



Addendum #8

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

Date: December 24, 2015
PROJECT #: WT-0022-B01
New Trenton Central High School
Trenton Public Schools

DESCRIPTION: Addendum #8

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. Not Applicable.

B. CHANGES TO THE PROJECT MANUAL:

- 1. 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. Volume 2 Performance Specifications

- a. **ADD:** In Section PS1030.00, Project Criteria, add Paragraph I.A.5.b.(6) as follows and renumber subsequent items accordingly:

(6) Energy and Atmosphere: Demand Response.

- b. **ADD:** In Section C1090.20, Information Specialties, add Paragraph I.A.7.d. as follows:
- d. **Provide identifying devices that may be readily removed, with the use of special tools, for modification of information therein.**
- c. **ADD:** In Section C1090.70, Storage Specialties, add Paragraph II.A.2.d. as follows:
- d. **Provide tempered glass doors with wood frames for all wall cabinets in Science Rooms, Labs, Prep Rooms and related spaces.**
- d. **ADD:** In Section D6000.00, Communication, add Paragraph I.C.2.j. as follows:
- j. **Provide 10-gigabit connectivity for all services from MDF to IDFs and between IDFs.**
- e. **MODIFY:** In Section D6000.00, Communication, modify the twelfth item in Table D6000.00-1 as follows:
- WiFi Routers, Wireless Access Points and Infrastructure**
- f. **MODIFY:** In Section E1040.10, Educational and Scientific Equipment, add Paragraphs I.A.3. and 4. as follows and renumber subsequent items accordingly:
3. **Provide all HVAC, dust collection, electrical, communication and alarm systems for Building Technology Lab equipment as required by code and to support the installation and use of the equipment listed in Schedule E1040.10-1, Building Technology Lab Equipment, attached herewith as Attachment 8.1. Equipment in the schedule is NOT to be furnished by the Design-Builder.**
 4. **Provide all HVAC, dust collection, electrical, communication and alarm systems for Engineering Lab equipment as required by code and to support the installation and use of the equipment listed in Schedule E1040.10-2, Engineering Lab Equipment, attached herewith as Attachment 8.2. Equipment in the schedule is NOT to be furnished by the Design-Builder.**
- g. **MODIFY:** In Section G2080.00, Landscaping, modify Paragraph I.A.2. as follows:
2. The Design-Builder shall prepare the landscape design and receive approval from the Authority prior to proceeding. The Design-Builder shall prepare the planting pits, beds, raised planters, etc., and shall supply and install the planting medium and plant material including appurtenances. The Design-Builder shall maintain the landscape installation through acceptance and during the subsequent maintenance period ~~of two calendar years.~~

- h. **MODIFY:** In Section G2080.00, Landscaping, modify Paragraph I.C.2.a. as follows:
- a. Prevent contamination of the potable water supply during landscape watering activities prior to acceptance, and during the subsequent ~~two-year~~ maintenance period.
- i. **MODIFY:** In Section G2080.00, Landscaping, modify Paragraph I.D.1. as follows:
1. Service Life: It is understood that survival of plant material is dependent on original condition and weather conditions as well as routine maintenance. The Design-Builder is responsible for supplying, and properly installing, healthy vigorous plants, and subsequently maintaining those plants during the ~~two-year~~ maintenance period.
 - a. Topsoil for backfill: Suitable for growing the plants provided, with adequate organic content and nutrients for the first ~~two-years~~ year of growth, based on recommendations of established authorities, meeting the minimum standards set forth in the NJDOT specifications.
 - b. Provide professional comprehensive regularly scheduled landscape maintenance services of all plants and mulched beds (including weeding of planting beds and tree pits) during the first ~~two-years~~ year after completion and acceptance.
 - c. At the end of the ~~first year of the two-year~~ maintenance period ~~after completion and acceptance~~, if any plants are dead or dying in the opinion of the owner's representative, replace them with new matching plants. Replacement plants shall be maintained for the duration of the ~~two-year~~ maintenance period.
- j. **MODIFY:** In Section G2080.00, Landscaping, modify Paragraph III.B.8. as follows:
8. Maintain all turfgrass seeded areas at a height of 2½" through regular mowing until ~~acceptance, and for the duration of the two-year maintenance period~~ grass is well established and exhibits vigorous growing condition for six cuttings.
- k. **MODIFY:** In Section G2080.00, Landscaping, modify Paragraph III.C.8. as follows:
8. Maintain sod at a height of 2½" until ~~acceptance, and for the duration of the two-year maintenance period~~ grass is well established and exhibits vigorous growing condition for six cuttings.

- l. **MODIFY:** In Section G2080.00, Landscaping, modify Paragraph III.E.6. as follows:
6. Upon completion of the ~~two-year~~ maintenance agreement, the Design-Builder shall remove and dispose of any residual tree wrap, stakes, guy wires etc.
- m. **ADD:** In Section G2080.00, Landscaping, add Paragraph III.G. as follows:

G. Maintenance

- 1. Maintain plant life immediately after placement until plants are well established and exhibit vigorous growing condition. Maintenance activities include, without limitation, the following:**
- a. Cultivation and weeding of planting beds and tree pits.**
 - b. Weed control. Apply herbicides and remedy damage from improper use of herbicides.**
 - c. Repair of damage caused by insecticides.**
 - d. Irrigation sufficient to saturate root system.**
 - e. Pruning, including removal of dead or broken branches.**
 - f. Disease control.**
 - g. Maintenance of wrapping, guy wires and turnbuckles, and stakes. Adjust turnbuckles to keep guy wires tight. Repair or replace accessories when necessary.**
 - h. Replacement of mulch.**
- 2. Turfgrass and Sodded Areas**
- a. Perform first mowing when seedlings are 40% higher than desired height. Mow grass at regular intervals to maintain a maximum height of 2-1/2". Do not cut more than 1/3 of grass blade at each mowing.**
 - b. Neatly trim edges and hand clip where necessary.**
 - c. Immediately remove clippings after mowing and trimming. Do not let clippings lay in clumps.**
 - d. Water to prevent grass and soil from drying out.**
 - e. Immediately reseed areas showing bare spots.**
 - f. Repair washouts or gullies.**
 - g. Protect seeded areas with warning signs during maintenance period.**
- 3. Continue maintenance until termination of warranty period.**

D. CHANGES TO THE DRAWINGS:

1. **MODIFY:** MODIFY Sheet A-201 BUILDING ELEVATIONS dated November 24, 2105 as MODIFIED by Sheet A-201 BUILDING ELEVATIONS dated December 23, 2015 issued herewith as Attachment 8.3. All other plans, sections and elevations are modified accordingly by implication.
2. **MODIFY:** MODIFY Sheet A-202 BUILDING ELEVATIONS, dated November 24, 2015, as MODIFIED by Sheet A-202 BUILDING ELEVATIONS dated December 23, 2015 issued herewith as Attachment 8.4. All other plans, sections and elevations are modified accordingly by implication.
3. **MODIFY:** MODIFY Sheet A-203 BUILDING ELEVATIONS, dated November 24, 2015, as MODIFIED by Sheet A-203 BUILDING ELEVATIONS dated December 23, 2015 issued herewith as Attachment 8.5. All other plans, sections and elevations are modified accordingly by implication.

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

1. **Question:** Referencing drawing A103 the detail E shows the swimming pool with a tapered depth. Confirmation of the design is requested and identify any educational standards that are required for the pool's construction.

Answer: Refer to Section 2.7 Design Build Information Package Project Manual Volume 1 Design-Build Agreement. The swimming pool design is conceptual only, however, the water depth shall be a minimum of 2 meters (6 feet 7 inches). Final design shall be consistent with standards referenced in Section F1050.10, Paragraph I.C.1.; industry standards; and USA Swimming (usaswimming.org).
2. **Question:** Referencing Section B2010.40 III.A.1.3 specifically, "Perform tests in each test area as directed. Perform at least three tests. prior to 10. 35. and 70 percent completion." Curtain Wall Assemblies are part of an assembly within the structure and testing fractions of stages of completion will not provide valid results. This section does not fit typical industry practice and is not understood. Detailed instructions and procedures are requested.

Answer: Perform Water Penetration Test after 100% completion of the curtain wall system.
3. **Question:** Referencing Section E1030.80, clarification is requested to the notation I.C.7 "Accident prevention: Construct to minimize misuse by food service personnel and prevent accidental misuse by other persons. " This section is too broad based and more attune to the end-user management than the D/B, and should be removed. Please advise.

Answer: This section is not broad-based and the Section E1030.80 requirements are complementary in nature and work in unison within the overall project requirements.

4. Question: Referencing G2080.00, Landscaping- this section identifies a two-year maintenance period after acceptance for sodded/seeded/trees and shrubs sections. Clarification is requested as to the details required for this maintenance period, namely, but not limited to, the Authority's role for maintaining adequate water for proper growth and water utility payment; the Authority's role to adequately protect the areas against misuse and abuse and the consequences; local jurisdiction provisions for drought conditions when they apply and the consequences; the Authority's role as the grounds keeper; provisions to adjudicate damage not caused by the D/B; and the like. A complete detailed maintenance agreement outlining the financial, consequential, and management options for this provision is requested.

Answer: Refer Changes to the Performance Specifications, Item C.1.i listed above.

5. Question: How will the agency application and utility connection fees be paid? Will the SDA be paying these fees? Has flow credits associated with the existing high school been investigated with the utility companies?

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

Accordingly, the Project shall be exempt from such water and sewer connection fees, as broadly defined in the statute. If any difficulties are encountered in the application of the statutory exemption, the Authority will assist the Design Builder in asserting the exemption against any state or municipal water or sewerage system that attempts to charge such fees. The Design-Builder is responsible for all other costs for any utility connections that are not subject to the above exemption.

No flow credits associated with the existing High School have been investigated with the utility companies.

6. Question: Please clarify what the separate demolition contract scope of work will consist of. Will they be responsible for removal of all underground utilities, foundations and backfill?

Answer: The demolition contractor will restore the site to the conditions depicted on V-103, which includes removal all foundation and underground utilities.

7. Question: The Room Area Calculations and Fit-Out Lists indicates automotive lifts in the Automotive Lab to be provided by the Contractor. Please clarify if this is intended to be part of this contract, and if so, please provide specifications for the required equipment.

Answer: See Addendum #1, dated October 30, 2015, Element E, Equipment and Furnishings.

8. Question: The building section through the natatorium appears to show pendant hung luminaires. The Performance Specifications indicates wall mounted luminaires in the pool area. Please confirm that the pendent hung luminaries are not needed and that wall-mounted luminaires only are intended to be used as up lights in this space. Further, confirm that the Authority's performance specification supports that the appropriate light levels can be achieved with wall mounted luminaires only while staying within the Lighting Power Density allowed by code.

Answer: Refer to Addendum #6, dated December 11, 2015, Attachment 6.3 Revised Performance Specification Section D5040.30.II.A.11, and Attachment 6.10, Sketch SK-14 for wall mounted luminaires.

9. Question: Referencing the Detailed Room Requirements for the auditorium design identifies an exposed structure with required painting of structure and ductwork. Further the use of wood paneling is described for the wall finish. However, the acoustical performance standards are not defined. An exposed structure with wood paneling erodes the acoustical performance of the space. Clarification is requested as to the performance standards of the space and whether the description in the specification favors aesthetic or acoustic performance is needed. Please provide detailed acoustic performance standards for both the sound absorption (STC) and sound transmission (OITC) required for the space.

Answer: To the extent that performance requirements for the Auditorium are not defined by the Project acoustical performance requirements, the Auditorium shall be designed in accordance with accepted industry standards for those types of spaces and activities as recommended by the Design-Builder's acoustical engineer. See Performance Specifications Section PS 1030.00 B.2.c.

10. Question: The Geotechnical Report states on page 5 (4.1.1) that "the fill can support shallow foundations and can provide a soil bearing pressure of 2,000 psf". Also on Page 5 (4.12) it is stated that the glaciofluvial sand can "support shallow foundations and can provide an allowable soil pressure of 2,000 psf. In the conclusions on page 9, the report states that "the fill and glaciofluvial soil can provide a bearing pressure of 2,000 psf."

While the statements on page 5 state that the fill and glaciofluvial soils will support shallow foundations, the conclusions only state a bearing pressure.

Based on the combined statements, it is assumed that the fill and glaciofluvial soils can both support shallow foundations with a bearing pressure of 2,000 psf.

Answer: This is correct but must be confirmed during the Design-Builders' Assumption of Responsibility for Verification of Existing Conditions under Section 3.11 of the Design-Build Agreement.

11. Question: Q/A #9 notes the Remedial Action Work Plan & Reports will be provided to the successful bidder; since we will not have the opportunity to review these reports before bid, please confirm for bidding purposes that no impacted soil or historic fill will be encountered.

Answer: This is correct.

12. Question: Q/A # 12 references the Maser Consulting P.A. video inspection report which recommends "The stress cracks encountered be investigated further to determine the structural stability of the pipeline, prior to re-use"; please confirm any investigation & associated repair costs will be paid for out of the GMP Reserve Allowance.

Answer: Any repair will be paid for from the GMP Reserve Allowance, however, the investigation is part of the Design-Builder's obligation to perform an Existing Conditions review per Section 3.7, 3.11 and 3.17 of the Design-Build Agreement, and costs for such investigation shall be included in the Price Proposal.

13. Question: Product Substitution – In Section D7050.00 of Volume 2, the Project Manual dated 9/29/15 lists Edwards as the only acceptable fire alarm manufacturer. However, it does not list any specific Edward panels or models. Typically, substitutions are mandated by statutory requirements for competitive bidding on public projects. The Performance criteria listed in Section D7050.00 I.A is not proprietary to Edwards and can be meet by several of the leading fire alarm manufactures. Given this is a new construction project without any existing system extensions; may Siemens be an approved equal for supplying the fire alarm system as a substitution of the specified Edwards equipment?

Answer: Edwards is listed as an approved proprietary fire alarm manufacturer, substitution of a comparable Siemens product is not acceptable.

14. Question: It is unclear which Allowances do not include cost of design as they are stated in the Summary of Work Section 01010. Please specify which allowances include the design cost and which allowances do not.

Answer: In general, all Allowance amounts are intended to cover both the design and construction costs associated with the unknown or unquantified Work. However, the following Allowance amounts are not intended to include design or other services which may be necessary in order to determine whether use of the Allowance is necessary:

- Fire Pump Allowance
- Emergency Responder System Allowance

- Subsurface Conditions Allowance Building Envelope Acoustical Enhancement Allowance

Design or other services necessary to determine whether utilization of these allowances is necessary (such as the Acoustical Outdoor Noise Study) are to be included in the Design-Builder's price proposal.

15. Question: The specifications and basis of design information for the auditorium seating appear to be missing from the Performance Specifications.

Answer: See Addendum #6, dated December 11, 2015, Item C.1.gg, adding language to Section E2010.00 Fixed Furnishings.

16. Question: Addendum No. 5, Response to Bidder's Questions No. 50, indicates that the quantity of boring locations shall follow the NJ IBC 2015 requirements. These requirements require one (1) boring for every 2,500 SF of building floor area, which appears to be excessive for the proposed project. Is this correct?

Answer: The response to Bidders' Question # 50, in Addendum #5, dated December 4, 2015, is correct.

17. Question: The thermal performance for Curtain Wall Assembly Glazing is listed as 0.48 U Value. Per the ICC Energy Code Table C402.4 the maximum U factor shall be 0.38 for fixed openings and 0.45 for operable openings. Please clarify whether the design standard will be increased to meet the Energy Code requirement.

Answer: Design the building as required by the International Building Code 2015, New Jersey Edition and other presiding codes.

18. Question: Referencing Addendum #4 drawing L-1 02, the Amphitheater notes identify salvaged cast stone steps to be used. The SECTION F3050.50 REUSE OF SALVAGED ITEMS does not list the materials. Clarification is requested.

Answer: Ten (10) six foot long (6'-0") granite steps have been salvaged from the old TCHS building for reuse as center aisle steps in the new outdoor amphitheater and should be accounted for in the Design-Builder's price proposal.

19. Question: Referencing Addendum #7 response to question 29 (page 16 of 31) and the changes issued to the OITC rating in Addendum #5 items C.1.a and C.1.b, clarification is requested of the STC ratings. The Authority's reduction of the OITC rating from 35 to 30 for the walls with windows requests clarification to the following items:

The OITC and STC ratings correlate with each other in performance and reducing the OITC without a change to the STC renders any intended change by the Authority to be of no consequence and maintains the higher cost for the installation. Clarification that the STC ratings should change relative to the OITC rating is requested.

The specification PS 1030.00 B.g.2 identifies the exterior wall components

elements and the minimum STC ratings enclosing core learning spaces to be windows STC 35. The locations on the building's exterior for applying a STC 35 rating is relatively small when compared to the large percent of the building exterior wall where the categories listed in the specification call out additional rigorous STC ratings, namely:

Walls and windows within 50-ft of playgrounds, walkways, streets, or roadways (excluding emergency access drives) require a minimum composite of STC - 45. A larger percentage of the entire exterior perimeter falls within this grouping with window glazing thicknesses greater than that of the STC 35. The STC 45 will inflate the cost of the project and will have no effect on the Authority's reduction of the OITC rating to 30.

Additionally, walls and windows within 30-ft of the playground require a minimum composite rating of STC 50. The requirement for a STC 50 requires windows with glazing thickness of 4 to 6 inches and cannot be manufactured as operable. These specialty windows are very costly and will inflate the project costs. Further, the definition of applying this requirement for what constitutes a playground is vague. Does the soccer field, tennis court, daycare center, cafeteria outdoor dining area constitute a playground? Clarification is requested in a format of the associated room numbers for which areas this STC 50 rating is required. And last, the named manufacturers listed in Section 82020.00 as the basis of design do not manufacture windows meeting the STC- OITC specification provide.

In summary, the OITC and STC ratings correlate to one another. Clarification to the STC and OITC ratings is important consideration as the cost associated with delivering the project with the current specification is very costly and is without the benefit to what the Authority may have intended.

Answer: Other than the referenced modification to acoustical performance standards included in Addendum #7, the acoustical performance requirements for the Project will not be modified.

F. CHANGES TO PREVIOUS ADDENDA:

NOTE that modifications to the following items will be shown as follows: additions in **bold and underlined** text; deletions in *strikethrough and italics*.

1. The response in Addendum #7 Bidder Question 72 is modified as follows:

72. Question: Fit-Out List E-33 Building Technology Lab-STEM notes a Dust Collection system is to be provided by DB/GC; please provide specifications for this item

Answer: ~~Refer to Addendum No. 6 Section C. Changes to Performance Specifications.~~ **Refer to Addendum #7: C.2.h Changes to the Performance Specifications: Volume 2, The Performance Specifications: h. ADD: In Section D3000.00, Heating, Ventilation**

and Air Conditioning (HVAC), add Paragraph. I.A.9.d.(15) as follows:

(15) Other Systems (a.) - (e.) Contain the specifications for the Fume and Dust Collection Systems closets”.

G. ATTACHMENTS:

1. Attachment 8.1 Schedule E1040.10-1, Building Technology Lab Equipment, dated, December 23, 2015.
2. Attachment 8.2 Schedule E1040.10-2, Engineering Lab Equipment, dated December 23, 2015.
3. Attachment 8.3 MODIFY Sheet A-201 BUILDING ELEVATIONS dated November 24, 2015 as MODIFIED by Sheet A-201 BUILDING ELEVATIONS dated December 23, 2015.
4. Attachment 8.4 MODIFY Sheet A-202 BUILDING ELEVATIONS, dated November 24, 2015, as MODIFIED by Sheet A-202 BUILDING ELEVATIONS dated December 23, 2015.
5. Attachment 8.5 MODIFY Sheet A-203 BUILDING ELEVATIONS, dated November 24, 2015, as MODIFIED by Sheet A-203 BUILDING ELEVATIONS dated December 23, 2015.

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. 8


NJSDA 12/24/2015
Date



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New Jersey Schools Development Authority
Office of Procurement
32 East Front Street
Trenton, NJ 08625
Phone: 609-858-2984
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Date: December 24, 2015
PROJECT #: WT-0022-B01
New Trenton Central High School
Trenton Public Schools
DESCRIPTION: Addendum #8

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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