
Addendum #4

New Jersey Schools Development Authority
Office of Procurement
32 East Front Street
Trenton, NJ 08625
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Date: January 12, 2017

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

DESCRIPTION: Addendum #4

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 Request for Proposals:

- a. **REPLACE:** Replace the Price Proposal form issued with Addendum #1, dated 12-2-2016, with revised Price Proposal form dated 1-11-17, included herewith as Attachment 4.1 to this Addendum.

B. CHANGES TO THE PROJECT MANUAL

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

1. Design-Build Agreement

- a. **ADD:** In Section 3.5 (“Project Schedules”), add a new subsection 3.5.1(4) as follows:

(4) The Contractor shall not suppress or sequester float through strategies including extending activity duration estimates to consume available float, using preferential logic, using extensive or insufficient crew/resource loading, using float suppression techniques, special lead/lag logic restraints, or imposed dates.

- b. **ADD:** In Section 3.5 (“Project Schedules”), add a new subsection 3.5.11 as follows:

3.5.11 If the Design Builder submits a progress schedule showing completion of the Project occurring prior to the contractual completion dates included in the Design-Build Agreement (i.e. a progress schedule showing Substantial Completion occurring prior to the Substantial Completion Date specified in the Design-Build Agreement, and/or showing Final Completion occurring prior to the Final Completion Date specified in the Design Build Agreement) (hereinafter an “early completion schedule”):

- (1) the Design Builder shall identify any activities on the proposed early completion schedule that have been accelerated and/or scheduled in parallel to support the early completion of the Project;**
- (2) the Design Builder shall provide information regarding each and every schedule activity shown on the proposed early completion schedule to assist the Authority in evaluating the Design Builder’s ability to actually complete the project prior the contractual completion dates specified in the Design-Build Agreement; and**
- (3) if the Design Builder’s early completion schedule is accepted or approved by the Authority, the Authority reserves the right to change the Contract Time of performance and the contractual Substantial Completion Date and Final Completion Date to match the early completion dates in the accepted or approved early completion schedule. This change to the**

completion dates for the Project shall be for all purposes including the imposition of liquidated damages.

2. Division 1 General Requirements

a. MODIFY: In Section 01010, Summary of Work, modify Paragraph 1.4.A. (as modified in Addendum #1) as follows:

A. The Contract contains the following Allowance categories and amounts:

	<u>AMOUNT</u>
1. New Construction Allowance	\$ 920,000.
2. Renovation Allowance	1,700,000.
<u>1. General Design and Construction Allowance</u>	<u>\$2,620,000.</u>
2. Fire Pump Allowance	150,000.
3. Emergency Responder System Allowance	150,000.
4. Building Envelope Acoustical Enhancement Allowance	500,000.
5. Excess Soil Disposal Allowance	300,000.
GMP Reserve Total	\$ 3,420,000 <u>3,720,000.</u>

b. MODIFY: In Section 01010, Summary of Work, modify Paragraph 1.4.B.1 as follows:

1. The ~~GMP Reserve Allowances are~~ **General Design and Construction Allowance is** provided for covering unanticipated or unforeseen costs to complete the Services and Work, or to achieve Authority-directed upgrades in the Services and Work.

c. MODIFY: In Section 01010, Summary of Work, modify Paragraphs 1.4.D.1. through 1.4.D.5. as follows:

- ~~1. New Construction Allowance~~
- ~~2. Renovation Allowance~~
- 1. General Design and Construction Allowance**
- ~~2. Fire Pump Allowance.~~
- ~~3. Emergency Responder System Allowance.~~
- ~~4. Building Envelope Acoustical Enhancement Allowance.~~
- 5. Excess Soil Disposal Allowance**

C. CHANGES TO THE PERFORMANCE SPECIFICATIONS

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

1. **ADD:** In Section D6000.00, Communications, add Paragraphs II.W. and II.X. as follows:

W. Network Access Switches

1. **Provide rack-mounted network switches as required to connect all network-capable devices throughout the facility, including without limitation all computer systems, printers and other peripherals, classroom audio-visual systems, building security systems, IP/CCTV systems, facilities equipment and/or other miscellaneous network capable systems.**
2. **Switches shall be enterprise grade with the following requirements:**
 - a. **Individual network backbone links and inter-switch trunks shall minimally operate at 10-Gbps.**
 - b. **Station ports shall be 1 Gigabit / 1000-Mbps capable Ethernet Port.**
 - c. **Provide PoE+ (802.3at) at all station ports. Ensure sufficient power supply capacity for PoE+ switches to facilitate full 802.3at draw (25-30W) on all ports.**
 - d. **Core switches must be based on a fully non-blocking architecture capable of operating at maximum capacity on all ports simultaneously.**
3. **All switches shall be sized to maintain a minimum of 20% spare ports and one spare SFP expansion module port, or one spare fiber port.**
4. **Basis of Design**
 - a. **MDF and network core switching: Cisco Catalyst or Cisco Nexus series.**
 - b. **IDFs and user switches: Cisco Catalyst or Cisco Nexus series.**

X. Wireless Access Points (WAP)

1. **Ensure wireless access network coverage for all indoor and outdoor occupy-able spaces. At a minimum provide the following:**
 - a. **One wireless access point for each classroom, laboratory, and other instructional space.**
 - b. **One wireless access point for each suite of small-group instructional rooms.**

- c. One or more wireless access point for each suite of offices ensuring full coverage.
- d. One or more access points as required to provide coverage for each large-group space. Ensure sufficient access point capacity to support a one-to-one device model at maximum room capacity, with minimums as follows:
 - (1) Auditorium: 4.
 - (2) Large Group/Theater Room: 2.
 - (3) Gymnasium: 4
 - (4) Auxiliary Gym: 2.
 - (5) Media Center: 4.
 - (6) Cafeteria: 4.
- 2. The RF signal/noise ratio throughout the entire system shall be 30dB minimum.
- 3. The system shall support simultaneous operation in the 2.4GHz and 5GHz bands to support 802.11a/b/g/n/ac clients.
- 4. Provide centralized management functionality.
- 5. Basis of Design: Cisco model 3802i series.
- Y. Licenses: Provide all necessary system licenses for complete Day 1 system operation.

D. CHANGES TO THE DESIGN MANUAL

(not applicable)

E. CHANGES TO THE DRAWINGS

- 1. **REPLACE:** Replace Conceptual Phasing Plans PH-1 through PH-3 with revised Conceptual Phasing Plans PH-1 through PH-3 dated January 6, 2017. The revised files are attached hereto as Attachment 4.2 (.pdf file) and Attachments 4.3 through 4.5 (.dwf files).

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

- 1. Question: Table D6000.00-1 of Section D6000.00 notes all Routers, Switches, and Wifi Routers/Wireless access points are to be furnished and installed by the Design Builder. Cisco Systems is specified as a proprietary product; please provide complete Cisco System components information.

Answer: See Item C.1. above. In addition, comply with all requirements of Materials and Systems Standards, Section D6000.00, and all other Project requirements.

2. Question: The construction start date shown as June 2017 for Phase 1 does not appear to allow sufficient time for the Design Phase duration related to Phase I. Please clarify.

Answer: Start dates indicated in the Design-Build Information Package are the earliest dates on which Work may commence in accordance with the proposed Conceptual Phasing Plans. In recognition that some elements may require additional design time, some completion dates have been revised. See Item E.1. above and Attachments 4.2 through 4.5.

3. Question: It appears that compliance with several of the project criteria referenced by Specification Section PS 1030.00 will not be feasible for certain features of the existing building and that in such instances, compliance shall be governed by the requirements for existing structures as set forth by the latest Building Codes as applicable to the project. Please confirm this is correct.

Answer: Not confirmed. All product and system selections for building alterations shall be consistent with the Authority's standards, applicable codes, and all Project requirements. Any potential conflicts that may arise between Project Criteria and existing conditions will be considered by the Authority during the Preliminary Design Phase. See also various earlier Addendum items pertaining to treatment of existing spaces.

4. Question: Please confirm that any costs associated with unexpected construction obstacles encountered within the existing building portions of the work, such as insufficient space to accommodate new work, structural capacity limitations, etc., shall be considered to be covered by the Renovation Cost Allowance and shall not be included in the Base Bid price.

Answer: Incorrect. The Design-Builder's Price Proposal shall be based on the information in the Design-Build Information Package, inclusive of documentation of existing conditions. See Paragraph 3.11 of the Design-Build Agreement regarding the use of Allowances.

5. Question: Addendum #2 Q/A #3 defines March 20, 2017 as Notice of Award and April 17, 2017 as Design Phase Notice to Proceed. Conceptual Phasing plan PH-1 shows multiple construction activities throughout the site starting June 2017 when school is not in session. We feel June is not an accurate start date when you consider Design Phase Meetings, submittal and review durations for Preliminary and Final Designs along with DCA submittal and approval process which is directly related to and will impact the start date of the project. We feel a September or October start date is more realistic; please confirm work initially scheduled during the summer can be constructed during the school year when school is in session.

Answer: See the response to Question #2 above.

6. Question: It appears that Addendum #2, Bidder's Questions, did not address certain questions previously submitted by our Company prior to the issuance of Addendum #2 which read as follows:
- a) The construction start date shown as June 2017 for Phase 1 does not appear to allow sufficient time for the Design Phase duration related to Phase 1. Please clarify.
 - b) It appears that compliance with several of the project criteria referenced by Specification Section PS1030.00 will not be feasible for certain features of the existing building and that in such instances, compliance shall be governed by the requirements for existing structures as set forth by the latest Building Codes as applicable to the project. Please confirm this is correct.
 - c) Please confirm that any costs associated with unexpected construction obstacles encountered within the existing building portions of the work, such as insufficient space to accommodate new work, structural capacity limitations, etc., shall be considered to be covered by the Renovation Cost Allowance and shall not be included in the Base Bid price.

Answer: See the responses to Questions #2 through 4 above.

7. Question: Specification Section 01010-Summary of Work, paragraph 1.3 C, appears to indicate that the Design-Builder's proposal may be based upon substantive deviations from the design solution shown by Design-Build Information Package. Please confirm this is correct.

Answer: The Basis of Bid is the design solution indicated in the Design-Build Information Package, and Bidders' Price Proposals shall be based thereon.

8. Question: The response indicated by Addendum #1, Bidder's Question # 2, regarding the Basis of Bid for the Project Schedule stated in part "Alternate approaches may be considered after award of the Contract, subject to compliance with all codes and Project Requirements and the approval of the Authority and the Project School District." Please note that Specification Section 01010-Summary of Work, paragraph 1.3 D, appears to allow Basis of Bid deviations from the Design-Build Information Package phasing plans by stating in part "The phasing solution provided as part of the Design-Build Information Package is diagrammatic in nature... The Authority makes no representation or warranty with respect to the phasing solution's completeness, accuracy, or regulatory compliance. The Design-Builder is responsible for development of detailed Phasing Plans, for approval by the Authority and the Project School District, as required in the Agreement. Substantive deviations from the phasing solution shown in the Design-Build Information Package must comply with all codes and Project requirements and must be approved by the Authority during the Preliminary Design Phase." Please clarify whether it will be acceptable for Bid Proposals to be

based upon deviations from the Design-Build Information Package phasing plans.

Answer: In accordance with Paragraph 3.4.2. of the Design-Build RFP, Design-Builders may propose modifications to the Conceptual Phasing Plans provided in the Design-Build Information Package. However, the Basis of Bid is the phasing solution indicated in the Design-Build Information Package, and Bidders' Price Proposals shall be based thereon.

9. Question: Will the DOE allow for partial FEA approvals based on the SDA phasing plan?

Answer: No. The Design-Builder must secure a final determination of educational adequacy from DOE for the complete Project before the initial plan release by DCA or the initial Construction NTP by the Authority will be issued.

G. CHANGES TO PREVIOUS ADDENDA:

(not applicable)

H. ATTACHMENTS:

1. Attachment 4.1 Revised Price Proposal, January 11, 2017.
2. Attachment 4.2 Conceptual Phasing Plans PH-1 through PH-3, January 6, 2017 (.pdf file).
3. Attachment 4.3 Conceptual Phasing Plan PH-1, January 6, 2017 (.dwf file).
4. Attachment 4.4 Conceptual Phasing Plan PH-2, January 6, 2017 (.dwf file).
5. Attachment 4.5 Conceptual Phasing Plan PH-3, January 6, 2017 (.dwf file).

I. 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. 4


NJSDA _____ Date 1/12/17

Addendum #4

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

Date: January 12, 2017

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

DESCRIPTION: Addendum #4

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