
Addendum #3

New Jersey Schools Development Authority
Office of Procurement
32 East Front Street
Trenton, NJ 08625
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Date: **January 5, 2017**

PROJECT #: **ST-0046-B01**
Millville High School Additions and Alterations
Millville Public School District

DESCRIPTION: **Addendum #3**

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

NOTE: Additions are shown in **bold and underline** text; deletions are shown in *strikethrough and italics*.

1. Modifications to the Advertisement to Extend Date for Submission of Price and Technical Proposals:

- a. The first two paragraphs of Subsection D of the “Procurement Submission Dates and Deadlines” section of the Bid Advertisement for this procurement shall be modified to extend the date for submission of Price and Technical Proposals, as follows:

Procurement Submission Dates and Deadlines:

- C. Bidders must submit a Technical Proposal, consisting of two separate parts, the responses to “Experience Criteria” and the separate “Project Approach Criteria”, which corresponds to the non-price “other factors” evaluative criteria requirements of RFP. The Technical Proposals must be received by the NJSDA by **2:00 PM**

(local time) on ~~January 18, 2017~~ **January 25, 2017**. Faxed or e-mailed submittals will not be accepted.

Bidders must simultaneously submit a sealed Price Proposal along with the Technical Proposal, and all bidders' Technical Proposals and Price Proposals must be received by the NJSDA by **2:00 PM** (local time) on ~~January 18, 2017~~ **January 25, 2017**. Faxed or e-mailed Price Proposals shall not be accepted. Any Technical or Price Proposals received after this date and time will be returned unopened. Technical Proposals and sealed Price Proposals shall be delivered to Martin Taylor at the NJSDA address below:

2. Modifications to the Advertisement to Extend Date for Opening of Price Proposals:

b. Subsection E of the "Procurement Submission Dates and Deadlines" section of the Bid Advertisement for this procurement shall be modified to extend the date for opening of Price Proposals, as follows:

E. The sealed Price Proposals will be publicly opened and read at a bid opening at the NJSDA office on ~~February 7, 2017~~ **February 9, 2017** at 2:00 PM (local time).

3. Modifications to the Request for Proposals to Extend Date for Submission of Price and Technical Proposal:

a. The fifth paragraph of Section 1.3 B.2 ("Technical Proposal") shall be modified as follows:

The Technical Proposals must be received by the NJSDA by 2:00 PM on ~~January 18, 2017~~ **January 25, 2017**. Faxed or e-mailed Submittals shall not be accepted.

b. The fourth paragraph of Section 1.3 B.3 ("Price Proposal") shall be modified as follows:

The Price Proposal must be sealed and submitted with the original Technical Proposal and received by the NJSDA by **2:00 PM** on ~~January 18, 2017~~ **January 25, 2017**. Faxed or e-mailed Submittals shall not be accepted.

B. CHANGES TO THE PROJECT MANUAL

(not applicable)

C. CHANGES TO THE PERFORMANCE SPECIFICATIONS

NOTE: Additions are shown in **bold and underline** text; deletions are shown in ~~strikethrough and italics~~.

- 1. REPLACE:** Replace Section A6020.00, Off-Gassing Mitigation, dated September 30, 2016, in its entirety with new Section A6020.20, Radon and Vapor Intrusion Mitigation, dated January 5, 2017, attached herewith as Attachment 3.1.

2. **MODIFY:** In Section D3020.00, Heating Systems, modify Paragraph I.C.3.c. as follows:
 - d. Heating hot water shall be provided at 140 deg F supply with a 30-deg F temperature differential **to increase efficiency under partial load conditions, and 180F at peak load conditions.**
3. **MODIFY:** In Section D5030.10, Branch Circuits, modify Paragraph III.A.8. as follows:
 8. Receptacle and computer circuits: **Provide independent circuit wiring for each branch circuit without multiple circuit neutral sharing.**
4. **DELETE:** In Section D5030.10, Branch Circuits, delete Paragraph III.A.10. and renumber subsequent items accordingly.
5. **MODIFY:** In Section D6000.00, Communications, modify Paragraph II..Q.2. as follows:
 2. Basis of Design: ~~Lenet~~ **Honeywell.**

D. CHANGES TO THE DESIGN MANUAL

(not applicable)

E. CHANGES TO THE DRAWINGS

(not applicable)

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

1. Question: Please confirm if electric, gas and telecommunication will-serve letters have been obtained for this project and if adequate capacity is available for the proposed additions and renovations.

Answer: Available utility verification and will-serve information are provided in the Utility Verification Report attached herewith as Attachment 3.2. The Design-Builder is required to coordinate new and/or expanded services with the appropriate utility companies and is responsible for associated fees.

2. Question: Please clarify how escalation in personnel rates will be addressed for this project since it spans over the course of several years.

Answer: Design-Builders are responsible for any escalation in personnel rates for the duration of the Project.

3. Question: Will NJSDA provide a survey based on the title report and a copy of the title report?

Answer: The existing conditions land survey as completed for the property has been included in Volume 3, Drawing C1.1. The successful bidder will be provided the survey in both CAD and hardcopy format. The Title Report is included herewith as Attachment 3.3.

4. Question: The survey does not show any property corner markers found or set. Will NJSDA have the markers set? This is required for any future survey work to be tied to the property boundary.

Answer: Proposed property corners have not been set. Any required additional survey needs throughout construction shall be the responsibility of the Design-Builder.

5. Question: The Boundary Survey does not show the existing building dimensions. Will NJSDA provide this information?

Answer: Building dimensions were not measured by land surveyors and thus not provided on the land survey plans.

6. Question: A Utility Investigation Report could not be found within the Bridging Documents. Was one prepared? If so, please provide a copy.

Answer: See the Utility Verification Report attached herewith as Attachment 3.2.

7. Question: Will there be any new sanitary lateral services required for the building expansion?

Answer: A new sanitary connection is shown to the south connecting at Pine Street. See also the Utility Verification Report attached herewith as Attachment 3.2.

8. Question: Will the sanitary for the building expansions be connected internally to the existing school sanitary sewer services?

Answer: Several options are possible. See the Utility Verification Report attached herewith as Attachment 3.2.

9. Question: Please confirm that the existing soil [is] considered clean and can be used for backfilling.

Answer: Reference Addendum #1, Item B.1. The Remedial Responsibilities Plan (RRP) (included in Addendum #2) identifies an area of "Historic Fill" known to contain substances at concentrations in excess of the NJDEP's Residential Direct Contact Soil Remediation Standards (RDCSRS). That material, if made geotechnically suitable by the Design-Builder, may only be reused within that area of the site and beneath (presumptive) engineering controls. The RRP and the geotechnical report also identify geotechnical and environmental analytical data associated with soil samples collected from other areas of the Site, provided for informational purposes. As stated in Addendum #1, the Excess

Soil Disposal Allowance is provided for implementation of an NJDEP Presumptive Remedy at the direction of the LSRP, or the off-site disposal of surplus site soils evidencing contaminant concentrations in excess of the RDCSRS, beyond that which is identified in the Design-Build Information Package as “Historic Fill.”

- 10.** Question: Specifications note, “Where indicated, provide an air curtain to aid in conditioning and prevent debris and insects from infiltrating adjacent building areas”; please confirm specific Air Curtain Locations.

Answer: Provide air curtains in accordance with applicable codes and standards. At a minimum, provide air curtains at the following locations:

- a. Corridor exit doors located adjacent to Stair Tower N-123, from the North Addition to access the Athletic Fields.
- b. Corridor exit doors located adjacent to Stair Tower N-118, from the North Addition toward the Automotive Shop Building.
- c. Corridor exit doors located near the Culinary Arts Lab (Cooking) W-111, from the West Addition into the outdoor area south of the C Wing.
- d. Kitchen service/exit pair of doors.

- 11.** Question: Heating hot water shall be provided at 140 degrees supply with a 30 degree F temperature differential. Typical design for heating hot water is 180, please confirm.

Answer: The condensing boilers shall be designed to provide 140 deg F supply water temperature with a 30 deg F temperature differential to increase efficiency under partial load conditions, and 180 deg F supply water temperature at peak load conditions.

- 12.** Question: Is the electric bill available for the facility that indicates the highest kw demand for the existing building for a full year?

Answer: Refer to the spreadsheet showing electrical and gas billing information attached herewith as Attachment 3.4. The monthly electrical bills list a “demand charge” as the meters are tracking peak demand; however, the kw value of that demand is not listed on the bills.

- 13.** Question: Attached find our Request for Substitution of Padenpor 9+2 Fluid-Applied Athletic Flooring manufactured by Abacus Sports Installations Ltd. for sports flooring SF#3. Please advise if this product is acceptable.

Answer: The proposed substitution is acceptable to the Authority.

14. Question: Attached find our Request for substitution of Regupol AktivPro Tiles manufactured by Regupol America for sports flooring SF#2. Please advise if this product is acceptable.

Answer: The proposed substitution is acceptable to the Authority.

15. Question: PCB Light Ballasts and Fluorescent Light Tubes[:] The Hazardous Materials Report dated October 2016 mentions that PCB light ballasts and fluorescent light tubes are part of the scope. In order to price these items, we would need an inventory. Please provide.

Answer: Quantities of these items may be estimated based on the 1962 scanned drawings in Volume 4.

16. Question: Addendum #2 Q/A # 169 asked to confirm the auditorium seating and lobby benches are provided by the SDA; the answer first confirms the question but then says they shall be provided by the Design-Builder. Please advise who is to provide the seating and benches.

Answer: Auditorium seating and Lobby benches shall be provided by the Design-Builder.

17. Question: Confirmation is requested regarding the commencement date for Warranties/Service for equipment on the project. Given that multiple areas will be turned over to the Owner at different time periods throughout the project, please confirm that warranties/service durations per the Bridging documents will commence upon turnover and Owner Acceptance of each Phase/Area of work.

Answer: The warranty for each product, system or item of equipment shall commence on the date when the section of the Project containing or being serviced by the product, system or item is issued a Certificate of Substantial Completion.

18. Question: Based on our review of Response No. 75 in Addendum No. 1, please confirm that a new Letter of interpretation is not required for this project and that the 2004 LOI should be used to verify the location and extent of existing wetlands.

Answer: A new Letter of Interpretation is NOT required.

19. Question: Based on our review of response No.73 in Addendum No. 1, please confirm that the existing parking lot lighting fixtures can remain as-is or please provide the exact lighting fixture type that should be used for replacement.

Answer: The response to Addendum #1 Item E.73 says in part, "Existing fixtures not affected by construction may be reused so long as lighting types and color temperatures match new fixtures." The Design-Builder is responsible for determination of types of existing fixtures to remain in order to provide new fixtures that match.

20. Question: There is a shed shown on drawing A-2.1 located outside the cafeteria. Please provide the intended use and the performance specification including materials/finishes on any work to be included in this design build project.

Answer: See the response to Addendum #2 Item E.12. No other work is required of the Design-Builder with respect to the shed.

21. Question: Please confirm that a Passive Sub Slab Depressurization System (PSSDS) consisting of a vapor barrier, crushed stone, horizontal piping and vertical venting piping per the NJDEP Vapor Intrusion Technical Guidance (VITO) is required for all new additions.

Answer: Confirmed—a Passive Sub Slab Depressurization System is required. See Item C.1. above and Attachment 3.1.

22. Question: Based on our review specifications in the bridging documents, there are references to both a chemical vapor barrier and an off gassing mitigation barrier. Please confirm that only one barrier is required and that the barrier would be a Passive Sub Slab Depressurization System (PSSDS) consistent with the NJDEP Vapor Intrusion Technical Guidance (VITO).

Answer: Confirmed—only one vapor barrier is required. See Item C.1. above and Attachment 3.1.

23. Question: What are the requirements/details/specs for a Vapor Retarder/Chemical Vapor Barrier? Thickness? Installation requirements?

Answer: See Item C.1. above and Attachment 3.1.

24. Question: Is testing of the PSSDS system required after installation (i.e. commissioning)?

Answer: Yes. See Item C.1. above and Attachment 3.1.

25. Question: Section C I 030.00-II.K.3 (Door Security Access System Requirements) of the project specifications states that the access control system has to be fully compatible with the districts existing Honeywell system. Please advise whether the system is Honeywell Winpak or Honeywell Pro Watch.

Answer: The software the District uses for the door access system is “Win-Pak PE” Release 4.0.

26. Question: Section D6000.00-II.Q.2 (Access Control System) states that the basis of design is Lenel, but section C I 030.00-II.K.3 states that the access control system must be compatible with Honeywell. To our knowledge these two systems are not compatible. Please verify that the new access control system needs to be compatible with the districts existing Honeywell system.

Answer: Confirmed. See Item C.5. above.

27. Question: There are multiple areas throughout the existing building that will require new corridor wall construction due to reconfiguration of classroom entrances. The existing wall construction in these areas is glazed tile block and section C 1010.00 Interior Partitions does not specify any glazed materials. Please advise if the Design/Builder is required to provide new glazed material to match the existing corridors at these locations.

Answer: CMU construction shall be used in these areas and painted to match surrounding colors.

28. Question: The “1962 Scanned Drawings” attached to Volume 4 of 4 of the Project Manual appears to be missing an attachment for the drawing listed by the Table of Contents as “A-2 – Site Plan and Details.”

Answer: Drawing A-2 – Site Plan and Details is indeed included in Volume 4, although it may appear out of sequence in the listing of attachments.

29. Question: Specification Section D8010.50-Integrated Automation Control of HVAC Systems, paragraph II. A.1.a. indicates the proprietary Building Management System as “Honeywell” but does not provide the manufacturer’s specific product identification for this system. Please clarify.

Answer: The system must be manufactured by Honeywell and comply with the specified requirements.

30. Question: Specification Section D5030.00-Branch Circuits, paragraph III, appears to be missing information for Items A.8 and A.10.

Answer: See Items C.3. and C.4. above.

31. Question: Please confirm whether the project involves the requirement to provide clean utility corridors for underground utilities, and if so, confirm also that this requirement shall apply only to new work within the new addition and shall not apply to existing utilities shown to remain.

Answer: See the Remediation Responsibilities Plan issued with Addendum #2 as Attachment 2.2. Requirements for clean utility corridors apply to new Work and any rerouted utilities only, in areas identified for remedial actions.

32. Question: The response to Addendum #2, Bidder’s Question # 94, indicated that the existing storm sewer shown by Utilities Plan C1.2 is to be preserved in operation throughout construction. Being that this line is located within the footprint of the proposed new addition, this condition may result in interferences with new site work activities, new foundation work, new underground utilities, etc., now of which can be determined at this time. It also appears that this storm line involves an existing manhole feature located within

the footprint of the proposed new addition, which presents another unknown condition. Please confirm whether all costs associated with these unknown conditions shall be considered to be covered by the Cost Allowances for unknown conditions, and shall not be included in the Base Bid price

Answer: Incorrect. The Design-Builder shall maintain the function of the existing line, and shall anticipate the replacement or rerouting of all pipes that may be affected by proposed building or site construction; costs associated with this Work shall be included in the Design-Builder's Price Proposal. New and replacement pipes and structures installed beneath the building additions, including roof drains from existing buildings, shall be of Class V RCP or DI pipe. NOTE: Indicated locations of the pipes are based on the observed presence of structures and/or roof drains; pipe locations are in no way guaranteed or certified by the Authority.

33. Question: Per Add. #2 page 5 Section D. it identifies a high level of detail for IT in the Preliminary Design submission. Please confirm that this detail is indeed required for Preliminary Design Package or for Final Design Submission requirements?

Answer: Confirmed. These requirements are indeed part of the Preliminary Design Package.

F. CHANGES TO PREVIOUS ADDENDA:

(not applicable)

G. ATTACHMENTS:

1. Attachment 3.1 Section A6020.20 – Radon and Vapor Intrusion Mitigation, January 5, 2017.
2. Attachment 3.2 Utility Verification Report, revised January 3, 2017.
3. Attachment 3.3 Title Report, October 22, 2014.
4. Attachment 3.4 Electric and Gas Usage – Millville Senior High

H. SUPPLEMENTAL INFORMATION

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

 **Corrado Minervini**
Director
NJSDA _____ Date **JAN 05, 2017**

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Office of Procurement
32 East Front Street
Trenton, NJ 08625
Phone: 609-858-2984
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Date: January 5, 2017

PROJECT #: ST-0046-B01
Millville High School Additions and Alterations
Millville Public School District

DESCRIPTION: Addendum #3

Acknowledgement of Receipt of Addendum

Contractor hereby acknowledge the receipt of the Addendum by signing in the space provided below and returning via scanned copy (MATaylor@njsda.gov) or fax (609-656-4609). 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