



**Addendum #4**

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Office of Procurement  
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**Date:** November 25, 2015  
**PROJECT #:** WT-0022-B01  
New Trenton Central High School  
Trenton Public Schools

**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:**

**1. Modifications to the Request for Proposals:**

- a. **REPLACE:** The Price Proposal dated 11/2015 shall be deleted and replaced by the Revised Price Proposal dated November 25, 2015, attached as Attachment 4.20 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. Volume 1 Bidding Documents – RFP**

- a. **ADD:** Add the following to the end of Section 1.3 Response Requirements, paragraph A. ii, to require that Design Services in connection with

Allowance Items and Change Order Work and Services be performed at specified Hourly Rates:

**Design Consultant firms participating in this procurement must be prepared to provide services at specified hourly rates, as indicated in Appendix E to the Agreement, in relationship to Allowance and Change Order services.**

2. Volume 1 Bidding Documents – Design-Build Agreement

- a. **ADD:** Article 1.0 DEFINITIONS, add the following definition at the end of the “DEFINITIONS” Section:

**“Hourly Rates” means the Design Consultant’s compensable hourly rates as identified in Appendix E which shall include all direct and indirect expenses including overhead and profit.**

- b. **ADD:** Article 8.0 CHANGES TO THE SCOPE OF SERVICES AND WORK, add the following to the end of Paragraph 8.3.3:

**Design-Builder Proposals for adjustment to Contract Price on account of additional design services shall be: 1) based upon the Hourly Rates included in Appendix E of this Agreement (which rates shall include all direct and indirect expenses, including overhead and profit); and 2) shall include an itemization of tasks and hours by staff position.**

- c. **REPLACE:** Article 9.0 COMPENSATION, Paragraph 9.1, in the third sentence, replace the amount “\$0,000,000.00” with “\$ \_\_\_\_\_” to serve as a placeholder for the amount to be confirmed at time of contract award.

- d. **REPLACE:** Article 9.0 COMPENSATION, Paragraph 9.2, in the first sentence, replace the amount “\$1,000,000.00” with “\$ \_\_\_\_\_” to serve as a placeholder for the amount to be confirmed at time of contract award.

- e. **MODIFY:** Modify Project Manual Volume 1 Design Build Agreement Appendix A Special Conditions.

A.3 “Substantial Completion shall be achieved within 1,181 days from the Commencement Date. Final Completion shall be achieved within ~~1,286~~ **1268** days from the Commencement Date.”

- f. **ADD:** Add, as an Appendix to the Design-Build Agreement the attached new **APPENDIX E - Design Consultant Hourly Rate Schedule**, included in this addendum as Attachment 4.1.

3. Volume 1 Procedural Specifications

a. REPLACE: Section 01010 Summary of Work – 1.3 WORK COVERED BY CONTRACT DOCUMENTS, delete subparagraph B.4 in its entirety and replace with the following subparagraph:

4. The site is the subject of location specific site remediation work which is anticipated to be completed prior to the commencement of construction activities for this contract as outlined in the “Trenton Central High School Environmental Investigation and Remediation” letter from CB&I dated October 1, 2015 and attached as part of the Existing Conditions Reports in Volume 3 of the Project Manual.

b. REPLACE: Section 01010 Summary of Work – 1.3 WORK COVERED BY CONTRACT DOCUMENTS, delete subparagraph B.5 in its entirety and replace with the following subparagraph:

5. The Design-Builder’s scope of Services and Work is not anticipated to include any site environmental remediation work. However, in the event that the Design-Builder elects to export material from the site or undertake other activities subject to the Site Remediation Reform Act (SRRA) and associated regulations, such Services and Work will be conducted under the oversight of a Licensed Site Remediation Professional (LSRP), retained by the NJSDA under separate contract, in accordance with Article 2.7 of the Design-Build Agreement.

c. MODIFY: Section 01010 Summary of Work – 1.4 Allowances, A.1, modify as follows:

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

	<u>AMOUNT</u>
1. GMP Reserve Allowance	
a. New Construction Allowance .....	\$ 1,300,000.
b. Fire Pump Allowance .....	\$ 150,000.
c. Emergency Responder System Allowance .....	\$ 150,000.
d. Subsurface Conditions Allowance .....	\$ 200,000.
e. Tornado Sculpture .....	\$ 100,000.
f. <del>Interpretive Signage</del> <u>Salvaged Items Allowance</u> .....	\$ 100,000.
g. <u>Landscape Planting Materials Allowance</u> .....	\$ 150,000.
h. <u>Building Envelope Acoustical Enhancement Allowance</u> .....	\$ 500,000.
<hr/>	
Total .....	\$ 2,000,000 <u>\$ 2,650,000.</u>

- d. **MODIFY:** Section 01010 Summary of the Work – 1.4 Allowances, modify subparagraph B.1.f as follows:
- f. The ~~Interpretive-Signage~~ **Salvaged Items** Allowance is provided for ~~the design, fabrication, and installation of additional signage to highlight the iconic relevance of~~ **unspecified Services and Work related to** items salvaged from the old Trenton Central High School that are ~~now to be~~ incorporated ~~with-in~~ **as part of the design and construction** of the new building. **The scope of this Allowance Work and related base contract work are described in more detail in Performance Specifications Section F3050.50.** Design-Builder shall not be entitled to additional compensation for any delays (including, but not limited to, damages, additional general conditions costs or indirect costs) relating to the design, provision and/or installation of the ~~Interpretive-Signage~~ **Salvaged Items**. Design Builder may not be entitled to an extension of the Contract Time with respect to the performance of such Allowance Work.
- e. **ADD:** Section 01010 Summary of Work – 1.4 Allowances, add the following new subparagraph B.1.g:
- g. **The Landscape Planting Materials Allowance is provided for the selection, design, provision, installation, and maintenance of new trees and unspecified planting materials in raised planting beds and other such identified planting areas, other than natural or artificial grass, turf, and sod. Design-Builder shall not be entitled to additional compensation for any delays (including, but not limited to, damages, additional general conditions costs or indirect costs) relating to the design, provision and/or installation of the Landscape Planting Materials. Design Builder may not be entitled to an extension of the Contract Time with respect to the performance of such Allowance Work.**
- f. **ADD:** Section 01010 Summary of Work – 1.4 Allowances, add the following new subparagraph B.1.h:
- h. **The Building Envelope Acoustical Enhancement Allowance is provided for the cost of any enhancements to building envelope construction and associated design services, beyond those required by Performance Specifications Section PS1030.00, code, or other project requirements, which are determined to be necessary based on the Outdoor Noise Study undertaken by the Design Builder in accordance with Performance Specifications Section PS1030.00, Paragraph I.B.2.i. Design-Builder shall not be entitled to additional compensation for any delays (including, but not limited to, damages, additional general conditions costs or indirect costs) relating to the design, provision and/or installation of the Building Acoustical Enhancements. Design**

**Builder may not be entitled to an extension of the Contract Time with respect to the performance of such Allowance Work.**

- g. **MODIFY:** Section 01010 Summary of Work – 1.7 Design-Builder Use of Premises, modify subparagraph B. as follows:

B. Use of the Site: Confine **normal** operations to areas within contract limits indicated. Do not disturb portions of the site beyond the areas in which the Work is indicated. **Any Work outside of the defined Contract Limit Line, such as utility connections, fencing and gates, or pavement work, shall be scheduled and coordinated with the SDA and School District so as to not interfere with their ongoing operations at the site.**

- h. **ADD:** Section 01080 Change Order Procedures - Add the following to the end of Paragraph 1.3 C.:

**Contract Change Requests and Design-Builder Proposals for adjustment to Contract Price on account of additional design services shall be based upon: 1) the Hourly Rates included in Appendix E of the Design-Build Agreement (which rates shall include all direct and indirect expenses, including overhead and profit); and 2) shall include an itemization of tasks and hours by staff position.**

- i. **ADD:** Section 01080 Change Order Procedures - Add the following new subparagraph (7) to Paragraph 1.4 A.:

**7. Design Consultant Fees - Contract Change Requests and Design-Builder Proposals for adjustment to Contract Price on account of additional design services shall be based upon the Design Consultant Hourly Rates included in Appendix E of the Design-Build Agreement and shall include an itemization of tasks and estimated hours by staff position.**

- j. **ADD:** Section 01080 Change Order Procedures - Add the following new subparagraph (g) to Paragraph 1.4 B.4:

**g. Design Consultant Fees – The Authority will make payment for all necessary design services based upon the Design Consultant Hourly Rates and the actual number of hours expended as evidenced by back-up documentation provided by the Design-Builder.**

4. **Volume 2 Design Manual for Design-Build Projects**

- a. **ADD:** Add the following new section to end of the Design Manual for Design-Build Projects dated June 5, 2012:

**Partial Plan Release Submission Requirements**

**In the event that the Design-Builder elects to pursue partial plan release from the Division of Community Affairs (DCA), such submissions shall be made in accordance with current DCA practices and the requirements of the Design-Build Contract Documents subject to the following:**

**A. Unless otherwise approved by the Authority, only one partial plan release may be sought prior to full plan release submission.**

**B. The partial plan release submission shall be limited to:**

**1. Footings and foundations,**

**2. Under slab utilities, and**

**3. At the Design-Builder's option, structural steel.**

- b. **MODIFY:** Modify the Project Manual Volume 2 Design Build Performance Specification Section G1070.20 Excavation and Fill Part 1.A.4.b "Note: High organic soil was **removed site wide** *replaced in certain areas in the along Chambers Street* during demolition."

5. **Volume 3 Existing Conditions Reports**

- a. **MODIFY:** Modify the Project Manual Volume 3 "Final Geotechnical Investigation Report for TCHS" Section 5.0 Environmental Consideration Page 8 Paragraph 2 as follows:

Concrete and bricks recovered from demolition of the existing school have been crushed and placed as fill at the site to raise the grade to an *elevation of approximately 65 feet msl.* **approximate elevation as shown on drawing V-103 Anticipated Conditions Plan.**

**C. CHANGES TO THE PERFORMANCE SPECIFICATIONS:**

1. **Volume 2 Performance Specifications**

- a. **ADD:** Add **PERFORMANCE SPECIFICATION Section F3050.50 Reuse of Salvaged Items** included herewith as Attachment 4.2.

- b. **MODIFY:** Modify Project Manual Volume 2 Design Build Performance Specification Section G1070.20 Excavation and Fill Part 1.A.4.b as follows:

Note: High organic soil was **removed site wide** *replaced in certain areas in the along Chambers Street* during demolition.

**D. CHANGES TO THE DRAWINGS:**

1. **MODIFY:** MODIFY SK-05 MAIN LOBBY SECURITY DESK Revision #1 dated November 24, 2015 MODIFIES A-701C PARTIAL FLOOR PLAN FURNITURE LAYOUT dated September 22, 2015 issued herewith as Attachment 4.3. All other plans, sections and elevations are modified accordingly by implication.
2. **MODIFY:** MODIFY SK-08 TRAINING Revision #1 dated November 24, 2015 MODIFIES A-701 F PARTIAL FLOOR PLAN FURNITURE LAYOUT dated September 22, 2015 issued herewith as Attachment 4.4. All other plans, sections and elevations are modified accordingly by implication.
3. **MODIFY:** MODIFY SK-09 MAIN OFFICE RECEPTION Revision #1 dated November 24, 2015 MODIFIES A-701 B PARTIAL FLOOR PLAN FURNITURE LAYOUT dated September 22, 2015 issued herewith as Attachment 4.5. All other plans, sections and elevations are modified accordingly by implication.
4. **MODIFY:** MODIFY SK-10 MEDIA CENTER WORKROOM Revision #1 dated November 24, 2015 MODIFIES A-701 B PARTIAL FLOOR PLAN FURNITURE LAYOUT dated September 22, 2015 issued herewith as Attachment 4.6. All other plans, sections and elevations are modified accordingly by implication.
5. **REPLACE:** REPLACE AS-100 SITE PLAN dated September 29, 2015 with AS-100 dated Revision #1: November 18, 2015 issued herewith as Attachment 4.7. All other plans, sections and elevations are modified accordingly by implication.
6. **ADD:** ADD Drawing L-102 LANDSCAPE PLANS DETAILS dated November 24, 2015 issued herewith as Attachment 4.8. All other plans, sections and elevations are modified accordingly by implication.
7. **REPLACE:** REPLACE A-101 OVERALL FIRST FLOOR PLAN Revision # 1 dated Addendum #1 October 30, 2015 with OVERALL FIRST FLOOR PLAN Revision #2 dated November 24, 2015 issued herewith as Attachment 4.9. All other plans, sections and elevations are modified accordingly by implication.
8. **REPLACE:** REPLACE A-102 OVERALL SECOND FLOOR PLAN Revision #1 dated: Addendum #1 October 30, 2015 with A-102 OVERALL SECOND FLOOR

PLAN Revision #2 dated November 24, 2015 issued herewith as Attachment 4.10. All other plans, section and elevations are modified accordingly by implication.

9. **REPLACE:** REPLACE A-103 ROOF PLAN Revision #1 dated Addendum #1 October 30, 2015 with A-103 ROOF PLAN Revision #2 dated November 24, 2015 issued herewith as Attachment 4.11. All other plans, sections and elevations are modified accordingly by implication.
10. **REPLACE:** REPLACE A-201 BUILDING ELEVATIONS dated September 29, 2015 with A-201 BUILDING ELEVATIONS Revision #1 dated November 24, 2015 issued herewith as Attachment 4.12. All other plans, sections and elevations are modified accordingly by implication.
11. **REPLACE:** REPLACE A-202 BUILDING ELEVATIONS dated September 29, 2015 with A-201 BUILDING ELEVATIONS Revision #1 dated November 24, 2015 issued herewith as Attachment 4.13. All other plans, sections and elevations are modified accordingly by implication.
12. **REPLACE:** REPLACE A-203 BUILDING ELEVATIONS dated September 29, 2015 with A-201 BUILDING ELEVATIONS Revision #1 dated November 24, 2015 issued herewith as Attachment 4.14. All other plans, sections and elevations are modified accordingly by implication.
13. **REPLACE:** REPLACE A-301 BUILDING SECTIONS dated September 29, 2015 with A-201 BUILDING SECTIONS Revision #1 dated November 24, 2015 issued herewith as Attachment 4.15. All other plans, sections and elevations are modified accordingly by implication.
14. **REPLACE:** REPLACE A-602 WINDOW, STOREFRONT AND CURTAINWALL ELEVATIONS dated Revision #1 Addendum #1 October 30, 2015 with A-602 WINDOW, STOREFRONT AND CURTAINWALL ELEVATIONS Revision #2 dated November 24, 2015 issued herewith as Attachment 4.16. All other plans, sections and elevations are modified accordingly by implication.
15. **MODIFY:** MODIFY SK-04 DETAIL C4/A-303 PARTIAL BUILDING SECTION A-A' THRU LOGGIA Revision #1 dated November 24, 2015 MODIFIES A-303 BUILDING SECTIONS dated September 29, 2015 issued herewith as Attachment 4.17. All other plans, sections and elevations are modified accordingly by implication.
16. **MODIFY:** MODIFY SK-06 SUPPLEMENTAL CODE REQUIREMENTS PLAN dated November 24, 2015 issued herewith as Attachment 4.18. All other plans, sections and elevations are modified accordingly by implication.



17. **MODIFY:** MODIFY SK-07 DETAIL E1/A-302 PARTIAL BUILDING SECTION F-F: THRU AUDITORIUM Revision #2 dated November 24, 2015 MODIFIES A-302 Revision #1 Addendum #1 dated October 30, 2015, issued herewith as Attachment 4.19. All other plans, sections and elevations are modified accordingly by implication.

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

1. Question: Kitchen/Servery Rolling Doors - Type CDS. Please provide desired clear opening width dimensions for the coiling doors located between the Kitchen/Servery B-142 and Cafeteria B-140. There should be a 7" allowance for operating and tensioning at both jambs for each coiling door. If doors are adjacent, a 14" mullion would be needed between doors.

Answer: The number of, location, and performance requirements for these doors is established by the Design-Build Information Package. The Design-Builder's final design shall confirm the actual width of these doors based on actual structural and operational clearances. The design intent is to maximize the operable width of these doors to the greatest extent practicable.

2. Question: Resinous Flooring – Section 09050. Please clarify if shower stalls in locker rooms are to be pre-fabricated or concrete with the same floor finish as the rest of the locker room. Also, please provide a detail of the edge of the pool in room D 103.

Answer: Refer to Project Manual Volume 2 Section D2010.60.IIK.2 Plumbing Fixtures, Showers, Basis of Design "Sterling Model No. 62070115" which is a prefabricated shower unit.

3. Question: Clarification is requested as to the compliance requirement for the IBC SECTION 1604 GENERAL DESIGN REQUIREMENTS (Specifically, Table 1604.5) and the occupancy category and nature of occupancy status for the New High School. The clarification impacts the building's design of emergency systems and sizing for the emergency generator. Include whether there are multiple categories to be used and delineate specific areas requiring special conditions within the project.

Answer: The entire building is assigned a Risk Category III in accordance with Table 1604.5.

4. Question: Confirmation of the emergency generator's fuel supply is requested.

Answer: In accordance with the requirements of Performance Specifications Section D3010.00, the emergency generator's fuel supply shall be natural gas.

5. Question: Within the documents labeled the Agreement Between the SDA and the Design Builder, Section 3. 7 outlines proposed responsibilities for the DB to coordinate with the SDA retained LSRP. Further contained in the documents, "The DesignBuilder is required to assist the Site Environmental Consultant with the collection of split samples, post-excavation samples, or other samples, as required by the LSRP. " The site is undergoing a RAWP to certify that the site meets the remediation standards and guidelines set by the NJDEP. In order to secure a competitive cost proposal, the Design Builders' should be provided with a defined scope of work required by the Authority. The Authority should establish an allowance amount to cover these costs.

Answer: Please refer to Items B.3 a. and B.3.b. in this Addendum.

6. Question: The bridging documents outline that the project site is under a Contract for the demolition of the existing school. Section 5.0 Environmental Considerations, outline that the concrete and bricks removed from the demolition have been crushed and placed as fill at the site to raise the grade to elevation 65-ft. The geotechnical report provides soil boring and soils data generally outside the existing building's footprint. The report does not provide details for the soil properties and the level of gradation that will be available at the NTP. However, in section 6.0 Conclusions, the report states that the fill and the glaciofluvial sand can provide a soil bearing pressure of 2000-PSF Confirmation is requested for the following probes to the Geotechnical Report:
- a. That the site will be restored to an elevation as stipulated with crushed/screened backfill and be compacted in such a manner that it can provide a shallow foundation bearing capacity (to below the frost line) and a slab on grade capacity of at least 2000-PSF. Please confirm.
  - b. The site will match the Geotechnical investigation Report stated capacities of 2000-PSF for the existing fill and natural soils. Please confirm.
  - c. A certification for the backfill will be provided prior to the NTP and will confirm the soil bearing capacities of 2000-PSF. Please confirm.
  - d. That the entire site is sufficiently restored to assure bearing capacity support of 2000-PSF as stipulated and that differential settlement will not affect the design of the structure as an outcome of the statements in the Geotechnical Report. Please confirm.
  - e. In the event the conditions are not as stated in the geotechnical report, provide the Authority's remedy for cure for any costs associated with the site remediation to establish suitable bearing capacities as described in the Geotechnical Report.

Answer:

- a. Confirmed.
- b. Confirmed.
- c. Such certification shall be provided to the successful bidder after award of contract.
- d. Confirmed.
- e. In the event that any such existing conditions are found, determined or believed to vary materially from those represented in the Design-Build Information Package, the Design-Builder may be entitled to an adjustment in Contract Sum

through Allowance Authorization and/or Change Order. Refer to related Article 3.11 of the Design-Build Agreement.

7. Question: The seismic site classification found in Section 4.3 within the geotechnical report is inconclusive and provides inadequate information for bidding purposes. Namely, the geotechnical report states that "Because the geotechnical investigation is being performed for a preliminary design, CB&I did not install any deep borings down." The statement exposes that the geotechnical report is insufficient to be used by prospective bidders in planning the work. The geotechnical report is part of a competitive public bid which for which the prospective bidders rely to provide a responsible bid. The "preliminary" nature of the work undermines the DB design professional's ability to guide a cost competitive proposal. The geotechnical engineer's summary that "CB&I cannot conclude without deeper information" can be considered a material defect in the Geotechnical Report. CB&I conclusion that "Deep borings and final classification will be determined by the Design-Build Contractor" adds duplicate cost for which the Authority has already compensated services. The report's summary claiming that the Design/Builder Contractor take the risk during time of bid in using seismic site classification D contradicts the purpose of the geotechnical report. The risk is that if the site is found to be in Class E or F the additional cost to upgrade the foundations and structure are not addressed.

In summary, the net effect of an incomplete geotechnical report is the cost impact to the foundation design and the building's structural elements which places a burden upon the prospective bidders to speculate and risk providing a cost competitive proposal. The Authority should consider a mechanism to reduce the irregularities and secure an option based on an allowance amount within the bidding process to allow for the most cost competitive proposal.

Answer: For bidding purposes, please use a seismic classification "D".

8. Question: The Geotechnical Report dated October 5, 2015 references the seismic design class in accordance with IBC 2009. Confirmation that IBC 2009 is to be followed in lieu of IBC 2015 for this project is requested.

Answer: The IBC 2015 document should be followed and for bidding purposes and based on the IBC 2015 edition, a seismic soil classification "D" is still applicable.

9. Question: Confirmation that the established finish floor elevations are coordinated with the local area topography is requested. Verification that the stated elevations are sufficient to avoid any potential surface water runoff flooding approaching the site and are appropriate for shedding surface water away from the building and outside landscape and/or hardscape.

Answer: The finish floor elevations vary throughout the first floor and coordinated with local area topography. As shown in CG-101 "Conceptual Grading Plan and V-103 "Anticipated Conditions Plan". The final design shall not have water flood or flow towards the building.

10. Question: Referencing the geotechnical report Section 5.0 Environmental Considerations states: ' Concrete and bricks recovered from demolition of the existing school have been crushed and placed as fill at the site to raise the grade to an elevation of approximately 65 feet msl". The proposed finished floor elevation is 65-ft. However, the information on drawing V-I01 labeled 'Anticipated Conditions Plan' shows contour lines that contradict the reports statement. Confirmation is requested as to which of the bridging documents is correct.

Answer: Refer to related Item B.5.a in this addendum. The design included in the Design-Build Information Package is schematic in nature. It is the responsibility of the Design-Builder to provide an integrated final design, inclusive of grading, drainage design, and finished floor elevations, which satisfies all project requirements.

11. Question: Referencing A101C and related pages, confirm the occupancy of the auditorium to be 10 11-Total and not "1 00 11-Total" as shown.

Answer: The seating capacity of the Auditorium is 707 + 290 (Balcony) + 14 ADA accessible spaces equaling 1,011-Total.

12. Question: Referencing building elevations on A201, the Chambers Street elevation (within the page grid B-2) shows a window with an angular header and an angular side. Additional details are found on A-603, W22, W23, W24, W25, W28, W29, W32 and W33 and show examples of a variety and number of polygon (trapezium) shaped windows.

Using the prescribed angular window shape will present both aesthetic and structural integrity issues with the installation. According to the BIA (Brick Industry Association) proper brick details should result in a structure that performs well over its lifetime. The structural support for the brick lintel using the angular windows will be visibly different from the installation of the nearby rectangular window lintels. This is due to the imposed gravity and lateral loads that are needed to compensate for the lintel angular skew. Additional, the difference in the lintel design will impact the consistency of the aesthetic of the facade.

Confirmation is requested as to whether the D/B can change the angular windows and use common shapes that have consistent installation techniques which will avoid aesthetic inconsistencies and lifetime performance issues.

Answer: No. Provide the elevation designs per the Design Build Information Package.

13. Question: Referencing CU-1 01, typically the grease interceptor requires periodic maintenance. Confirmation that the location is appropriate is requested and acknowledgement that maintenance staff and equipment vehicles will access the proposed area as designed. Note that there are no callouts for reinforced concrete and standard pedestrian sidewalk widths are shown without curb cuts.

Answer: The location identified on Sheet CU-101 is correct and the Staff will access the proposed areas as currently designed.

14. Question: Referencing the location of the Auditorium Stage, the section views on A-302 depict open web joists supporting the roof structure. The gravity loads for the theatrical equipment required for the stage operation do not coordinate with the proposed section views. Clarification is requested as to the dead and live loads anticipated for this space, special requirements, and the overall head height.

Answer: Refer to the Design Build Agreement included in Volume 1. Section 4.0 Design Builder's Design Phase Responsibilities. Refer also to Section 2.7 Design Build Information Package as Conceptual Only. The Design Build Documents provide a "basis of design" and are intended to assist the competing Design Build Teams. The Design Builder shall comply with the requirements described in the Design Build Contract Documents. The calculation of the dead and live load for supporting the stage equipment and related structural design shall be provided by the Design Build Team. (Architect, Structural Engineer, and Theater Consultant).

15. Question: Please clarify. The Bid Documents do not include Performance Specification Elements E, F and G in their entirety, Section B2010.40-Curtain Wall Assemblies, Section D2060.00-Special Systems and Drawing L-102-Landscape Details, all of which are identified by the Table of Contents as "to be issued at a later date." Please advise when these documents will be issued.

Answer: The reference content was included in Addendum #1, dated October 30, 2015 with the exception of drawing L-102 Landscape Details, which will be included in a subsequent Addendum.

16. Question(60): The overall floor area for the proposed building is indicated as 374,000 SF by the Bid Advertisement, 370,000 SF by Section 01010-Summary of Work, 360,000 SF by the Project Overview of the Educational Specifications, and 367,296 SF by Section D-Programmatic Model of the Educational Specifications. Which is correct?

Answer: The building gross square footage is approximately 374,000 gross square feet measured at the outside plane of the exterior walls.

17. Question: The 200, 300, 400 and 800 series of Architectural Drawings appear to be electronically corrupted since certain characters are missing from the detail subtitles.

Answer: The NJSDA is reissuing the drawings in this Addendum See items F, ....

18. Question: Finish Plans A-101A, AI-101B, AI-101C, AI-102A, AI-102B and AI-102C appear to be partially and/or entirely missing the graphical floor finish legend identifications for floor finishes as shown by the Finish Legend on these drawings.

Answer: Correct. The Finish Legend is not a complete listing of all finishes. Each of the drawings referenced, General Notes #8 indicates "Refer to Educational Specifications and Performance Specifications for additional information". The Educational Specifications pages B-7 -11 includes a Room Finish Schedule and the Project Manual Volume 2 Section C2000.00 Interior Finishes includes an Interior Floor Finishes (Basis of Design) Table C2000.00-1.

19. Question: Please confirm whether bullet-resistant glazing is required at the project.

Answer: The interior of the project includes security glazing in the doors and some interior metal frames. Refer to drawing A-601 Door and Window Elevations and Project Manual Volume 2 Section C1020.00. The Design Builder is to comply with the requirements of DCA "Best Practices Standards for Schools Under Construction or Being Planned for Construction" (latest version).

20. Question: In the event of a conflict between the Authority's Materials and Systems Standards and the other Design-Build Information Package documents, please clarify which has precedence.

Answer: Refer to the Design Build Agreement Section 25.3 Order of Precedence.

21. Question: Clarification is requested as to which National Electrical Code edition is relevant to this project (NEC 2011 or NEC 2014).

Answer: The DCA Division of Codes and Standards adopted the National Electric Code (NFPA 70) 2014 on September 21, 2015. The Division of Codes and Standards allows a Grace Period: "For a period of six months following the operative date of a subcode revision, applicants may submit a complete permit application, including all prior approvals, to be reviewed under the code in force immediately preceding the subcode revision". The Design-Builder must comply with the all applicable code in effect when the Construction Documents are submitted to the NJDCA.

22. Question: Confirmation is requested that all costs associated with processing fees paid to the USGBC for project registration for LEED compliance are to be registered and paid by the Authority.

Answer: Incorrect. All costs associated with processing fees paid to the USGBC for project registration for LEED compliance are to be registered and paid by the Design Builder.

23. Question: Confirmation is requested that the floor drains under the emergency safety showers in the science spaces are to be installed without a surface drainage pitch to the floor drain. Typically the floor pitch causes issues with local equipment placement.

Answer: Correct.

24. Question: Please confirm that on Page 8 of the Price Proposal that the Design Services Fee and the Construction Services Fee is to be listed in Numeric Figures only.
- Answer: Confirmed.
25. Question: Please confirm the commissioning agent is to be retained by the design-builder.
- Answer: Confirmed
26. Question: For bidding purposes, please confirm that the "Design Build Information Package" is to be followed and takes precedence over the "NJSDA Materials and Systems Standards Manual and Construction Detail Manual" .
- Answer: Incorrect. The NJSDA Materials And Systems Manual and Construction Details Manual is itself a component of the Design-Build Information Package. Refer to the Design Build Agreement Section 25.3 Order of Precedence for more information.
27. Question: Has the Trenton Planning Board performed a courtesy review of the project?
- Answer: Yes.
28. Question: Please confirm exterior graffiti coating is required to 1 0' -0" high per section B20 10.20 of the Material and Systems Standards.
- Answer: Confirmed.
29. Question: Please advise the status of any pre-design reviews and approvals by City, County and State Agencies, including NJDOE.
- Answer: New Jersey Department of Education, Office of School Facilities approval was granted, based upon the DOE approved documents included in the Design – Build Information Package, and approved on October 21, 2015. No other municipal, county, regional, state or federal approvals entitlements or permits have been applied for. See the Design-Build Agreement for the Design-Builder's responsibility to secure other government approvals and permits.
30. Question: Will the district be supplying trash compactors? If so, how many and what are the electrical requirements?
- Answer: No trash compactors are to be provided by the District.
31. Question: Reference Drawing AS-I 00- Site Plan; please confirm all areas north of the project limit line are existing and no work is to be performed by the design/builder in this contract.
- Answer: Refer to Item B.3.g in this addendum and revised Drawing AS-100 Site Plan, included in this addendum as Attachment 4.7.

32. Question: Referencing Addendum No.1 Issued October 30, 2015; the following attachments is not listed in the addendum on page 7 of 9 but is found at the ftp website. A602 Windows, Storefronts, curtainwall elevations REVD 10/30/15.

Answer: Correct. This drawing was posted on the .ftp site but not listed on the Addendum pages. This drawing is now formally added to the DBIP by this Addendum, as Attachment 4.16.

33. Question: Referencing Addendum No. 1 Issued October 30, 2015; the following attachments listed on page 7 of 9 are not found at the ftp website.

23. Attachment 1.23 Modified Drawing A-701 E Partial First Floor Plan Furniture Layout dated September 22, 2015, SK-01 Revision Date October 30, 2015.

24. Attachment 1.24 Modified Drawing A-702A Partial Second Floor Plan Furniture Layout dated September 22, 2015, SK-02 Revision Date October 30, 2015.

25. Attachment 1.25 Modified Drawing A-7020 Partial Second Floor Plan Furniture Layout dated September 22, 2015, SK-03 Revision Date October 30, 2015

Answer: The referenced drawings were posted on the .ftp site.

34. Question: Referencing Addendum No. 1 Issued October 30, 2015; Section GOOOO.OO Site work paragraph I. B. Existing Conditions, the statements in this section are too cost burdensome for the D/8 team, whereby: "Therefore, in the likely event that residual concrete or other sub-surface debris is encountered during the course of construction operations. that material will be considered part and parcel of the mass excavation spoils, and will be required to be removed by the design/builder at no additional cost."

Further, the following statement is considered too subjective to practically manage, whereby: "In the event that sub-surface concrete or miscellaneous debris is encountered that is of such excessive size, volume or formidable composition that specialized tools, equipment or techniques are required to demolish and/or remove it, the design/builder will be compensated for all costs associated with the excavation, demolition and/or removal of the excessively substantial or massive sub-surface concrete or debris." The NJSDA is currently engaged with a demolition project which should be able to accomplish aforementioned specification recitation and turn over the project site to the D/B team without the D/B allotting unknown costs.

The cost for sub surface unknowns should be restated and become part of the allowance to reconcile. Please advise.

Answer: Bulk Excavation as described in Section G0000.00 is part of the Design-Builders scope of work.



35. Question: Has a Wetland Letter of Interpretation been obtained by the NJJDEP Division of Land Use Regulation?

Answer: In the Site's present conditions no wetlands are located on site or on any adjacent properties and no Wetland Letter of Interpretation and therefore been obtained.

36. Question: Should we assume no wetlands permits to fill wetlands will be required for the project?

Answer: See response to Bidders Question #35 listed above.

37. Question: Section 01010, Summary of Work, Page 5 of 8, Paragraph 1.6.A.4, states that "the Project shall achieve Final Completion within 1,268 calendar days after the Commencement Date as defined in Sections 1.11 and 1.53 of the Agreement." However, Appendix A, Special Conditions, under Paragraph A.3 indicates that Final Completion shall be achieved within 1,286 days from the Commencement Date. Please clarify.

Answer: Refer to Item B.2.e in this addendum.

38. Question: Section A1000.00, Foundations, Page 2 of 2, Paragraphs D.1 and D.2 reference a series of environmental assessments, studies and investigation reports, and a Remedial Action Workplan that are to be considered for the design and construction of building foundations. The Project Manual did contain the following documents:

a. CB&I Combined Final Report –Initial and Enhanced Geophysical Surveys (November 2014) including Maser Geophysical Investigation Summaries (August and September 2014)

b. CB&I Final Geotechnical Investigation Report (October 2015)

c. Maser Utility Investigation Report (October 2015)

The other documents were not included in the package. Please provide.

Answer: The SDA does not believe that the requested information is necessary for purposes of bidding. Refer to Items B.3.a and B.3.b in this addendum.

39. Question: Drawing L-101, Conceptual Landscape Plan, references details on Drawing L-102. Drawing L-102 was not included in the package. Please provide.

Answer: L-102 is issued as part of this Addendum.

40. Question: Drawing A-201, Building Elevations, references Drawing A-600 for Exterior Door/Window Elevations. Drawing A-600 was not included in the package. Please provide.

Answer: The reference note is erroneous and Sheets A201, A202 and A203 are being re-issued with this Addendum.

41. Question: The Existing Conditions Reports includes a copy of CB&I Government Solutions, Inc. letter dated October 1, 2015 indicating that CB&I is in the process of completing the Remedial Action Workplan (RAW) and the Remedial Action Report (REP) for the project, neither of which are currently included as part of the Bid Documents. Please confirm whether these reports have any relevance to bidding on the project.

Answer: The SDA does not believe that the requested information is necessary for purposes of bidding. Refer to Items B.3.a and B.3.b in this addendum..

42. Question: We ask that consideration be given to extending the deadline for questions beyond Friday, November 6, 2015 in order to afford bidders more opportunity to obtain clarifications with regard the additional information issued by Addendum No. 1.

Answer: The deadline for submission of Bidders Questions will not be extended.

43. Question: Referencing Section G1 070.20, "Excavated material will be reused and utilized in backfilling areas where the proposed final subgrade elevation is higher than the existing grades. but only if the material to be utilized in different areas conforms to the specifications for Select Fill Material." The outline for Select Fill Materials is: "Controlled structural fill utilized in the construction areas shall consist of inorganic, readily compactable, predominantly well-graded granular soils with no more than 10% fines (material passing the No. 200 sieve), and a maximum particle size of 3". Clarification is requested for the Authority to confirm that the current SRP meets the requirements for select fill material. Effectively, the Authority is in the process of demolition and remediating the site. The D/B requires confirmation that the standards for select fill material currently in process are in conformance to the project specifications and the D/B can use the materials on site without remediation for like-on-like requirement.

Answer: The material currently being used onsite meets with the definition of Select Fill Material.

44. Question: The Utility Investigation report notes the capacity of the main storm trunk line as 46.17 cfs. The existing flows for the storm events exceed this capacity. The Maser Utility Investigation Report provides "Allowable Post Development Flows" for the 30" trunk sewer based on NJDEP required reduction of peak flows (pg. 6). However, the September 2, 2015 letter from CBI to TSWD in Appendix G of the Utility Investigation Report suggests that the storm water piping system from the site can be connected to the existing city storm water piping without detention, water quality treatment and recharge. Further, the CBI letter states in No. 4 (Water quality Testing & Analysis Requirements (Sanitary & Storm water) that "City of Trenton and NJDEP requirements must be reviewed." Are we to provide storm water reduction of peak flows, recharge, and water quality per NJDEP N.J.A.C. 7:8 requirements?

Answer: The Design Builder is required to obtain final regulatory and design approvals from the Trenton Water and Sewer Department. At this time there is no anticipated need for storm water retention or detention on this project.

45. Question: The letter to Mr. McIntyre from CB&I in Appendix G of the Utility Investigation report states that TSWD does not require detention structures, TSS removal or recharge measures prior to tying into the existing city storm piping. The letter also states that TSWD has no specific requirements for water quality testing/analysis, but that the City of Trenton and NJDEP requirements must be reviewed. Based on the City of Trenton requirements, water quality treatment to provide at least 80% TSS removal prior to runoff leaving the site. It does not appear that any water quality treatment measures have been proposed in the bridging documents. Please confirm that water quality treatment is not required for this project.

Answer: After several meetings with both TSWD and NJDEP, detention structures or water quality treatment is not required. During a June 16, 2015 meeting with NJDEP Bureau of Nonpoint Pollution Control, no NJDEP Land Use Permits are required (schools are exempt). Therefore, storm water requirements under N.J.A.C. 7:8 do not need to be met. There is no review required by NJDEP.

46. Question: The Utility Investigation report notes pre-demolition impervious coverage limits. There is no discussion/plan noting proposed impervious coverage limits showing conformance to existing conditions. Will this information be provided?

Answer: Based on the most recent Conceptual Site Plan, the proposed estimated impervious coverage will be approximately 8.5 acres. The pre-demolition impervious surface calculation is approximately 8.525 acres.

47. Question: Will meetings with City Engineer be required?

Answer: Yes. The Design Builder is required to meet with the City Engineers as needed in order to obtain all regulatory approvals for connections to city infrastructure.

48. Question: Will the D/B be required to address any additional site design modifications requested by City Engineer?

Answer: The Design Builder is required to comply with design requirements requested by the City Engineer for connections to city infrastructure.

49. Question: What was the previous student capacity of the original school?

Answer: The original TCHS facility had a functional capacity of approximately 2,400 students and a maximum capacity of approximately 2,800 students.

50. Question): Will NJSDA provide a signed and sealed copy of the most current ALTA/ACSM Land Title Survey as prepared in accordance with NJAC 13:40-5.1 and ALTA/ACSM Standards?

Answer: Yes the NJSDA will provide a signed and sealed copy to the successful Design-Builder.

51. Question: Will the survey plans referenced above and accompanying survey control point data base be provided in AutoCAD Civil 3D digital format?

Answer: No. This document will be provided in AutoCAD.

52. Question: Does the existing building have a basement, if so where? If the existing building did have a basement what is the nature of the specification for the back fill that is being used including the soil type and the compaction specification.

Answer: The existing school did have a basement that is being completely removed, including footings and foundation walls. The excavation is being backfilled as outlined in the geotechnical report issued with this package. Upon completion of backfill activities an As Built delineating the, start of crushed fill elevation, all proctor results, all density testing results, and final elevation. This information will be provided to the Design Builder upon completion of the Demolition Contract, on or about May 31, 2016.

53. Question: Are the foundations being completely removed in the existing building demolition, if so does that include the floor slabs?

Answer: Please see response to Bidder Question #52 listed above.

54. Question: It appears that the project will be considered a Major Development per the NJDEP definition – it has been assumed that the project will be subject to NJDEP requirements of N.J.A.C. 7:8-5.4 & 5.5 with regards to stormwater quality, stormwater quantity/detention, groundwater recharge, etc. Is this assumption correct?

Answer: Please see response to Bidders Question #48 listed above.

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

The following Drawings are being re-issued due to previously corrupted files:

1. Attachment 4.21 Drawing G A-302 Building Sections dated September 29, 2015 issued herewith as Attachment 4.21.
2. Attachment 4.22 Drawing A-303 Building Sections dated September 29, 2015 issued herewith as Attachment 4.22.
3. Attachment 4.23 Drawing A-401 LRC's Enlarged Plans & Elevations dated September 29, 2015 issued herewith as Attachment 4.23

4. Attachment 4.24 Drawing A-801 Kitchen Cafeteria Layout Plan & Schedule dated September 29, 2015 issued herewith as Attachment 4.24.
5. Attachment 4.25 Drawing A-802 Culinary Arts Lab Cooking/Baking Plan & Schedule dated September 29, 2015 issued herewith as Attachment 4.25.

**G. ATTACHMENTS:**

1. Attachment 4.1 Add Appendix E – Design Consultant Hourly Rate Schedule dated November 17, 2015.
2. Attachment 4.2 Add PERFORMANCE SPECIFICATION Section F3050.50 Reuse of Salvaged Items dated November 24, 2015.
3. Attachment 4.3 Modify SK-05 MAIN LOBBY SECURITY DESK Revision #1 dated November 24, 2015 modifies A-701C PARTIAL FLOOR PLAN FURNITURE LAYOUT dated September 22, 2015.
4. Attachment 4.4 Modify SK-08 TRAINING Revision #1 dated November 24, 2015 modifies A-701 F PARTIAL FLOOR PLAN FURNITURE LAYOUT dated September 22, 2015.
5. Attachment 4.5 Modify SK-09 MAIN OFFICE RECEPTION Revision #1 dated November 24, 2015 modifies A-701 B PARTIAL FLOOR PLAN FURNITURE LAYOUT dated September 22, 2015.
6. Attachment 4.6 Modify SK-10 MEDIA CENTER WORKROOM Revision #1 dated November 24, 2015 modifies A-701 B PARTIAL FLOOR PLAN FURNITURE LAYOUT dated September 22, 2015.
7. Attachment 4.7 Replace AS-100 SITE PLAN dated September 29, 2015 with AS-100 dated Revision #1: November 18, 2015.
8. Attachment 4.8 Add Drawing L-102 LANDSCAPE PLANS DETAILS dated November 24, 2015.
9. Attachment 4.9 Replace A-101 OVERALL FIRST FLOOR PLAN Revision # 1 dated Addendum #1 October 30, 2015 with OVERALL FIRST FLOOR PLAN Revision #2 dated November 24, 2015.
10. Attachment 4.10 Replace A-102 OVERALL SECOND FLOOR PLAN Revision #1 dated: Addendum #1 October 30, 2015 with A-102 OVERALL SECOND FLOOR PLAN Revision #2 dated November 24, 2015.
11. Attachment 4.11 Replace A-103 ROOF PLAN Revision #1 dated Addendum #1 October 30, 2015 with A-103 ROOF PLAN Revision #2 dated November 24, 2015.

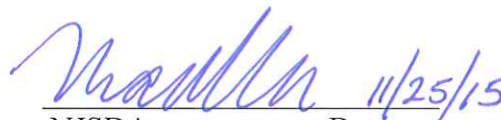
12. Attachment 4.12 Replace A-201 BUILDING ELEVATIONS dated September 29, 2015 with A-201 BUILDING ELEVATIONS Revision #1 dated November 24, 2015.
13. Attachment 4.13 Replace A-202 BUILDING ELEVATIONS dated September 29, 2015 with A-201 BUILDING ELEVATIONS Revision #1 dated November 24, 2015.
14. Attachment 4.14 Replace A-203 BUILDING ELEVATIONS dated September 29, 2015 with A-201 BUILDING ELEVATIONS Revision #1 dated November 24, 2015.
15. Attachment 4.15 Replace A-301 BUILDING SECTIONS dated September 29, 2015 with A-201 BUILDING SECTIONS Revision #1 dated November 24, 2015.
16. Attachment 4.16 Replace A-602 WINDOW, STOREFRONT AND CURTAINWALL ELEVATIONS dated Revision #1 Addendum #1 October 30, 2015 with A-602 WINDOW, STOREFRONT AND CURTAINWALL ELEVATIONS Revision #2 dated November 24, 2015.
17. Attachment 4.17 Modify SK-04 DETAIL C4/A-303 PARTIAL BUILDING SECTION A-A' THRU LOGGIA Revision #1 dated November 24, 2015 MODIFIES A-303 BUILDING SECTIONS dated September 29, 2015.
18. Attachment 4.18 Modify SK-06 SUPPLEMENTAL CODE REQUIREMENTS PLAN dated November 24, 2015.
19. Attachment 4.19 Modify SK-07 DETAIL E1/A-302PARTIAL BUILDING SECTION F-F: THRU AUDITORIUM Revision #2 dated November 24, 2015 MODIFIES A-302 Revision #1 Addendum #1 dated October 30, 2015.
20. Attachment 4.20 Revised Price Proposal Form dated November 25, 2015.

#### **H. 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. 4**

  
NJSDA Date 11/25/15



**Addendum #4**

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

**Date:** November 25, 2015  
  
**PROJECT #:** WT-0022-B01  
New Trenton Central High School  
Trenton Public Schools  
  
**DESCRIPTION:** Addendum #4

Addendum No. 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](mailto: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

Addendum #4:  
Project #: WT-0022-B01  
Project Name: New Trenton Central High School