \$31,474,000.

8. **Question:** Please clarify that there is only 6 months of design; according to Paragraph 4.0-Basic Services 4.1 Design Phase Services have been intentionally omitted.

Answer: NJSDA cannot confirm the length of the Design Phase, as the details of the Project Schedule are within the discretion of the Design-Builder, including the length of the Design Phase.

9. **Question:** There is ambiguity between the Term of the CM Agreement on page 1 of Appendix B (which states a 37 month construction duration) and the duration stated in the Schedule for Substantial Completion (42 months) and Final Completion (45 months) on page 2 of the same appendix.

Answer: The term of the CM engagement is variable, based upon the Project Schedule as determined by the Design Builder, though for purposes of bidding the term is anticipated to be thirty-seven (37) months. The difference between the anticipated thirty-seven month term of the CM engagement and the forty-two (42) month duration for achievement of Substantial Completion (as expressed in the Project Milestone Schedule included in Appendix B of the CM Agreement) is reflective of the duration of the Design Phase for this Design-Build Project, during which Design Phase the CM is not providing services for the Project.

10. **Question:** Please clarify Appendix A – Supplementary Conditions-- is the Allowance for Testing and Inspection Services stated at \$150,000 for each building and include[d] in each project Lump-Sum Cost proposal or is the \$150,000 intended to be the allowance for the total project. In the event that Testing and Inspection costs exceed this allowance are additional costs reimbursable.

Answer: An allowance of \$150,000 has been established for EACH Project for Testing and Inspections, and these allowances (totaling \$300,000) must be included in the Price Proposal for this engagement.

11. **Question:** We recommend that NJSDA establish a Reimbursable Allowance for the Warranty and Guarantee Maintenance for management of all warranty administration for (1) 12 months after Final Completion, (2) the Construction Manager's duty to provide oversight of the 11 month warranty inspection and (3) any recommissioning of mechanical equipment required by LEED. Also Paragraph 4.10.8 Warranty Issues is not reasonable to require that the CM's duty extend beyond the Design-Builder's warranty period of 12 months for equipment or systems (such as roof assemblies) that may have extended warranties beyond 12 months.

Answer: NJSDA appreciates these comments, but will not be making any modifications to the project documents in response to such comments.

12. **Question:** Paragraph 3.11 Field Office Furniture, Supplies and Equipment. Is the CM office independent of the Contractors Trailer and Operations. Please confirm that the Contractor will provide a CM trailer sufficiently large to accommodate four desks, files, plan layout area, meeting

room and indoor toilet facilities. Two trailers will require additional equipment and set up. Please advise.

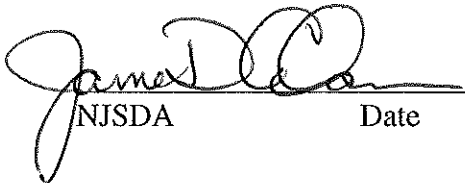
Answer: CM and NJSDA are to share 1 trailer measuring 12'x60', to be provided by the Design-Builder.

13. **Question:** Please advise if the CM should submit an OVER TIME ALLOWANCE as part of the Lump-Sum Proposal for each project.

Answer: No.

Any proposer or 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 Date 8/21/13

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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 609-656-4642, or in an attachment via E-mail to djohnson@njsda.gov. Signed acknowledgement must be received prior to the Bid Due Date. Acknowledgement of the Addendum must also be made in the Technical Proposal Submission.

Signature

Print Name

Company Name

Date

FIRMS INTENDING TO PARTICIPATE

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August 15, 2013

RFQ/RFP – ST-0044-M01 for CONSTRUCTION MANAGEMENT SERVICES

Bridgeton – Buckshutem Road ES & Quarter Mile Lane ES Alterations & Additions