

**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: June 19, 2015

PROJECT #: ET-0073-B01
**Paul Robeson Community Theme School for the Arts
Addition and Renovations
New Brunswick Public Schools**

DESCRIPTION: Addendum #4

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

A. CHANGES TO THE PROCUREMENT PROCESS:

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

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

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

Procurement Submission Dates and Deadlines:

- D. Interested firms must submit a Technical Proposal, which provides responses to the non-price "other factors" evaluative criteria requirements of the RFP. The Technical Proposals must be received by the NJSDA by **2:00 PM on July 7, 2015-July 14, 2015**. Faxed or e-mailed submittals shall not be accepted.

Bidders must simultaneously submit a sealed Price Proposal which must be submitted with the Technical Proposal and received by the NJSDA by **2:00 PM on July 7, 2015-July 14, 2015**. Faxed or e-mailed Price Proposals shall not be accepted. Any Technical or Price Proposals received after this date and time will be returned unopened. Technical Proposals and sealed Price Proposals shall be delivered to **Martin Taylor** at the NJSDA address below:

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

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

E. The sealed Price Proposals shall be publicly opened and read at a bid opening at the NJSDA office on ~~July 23, 2015~~ July 30, 2015 at 2:00 PM.

3. **Modifications to the Request for Proposals and Associated Forms:**

- a. **REVISE:** The first paragraph of Section 1.3 B.2 of the RFQ/RFP ("Technical Proposal") shall be revised as follows, to change the due date for submission of the Technical Proposal to **July 14, 2014**:

2. Technical Proposal

Interested firms must submit a Technical Proposal, which provides responses to the non-price "other factors" evaluative criteria requirements of this RFP and identifies the required subcontractors and subconsultants. Interested firms must submit one (1) unbound original, five (5) bound copies, and two (2) electronic full cover-to cover copies in PDF format on electronic media (CD or comparable) required of the Technical Proposals to the NJSDA for consideration. The Technical Proposals must be received by the NJSDA by 2:00 PM on Tuesday, ~~July 7~~ July 14, 2015. Faxed or e-mailed Submittals shall not be accepted.

- b. **REVISE:** The fourth paragraph of Section 1.3 B.3 of the RFQ/RFP ("Price Proposal"), shall be revised as follows, to change the due date for submission of the Price Proposal to **July 14, 2015**:

The Price Proposal must be sealed and submitted with the original Technical Proposal and received by the NJSDA by **2:00 PM** on Tuesday, ~~July 7, 2015~~ July 14, 2015. Faxed or e-mailed Price Proposals shall not be accepted.

B. CHANGES TO THE PROJECT MANUAL:

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

1. Volume 1 Modifications to the Design-Build Agreement

- a. **REVISE:** Section A.3 of Appendix A "Special Conditions" to the Agreement, as modified by Addendum #1, shall be modified as follows:

A.3 Substantial Completion shall be achieved within ~~902~~ ~~615~~ days from the Commencement Date. Final Completion shall be achieved within ~~990~~ ~~703~~ days from the Commencement Date.

2. Volume 1 Modifications to Division 1 General Requirements

a. **REVISE:** In Specification Section 01010 "Summary of Work," Subsection 1.6 "WORK SEQUENCE AND PROJECT SCHEDULE" shall be modified as follows:

1.6 WORK SEQUENCE AND PROJECT SCHEDULE

A. The following represents selected milestones for the Work only:

1. The Initial Notice to Proceed initiates the Project Schedule and sets the Commencement Date, which is the date set forth in the Initial Notice to Proceed on which the Design-Builder is authorized to commence performing its Design Services pursuant to the Agreement and the Design-Build Contract Documents.
2. The Notice to Proceed for Construction ("Construction NTP") is issued by SDA following DCA release of Construction Documents or any Partial Plan Release. The Construction NTP sets the date on which the Design-Builder is authorized to commence all or a specified part of the Construction Work.

The Design-Builder will be issued a Construction NTP for the site work and/or construction of the proposed building addition (excluding the existing school building) which permits the Design-Builder to commence all site work activities and/or the construction of the proposed building addition on or before July 15, 2016.

The Design-Builder will allow the District to access the existing school building and site along Commercial Avenue until September 15, 2016.

The issuance of the Construction NTP **for the existing school building** will ~~also~~ be dependent upon the District's schedule constraints, as the District will occupy the **existing school building Project Site** until at least July 15, 2016. Accordingly, SDA will not issue the Construction NTP **for the existing building**, and the Design-Builder will not be permitted full access to the **existing school building site** to commence construction, until the District ~~vacates~~ ~~ceases occupancy of~~ the **existing school building site, which may not be until no later than** September 15, 2016. Prior to issuance of the Construction NTP, the Design-Builder may access the site for design and construction coordination purposes, but such access must be scheduled and coordinated with the District.

3. The Project shall achieve Substantial Completion (Temporary or Final Certificate of Occupancy) **within ~~615~~ 902 calendar days** after the *Construction-NTP Commencement* Date as defined in Sections 1.11 ~~and 1.53~~ of the Agreement.
4. The Project shall achieve Final Completion **within ~~703~~ 990 calendar days** after the *Construction-NTP Commencement* Date as defined in Sections 1.11 ~~and 1.53~~ of the Agreement.

C. CHANGES TO THE PERFORMANCE SPECIFICATIONS

1. Not applicable.

D. CHANGES TO THE DRAWINGS:

1. **REPLACE:** Drawing C-01 Boundary Survey, dated April 20, 2015, with Revised Drawing C-01 Boundary Survey, dated June 17, 2015, issued herewith as Attachment 4.1. All other plans, sections and elevations are modified accordingly by implication.

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

1. Question: Regarding Category Two Funding for E-Rate Rebates. Please note that Category Two Funding is limited to \$150 per student over a 5 year period starting in 20 15; this is not a per year funding . See attached description and explanation. Please confirm that if the School District has reached its cap of refundable Category Two Funding that the Design Build Team will not have to separately bid out the E-Rate Services or file forms 4 70 or 4 71 as there would be no funding available thru E-Rate.

Answer: NJSDA cannot confirm the questioner's assumption and will not address the alleged "cap" on Category Two funding alluded to in the question. The Design Builder is required to prepare a separate E-Rate bid package for E-Rate eligible items for the Project, and will be required to engage a separate E-Rate contractor to procure and install such items, in accordance with Section 3.19 of the Agreement, and bidders should prepare their bids accordingly.

2. Question: Section C1010.00 Interior Partitions II.A.2.C states "Concrete masonry units may be used at all other locations including interior surfaces of exterior walls". The Construction Details manual pages B2010-11-25 thru B2010-11-32 also indicate metal stud backup at exterior walls. Also refer to Material and System Standards Section B2010.20 A.4 wherein it states:

"A back-up wall comprised of properly structurally sized galvanized metal studs, moisture and mold proof, fiberglass coated, gypsum board sheathing including taping and sealing of joints per manufacturers' recommendations, an air / vapor barrier and minimum of 1½" rigid insulation within the four inch (4") cavity and applied to the moisture and mold proof, fiberglass coated, gypsum board sheathing may be substituted for a concrete block back up system." Please confirm that the exterior backup wall system can be cold formed metal framing with drywall as the interior finish surface.

Answer: See the modification to Section B2010.00 Exterior Walls included in Addendum #3.

3. Question: Addendum # 1 Article B establishes substantial and final completion as 615 and 703 calendar days respectively from the commencement date. Please confirm that the durations are from the Construction Notice to Proceed not the commencement date as listed in Section 01010.

Answer: No, the durations have been corrected in this Addendum to be calculated from the Commencement Date, not the Construction Notice to Proceed date. See revisions to the Project Manual in Section B.1 (above), and Section F below, showing changes to items in previous Addendum #1.

4. Question: D2010.20 6. A. requires a new incoming water service to serve domestic and Fire demand through existing and new addition. Currently the existing Site plan only shows (1) 4" CW service. Is this a combination Water/Fire service? Is a new combination service required or independent services and can the existing 4" service be utilized for either system.

Answer: The existing 4" CW service is a combination Water/Limited Area Fire Service line. New separate water services for domestic and fire services are required to be provided by the Design-Builder for the existing building and addition.

5. Question: Please provide the existing gas pressure servicing the building.

Answer: The local Utility Company has not provided this information, however, please see page 4 of the Utility Investigation Report dated (Revised April 14, 2015) provided in Volume 3 of the Design-Build Information Package for related information.

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

Answer: Yes. Provide new incoming utility services as specified and as necessary to satisfy project requirements for both new and existing facilities. Connections to existing utilities shall be at points of sufficient size and capacity and in compliance with codes and utility provider requirements.

7. Question: What is the existing gas service pressure to the building? Does the local utility have the capacity in the street to increase the gas pressure, and if so, what increased service

Answer: Refer to response to Question #5 above. Additionally, refer to the "Will Serve" letters provided in Volume 3 of the Design-Build Information Package.

8. Question: Section (D2010.20, I.B.2) calls for water supply conditioning equipment to remove odors and deliver water at a pH of approximately 7.0; does the existing water service have such equipment? (If so, please provide description I details). Is there a water quality analysis I test report available for the existing water service from the utility company?

Answer: The existing water service currently does not have water supply conditioning equipment; and a water quality analysis test report has not been performed.

9. Question: Section (D3000.00, II.A.1.a(1)) calls for McQuay as proprietary supplier of rooftop air conditioning units. Section (D3000.00, II.D.1) calls for VAV terminal units (served by the McQuay AHUs) to be by Titus, Nailor, Metal-Aire, or Price. McQuay's parent company, Daikin, also has a line of VAV terminal units. Subject to compliance with the specification requirements, would VAV terminal units manufactured by Daikin also be acceptable?

Answer: Yes, the Design-Builder may submit an alternate VAV terminal unit which complies with the performance specification criteria. The Design-Builder must submit a Substitution Request per Section 01600 Products & Substitutions of the Design-Build Information Package.

10. Question: Section (D3000.00, II.H.1.c) calls for plastic nameplates on ductwork "located on each side of penetration of structure or enclosure." Elsewhere in the RFP it calls for VAV terminal units serving classrooms to be located above the ceilings of the corridors (outside of the classrooms). Is it the intent of the RFP that every ductwork branch that passes through walls (such as the supply and return ductwork from the corridors to the classrooms) be provided with a plastic nameplate, on both sides of the wall?

Answer: No. Nameplates are required to be provided on branch duct mains per Section D3000.00.

F. CHANGES TO PREVIOUS ADDENDA:

1. ADDENDUM #1 CHANGES

Addendum #1 shall be revised as follows: For clarity purposes, the following items have been revised further and shall show revisions as “tracked changes” as follows: (additions in **bold and underlined** text; deletions in *strikethrough and Italics*):

- a. **REVISE:** In Section B “Changes to Project Manual” in previous Addendum #1, Item B.1.a, which revised the text of Section A.3 of Appendix A “Special Conditions” to the Design-Build Agreement, shall be revised as follows:

1. Volume 1 Modifications to the Design-Build Agreement

- a. **REVISE:** Section A.3 of Appendix A “Special Conditions” to the Agreement, shall be revised as follows:

A.3 Substantial Completion shall be achieved within **902** ~~615~~ days from the Commencement Date. Final Completion shall be achieved within **990** ~~703~~ days from the Commencement Date.

- b. **REVISE:** In Section D “Bidders Questions, Requests for Information and Responses” in previous Addendum #1, Item D.7 shall be revised as follows:

7. Question: Section 01010 - Summary of Work lists substantial and final completion as 615 & 703 calendar days respectively whereas Appendix A Special Conditions lists 902 & 990 days. Please advise which is correct.

Answer: The durations listed in the Specification Section 01010 “Summary of Work” are ~~correct~~ **incorrect**. See Item B.1.a, above for modifications to the Project Manual to correct the information in the Appendix A Special Conditions.

G. ATTACHMENTS

1. Attachment 4.1 Revised Sheet C-01 Boundary Survey, dated June 17, 2015.

H. SUPPLEMENTAL INFORMATION

1. Sheet C-04, Proposed Grading, Drainage and Utility Plan, dated 4/20/15, indicates that four (4) existing utility poles are identified to be removed/relocated and their associated utility lines are to be re-routed pursuant to the following notation on Sheet C-04: "Utility pole to be relocated by Utility Company prior to Design Build Contract."

The Design-Builder is responsible to coordinate the removal and rerouting of these utilities as required by PSE&G and/or other Utility Companies utilizing these poles.

The SDA has initiated this scope of work with PSE&G under Reference DWMS #500566052 and DWMS LD #500551788. The Design-Builder shall contact and coordinate all activities with Herman K. Young, Engineering Technician, Central Distribution Systems, PSE&G, 472 Weston Canal Road, Somerset, NJ, 732-764-3083.

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 6/19/2015
Date



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Acknowledgement of Receipt of Addendum

Contractor hereby acknowledges the receipt of the Addendum by signing in the space provided below and returning via fax to (609-656-4609) or email (MATaylor@njsda.gov). 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
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Project Name: Paul Robeson Community Theme School for the Arts

