

April 17, 2012
ADDENDUM TO

REQUEST FOR PROPOSALS

FOR

Design-Build Services For Renovations to Building 502

Issued by the
FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

Date Issued: March 29, 2012

Responses due by 12:00 P.M. EST on April 27, 2012

PLEASE TAKE NOTICE: Sealed proposals are due 12:00 Noon on Friday, April 27, 2012 at the offices of the Fort Monmouth Economic Revitalization Authority (the "Authority" or "FMERA"), at 2-12 Corbett Way, Eatontown, New Jersey 07724.

This **ADDENDUM** includes Request for Proposals (the "RFP") modifications, informational attachments, written responses to questions presented in writing via e-mail and to questions presented orally at the **Mandatory Pre-Proposal Conference held on April 5, 2012**. All firms that attended the Mandatory Pre-Proposal Conference will be notified by e-mail of the availability of the Addendum. **The Addendum will be made available only at the Authority's website: www.fortmonmouthredevelopment.com**

The Authority will accept questions related to this ADDENDUM via email only until 5:00 p.m. Eastern Daylight Time on April 20, 2012. Questions should be directed via email to:

rharrison@njeda.com

A. LIST OF INFORMATIONAL ATTACHMENTS TO THIS ADDENDUM

1. List of Attendees at April 5, Pre-proposal Conference

2. Link to FOSL

i. <http://www.pica.army.mil/FtMonmouth/Documents/FTMM%20Draft%20FOSL%20-%20Bldg%20502%20030212.pdf>.

B. MODIFICATIONS ISSUED BY THE AUTHORITY

1. Page 3 Section 4.0 last sentence replace “Pre-proposal Conference” with “Onsite Visit”
2. Pages 12 and 13 – Section III (a)-(d) replace the term “Consultant” with “Contractor”
3. Page 18 – second line up from bottom replace “attached hereto” with “and”
4. Page 19 – First paragraph, last sentence delete “attached”
5. Page 21 – “Current Administrative Rules and Regulations” Section – reformat justification/alignment

C. QUESTIONS AND ANSWERS PRESENTED AT THE MANDATORY PRE-PROPOSAL CONFERENCE HELD ON JULY 19, 2011, OR IN WRITING VIA E-MAIL

1. **Question:** On Page 18 of the RFP, The graphics and text on this page are contradicting. The graphics depict a Contractor led team and the text states. The intent of this design-build process is to be an architect-led design-build (ALDB) process. Can you please clarify who will be the prime (Contractor or Architect)?
Answer: Either can be the prime but the process must be architect led.
2. **Question:** On Page 19 of the RFP, this page refers to an attached proposed floor plan. There is nothing in the RFP or on the website that contains a floor plan. Can this be provided prior to the meeting on 4/5/12?
Answer: The floor plans and other documentation were made available at the April 5, onsite visit.
3. **Question:** Does the Contractor need to be licensed in New Jersey as a General Contractor prior to submitting a bid?
Answer: The contractor must be licensed prior to award as a general contractor in New Jersey.
4. **Question:** On Page 14 of the RFP, can you please explain the evaluation criteria? Will cost be the most important factor? How is the evaluation criteria ranked?
Answer: Cost is not the most important factor. Bidders are encouraged to apply rigor to each of the evaluation criteria.
5. **Question:** Are both meetings (4/5 and 4/9) mandatory?
Answer: Yes
6. **Question:** Do both the Architect and Contractor have to attend both meetings in order for a team to be deemed responsive?
Answer: The Prime bidder must attend each meeting.
7. **Question:** Will these questions be answered before the meeting on the 5th? Some of the answers will influence our decision to bid this project or not.

Answer: The questions and answers will be included as part of an RFP Addendum to be issued after the Q&A period ends. Questions and answers received before and during the pre-proposal conference will be addressed at the Pre-proposal Conference

8. **Question:** Page 43 – Latest additions or latest NJ adopted additions?

Answer: NJ Adopted additions. See Pages 19-22 for all codes that govern.

9. **Question:** Referring to Question 1 (above), this is the first time even seen, can you clarify?

Answer: The Architect led or contractor led design build business models are both industry standards. Please refer to the American Institute of Architects (AIA.org) and/or the Design Build Institute of America.

10. **Question:** Are the labor rates prevailing wage?

Answer: Yes, by County per the Department of Labor (DOL website).

11. **Question:** Will there be a payment performance bond?

Answer: No

12. **Question:** Is the asbestos undetermined or not a concern?

Answer: See FOSL (Finding of Suitability to Lease)

<http://www.pica.army.mil/FtMonmouth/Documents/FTMM%20Draft%20FOSL%20-%20Bldg%20502%20030212.pdf>.

13. **Question:** Is there a leed silver certificate for the Building?

Answer: No, but some elements of leed incorporation are encouraged.

14. **Question:** There were drawings at the April 5th site visit. Can they be scanned and sent?

Answer: The proposed floor plan was scanned and uploaded to our website in PDF format.

15. **Question:** Is there a CAD file of the floor plans?

Answer: No, see Question 14.

16. **Question:** What is timeline for occupancy?

Answer: 150 days from award of the contract. FMERA would like to be moved in by September 15, 2012

17. **Question:** On Pages 44 &45, clarify the Development schedule?

Answer: See Question 16.

18. **Question:** Will access to the site be restricted?

Answer: Yes, but arrangements will be made to allow access to the selected bidders employees and sub-contractors if pre-identified.

19. **Question:** Is the contractor required to fence in the construction area?

Answer: No, but the Army and FMERA will not be responsible for

20. **Question:** Will the HVAC not be replaced if deemed for reuse?

Answer: HVAC does not have to be replaced if deemed usable for reuse by the design team/architect.

21. **Question:** On Page 5 under Subcontracting. Who needs to be listed?
Answer: All Subcontractors and sub consultants.
22. **Question:** What contractor licenses are required? General / Public works / DMPC?
Answer: General
23. **Question:** If the lowest responsible bidder exceeds \$400,000, will the Authority negotiate to get to \$400,000.
Answer: **FMERA will negotiate the final price with the selected bidder. \$400,000 is a budget number that will be informed by the proposals received.**
24. **Question:** Is the \$400,000 all in or does it include construction costs?
Answer: All, both soft and hard costs.
25. **Question:** Has a HazMet or Environmental Study be done or do you have the latest?
Answer: The latest information is included in the FOSLS which will be posted to the FMERA website.
26. **Question:** Are you looking for value engineering?
Answer: Yes, if possible.
27. **Question:** How do we get access for contractors and subcontractors at the time?
Answer: FMERA has scheduled two additional site visits for April 17th and 19th in order to accommodate those interested bidders who were unable to participate in our April 5, onsite visit and to accommodate potential bidders' requests for additional onsite visits.
28. **Question:** Is there a fire sprinkler system in the building?
Answer: No, not currently.
29. **Question:** If there are site visits scheduled after April 11 (final day to submit questions), how should questions be submitted?
Answer: **Submit** questions via email to rharrison@njeda.com by 5 P.M. April 20, 2012. We will respond via email to all proposed bidders and posting to www.fortmonmouthredevelopment.com
30. **Question:** What local Fire Marshall has jurisdiction?
Answer: The NJ State Division of Fire Safety under NJ DCA
31. **Question:** Who pays the fees for permits?
Answer: FMERA will pay the fees but the contractor will file the applications and be responsible for the permits and inspections.
32. **Question:** Will the teledata, cable television and wiring be handled by FMERA?
Answer: All wiring will be designed and installed by the winning bidder. FMERA will connect its own equipment.
33. **Question:** Does the contractor have to provide sprinklers? Can FMERA find out if sprinklers are needed?
Answer: Our understanding of the code is that sprinklers will not be required. Should this change we would handle it as additional work.

34. Question: How are additional site visits to be coordinated?

Answer: The following was emailed to all attendees of the Pre-proposal conference on April 10, 2012:

Directions for Site Visit:

In order to accommodate those interested bidders who were unable to participate in our April 5, onsite visit and to accommodate potential bidders' requests for additional onsite visits, we have scheduled two additional opportunities to visit the site. These visits will be on a first come-first served basis on Tuesday, April 17, 2012 between the hours of 9:00A.M. and 3:00P.M. and on Thursday, April 19, 2012 between the hours of 9:00A.M. and 12:00P.M.. A passenger van will depart from the former Visitor Control Center (VCC) located on the East Side of Oceanport Avenue across from the Main Gate (just North of the First Atlantic Federal Credit Union), every 30 minutes starting at 9:00A.M.. Do not attempt to gain access on your own at the Main Gate. Visitors can return to the VCC on the van when ready, space available. The van will hold a maximum of ten people per trip. The last departure from Building 502 will be at 3:30P.M. on April 17 and 12:30P.M. on April 19. Please limit the visit to 5 persons per potential bidder team. A secure ladder will be available for roof inspections to firms or individuals in possession of a signed Hold Harmless Statement and/or insurance certificate naming the Army and FMERA as additional insured.

35. Question: Can prevailing wage charts for this project be provided? Please note that State and Federal prevailing wage guidelines differ substantially so we need to know which to use.

Answer: Prevailing Wage Rate Information, please visit the below website and enter Monmouth County.

http://lwd.dol.state.nj.us/labor/wagehour/wagerate/prevailing_wage_determinations.html

36. Question: Is a bid bond required? Is a Payment and Performance Bond required?

Answer: No

37. Question: It is impossible to determine the scope of asbestos removal/lead paint removal without doing substantial destructive testing to the building. Can an allowance be established for the work so that all bidders are on a equal footing with regard to this item.

Answer: Bidders are encouraged to include an allowance as they see fit. FMERA will commit to negotiating any extraordinary expenses beyond this allowance due to unknown issues.

38. Question: We need the existing plans for the building.

Answer: The existing plans have been posted to www.fortmonmouthredevelopment.com and will be made available in PDF format on DVD for pick up at our office upon request.

39. Question: Are the space dimensions on Page 19 mandatory as to size or is there reasonable flexibility to the design of these areas.

Answer: There will be reasonable flexibility in the space dimensions layout with approval of the Lead Architect and Fmera Director of Facilities Planning Rick Harrison.

40. Question: With regard to the foregoing question, should the design meet the above space requirements and should there be space left over, could this space be left unfinished (which would positively affect the economics on our part), or should the designated spaces be increased in size.

Answer: With the completion of the Build out ,there should not be any unfinished Raw space left in the building except for the Mechanical Room.

41. Question: The schedule on Page 44 calls for 150 days from award of contract. This timeline does not agree with the timeline indicated on Page 45 which would allow only 90 days from contract execution to project completion.

Answer: See answer for question 16.

42. Question: Item 7.1 Subcontracting on Page 5 of the RFP indicates that the bidder must identify all subconsultants on its proposal. Does "subconsultant" mean architects and engineers or does it mean subcontractors additionally? New Jersey State law only requires that the prime contractors (i.e. structural steel, plumbing, HVAC and electric) be named in a bid, but it is the intent that additional subcontractors also be named?

Answer: Should read for both "subconsultants" and "subcontractors"

43. Question: Are the building permit/DCA fees waived for this project.

Answer: See answer to question 31

44. Question: Please provide Scope of Work for Telephone/Data/Security requirements and responsibility.

Answer: Telephone/Data/Security: Please refer to section 5.10 and 5.11 within the RFP specifications. Designer may choose Card Access type.

45. Question: As per RFP item # 9.1.C, page 6 & 7; it requires five (5) projects experiences each for the design build team, design consultant and General contractor firm. Instead of total 20 projects description, can we possibly consolidate our common projects experiences as design build team than describing for individual team members?

Answer: Yes

46. Question: As per RFP item # 1.1, page 18, it describes this design build process is to be an architect-led design build (ALDB) process. Is it acceptable that design-build contractor (prime) hires an Architect firm (design consultant) as their design consultant for this RFP? (similar to flow chart-2)?

Answer: Yes

47. Question: RFP item # 1.2, page-22 – Is design build contractor responsible to pay costs for all required construction permits, certificates of occupancy, and inspections from the NJDCA?

Answer: See answer to question 31

48. Question: As per RFP item # 9.0, page 45, describes that proposed drawings and specifications for this project will require a review and an approval from FMERA and the Federal Government. What duration should we allow in our project schedule for the review/approval process time for federal government? Again, as NJDCA has local jurisdiction for this project, are these drgs/specs require the same review/approval from NJDCA also?

Answer: NJ DCA has a maximum 20 business day turn-around. We will insure that the Army turn-around is within the DCA 20 business days.

49. Question: In absence of Asbestos abatement report, are you going to provide an allowance to be included in our pricing for the unforeseen asbestos materials conditions?

Answer: Bidders should build this in to their proposal. Anything beyond what a bidder makes allowance for will be negotiated as required

50: Question: As per RFP item # 5.10, page 43, requires design-builder to price a card access system. Is there a requirement of total number of doors to be included in this system?

Answer: There will be Three doors That will have card reader access on them. The locks for the readers will be Maglocks with a door unlock default setting in case of fire alarm activation and power failures and should meet all local codes as per the architects specs which will be noted on the final approved prints as to the approved make and model of unit to be installed.

51. Question: As per RFP item # 5.11, page 43, Tele/Data system needs to be included in design-build pricing. Do we need to include interior wiring from the telephone/data outlets to the server room in our pricing?

Answer: Yes

52. Question: As per RFP item # 2.4.1. (B), page 24 – requires Design builder to make recommendations for the existing roof replacement. Does FMERA have special requirements in terms of number of years for the warranty/guarantee duration and the type of the new roof installation, if required?

Answer: We are asking for a 15 year warranty

53. Question: As per RFP item # 2.4.1. (D), page 24 – requires to price fire proofing as an alternate. Please provide number of hours of fire rating required for those structural components because UL assembly numbers provided don't match up with the UL certifications website.

Answer: Prevailing Code B Class Group as verified by the architect and noted on the final drawings.

54. Question: Will this project contract be a lump-sum cost basis?

Answer: Yes except for any work performed under Section 1.1 ADDITIONAL SERVICES of the RFP

ATTACHMENT 1
Mandatory Pre-proposal Attendee List

Name	Firm	Address	Phone	Email
Marios Goumalatsos	Allied Fire & Safety	517 Green Grove Road Neptune, NJ 07754	732-922-3399	mariosg@alliedfiresafetv.com
Manual Cotelo	American Artisans Group	101 Lacey Road Whiting, NJ 08759	732-716-9600	incoloto@aag-pro.com
Peter Kahikina	American Artisans Group	101 Lacey Road Whiting, NJ 08759	732-716-9600	peterk@aag-pro.com
Joseph Marino	Applied Construction Services	292 Lafayette Street Newark, NJ 07105	888-892-5222 x1	jmarino@theappliedcs.com
D. K. Patel	Benake, Inc.	7 Lawrence Street New Brunswick, NJ 08901	732-246-7060 x303	dpatel@benakainc.com
Bill Coyne	Benjamin Harvey, Co.	9 Cindy Lane Ocean, NJ 07712	732-493-2300	bcovne@bharveyco.com
John Golden	Breaker Electric	488 Monmouth Road Clarksburg, NJ 08510	609-208-1818 201-767-2272	jgolden@breakerelectric.com
Chris Brooks	CatCord	4 Dwayne Street Oceanport, NJ 07757	732-312-3899	chrismrump@hotmail.com
Christopher Rumph	Christopher Rumph, LLC	1026 Old Corlies Avenue Neptune, NJ 07753	732-918-8181	info@circleaconstruction.com
Anthony Lucarelli	Circle-A Construction	202 Hamilton Blvd. South Plainfield, NJ 07080	908-753-7004 x107	barranger@cornerstoneag.com
Robert Barranger	Cornerstone Architectural Group	202 Hamilton Blvd. South Plainfield, NJ	908-753-7004	soriano@cornerstoneag.com
Michael Soriano	Cornerstone Architectural Group	South Plainfield, NJ	908-753-7004	soriano@cornerstoneag.com
Tasos Papanikolas	Cypreco Industries, Inc.	1420 9th Avenue Neptune, NJ 07753	732-775-3700	cypreco7@aol.com
Don Daily	DailCo Construction	342 Broad Street Red Bank, NJ 07701	732-747-8842	dldmasters@aol.com
Joseph Haines	Dassa Haines Architectural Group	16 Portland Place Montclair, NJ 07042	973-233-9355	jhaines@dassahaines.com
Richard Jones	DLB Associates	295 Industrial Way West Eatontown, NJ 07724	732-927-5068	rjones@dlbassociates.com
Philip Cacossa	DRG Architects	371 Hoes Lane Suite 301 Piscataway, NJ 08854	732-560-7900	philc@drgaia.com
Frank Pingitore	EDC Electric	P.O. Box 7404 Shrewsbury, NJ 07702	732-741-5100	fpingitore@edcelectric.com
Paul Fawcett	Ella Construction, LLC	180 Bloomfield Avenue 2nd Floor Montclair, NJ 07042	973-623-1900	pf@ellaconstruct.com

Joseph Haines	Ella Construction, LLC	180 Bloomfield Avenue 2nd Floor Montclair, NJ 07042	973-623-1900	jh@ellaconstruct.com
Joseph Siegel	Environetics	180 Sylvan Avenue Englewood Cliffs, NJ 07632	201-894-1000 x5651	jsiegel@environetics-nj.com
Wayne Friedland	Epic Mechanical, Inc.	3320 Route 66 Neptune, NJ 07753	732-922-1307	jwac@epicmechanical.com
Walter Joyce	French & Parrello	1800 Route 34 Suite 101 Wall, NJ 07719	732-312-9660	walter.joyce@fpaengineers.com
George Nicholas	G&P Parlamas, Inc.	P.O. Box 189 Allenhurst, NJ 07711	732-776-8844	gnicholas@parlamasconstruction.com
Scott Schrob	GDS, Inc.	353 Georges Road Suite C Dayton, NJ 08810	732-274-9540	scott@gdsinc.net
James Gilligan	Gilligan & Bubnowski	246 Industrial Way West Eatontown, NJ 07724	732-460-1790	jim@gbanl.com
Umet Isler	Hall Building Corp.	33 Main Street Farmingdale, NJ 07727	732-938-3399	uisler@hallbuilding.com
John Hall	Hall Building Corp.	33 Main Street Farmingdale, NJ 07727	732-938-3399	jrhall@hallbuilding.com
J. Daniel Cummings	ikon.5 Architects	864 Mapleton Road Princeton, NJ 08536	609-919-0099	dccummings@ikon5architects.com
James Gervollino	Intl' Brotherhood of Electric Workers	P.O. Box 1256 Wall, NJ 07719	732-681-7111	jim@ibew400.org
Vlatko Gjeroski	Jablan General Construction	160 Front Street Secaucus, NJ 07094	201-340-2400	jslnsbh@hotmail.com
Ralph Lengyel	JCC, Inc.	15 Deerfield Lane Matawan, NJ	732-747-8842	jccinc.ralph@aol.com
William Levier	Jeral Construction	320 Belleville Avenue Bloomfield, NJ 07003	973-748-6400	blevier@jeralconstruction.com
John Urban	Johnson & Urban	53 Main Street Holmdel, NJ 07733	732-772-1500	jurban@johnsonurban.com
Richard Horstmann	KSE Engineers	494 Board Street 4th Floor Newark, NJ 07102	973-623-2999	rhorstmann@kseng.com
Edmund Klimek	KSS Architects	337 Witherspoon Street Princeton, NJ 08542	609-921-1131	eklimek@kssarchitects.com
Joseph Mauti	M&M Construction	540 North Avenue Union, NJ 07083	908-351-1177	jmauti@m-mconstruction.com
Peter Costanzo	Mercury Construction	52 First Street Hackensack, NJ	201-525-1212	afeorenzo@verizon.net

Marcella Ava Cassanelli	NK Architects	95 Washington Street Morristown, NJ 07960	973-539-5353	cassanelli@nkarchitects.com
David Kimzey	NK Architects	95 Washington Street Morristown, NJ 07960	973-539-5353	kimzey@nkarchitects.com
Steve Walsh	Patock Construction Comp.	43 Gilbert Street Tinton Falls, NJ 07702	732-747-1078	swalsh@patock.com
Tom McGhee	Prismatic	1 Willey Post Road Elizabeth, NJ 07201	973-679-1120	tmcghee@prismdev.com
John Bertoldi	R. J. Michaels & Co.	333 Dodd Street East Orange, NJ 07017	973-414-1367	rjmichaels@nkarchitects.com
Sincox Aia	R. J. Michaels & Co.	333 Dodd Street East Orange, NJ 07017	973-414-1367	rjmichaels@verizon.net
Jay Bagliore	RAAD, LLC	133 New Brunswick Avenue Perth Amboy, NJ 08861	732-442-2922	jayb@raadllc.com
Hiral Rupani	RAAD, LLC	133 New Brunswick Avenue Perth Amboy, NJ 08861	732-242-2922	hiralr@raadllc.com
Marshal Boysen	River Drive	200 Riverfront Blvd. Elmwood Park, NJ 07407	201-300-4740	mboysen@riverdrive.com
Glenn Pellet	Ronald Schmidt & Assoc.	222 Grand Avenue Englewood, NJ 07631	201-567-5005	gpellet@rsaia.com
William Sakoutis	Sakoutis Builders	1007 West Commodore Blvd. Jackson, NJ 08527	732-833-0833	bill@sakoutisbuilders.com
Michael Cintron	Security101	12 Christopher Way Suite 102 Eatontown, NJ 07724	888-678-7101	mcintron@security101.com
Stephen Carlidge	Shore Point Architecture	108 South Main Street Ocean Grove, NJ 07756	732-774-6900	slc@shorepointarch.com
Gary Quinn	Sprinkler Fitters & Apprentices	41-43 Willow Street Millburn, NJ 07041	973-379-7446	gary.quinn1@verizon.net
David D'Onofrio	Stanker & Galetto, Inc.	317 W. Elmer Road Vineland, NJ 08360	856-692-8088 x38	ddonofrio@stankergaletto.com
Kirit Upadhyaya	Stanker & Galetto, Inc.	317 W. Elmer Road Vineland, NJ 08360	856-692-8088 x25	kupadhyaya@stankergaletto.com
Gary Snyder	Studio 5	65 Harristown Road Glen Rock, NJ 07452	201-652-0555 x228	gsnyder@studio5p.com
Steve Ciccarelli	The Bannett Group	1998 Springdale Road Suite 101 Cherry Hill, NJ 08003	856-751-8800	sciccarelli@thebannettgroup.com
Noel Musial	The Musial Group	191 Mill Lane Mountainside, NJ 07092	908-232-2860 x240	nsmusial@tmusialg.com
Steve Casano	TM Architects	228 Brick Blvd. Brick, NJ 08723	732-262-0046	scasano@tm-architects.com

Mike Millemann	TM Architects	228 Brick Blvd. Brick, NJ 08723	732-262-0046 x108	mmillemann@tm-architects.com
Stan Thompson, Jr.	TNT Construction Co., Inc.	2 Superior Way Deptford, NJ 08096	856-227-8777	tnt@tnt4construction.com
Steven Casano	Tokarski & Millemann	228 Brick Blvd. Brick, NJ 08723	732-262-0046 x110	scasano@tm-architects.com
Walt Youngmans	Unity Construction	2500 Main Street Unit 3 Sayreville, NJ 08872	732-967-9800 x120	walty@buildunity.com
Bob MacKenzie	Universal Wrecking & Recycling	170 Double Trouble Road Bayville, NJ 08721	732-864-1195	bmackenzie@umipressparts.com
George Bouziotis	Universal Wrecking & Recycling	170 Double Trouble Road Bayville, NJ 08721	732-864-1195	gbouziotis@optonline.net
Edward McDemus, Jr.	USA Architects	20 North Doughty Avenue Somerville, NJ 08873	908-722-2300	emcdemus@usaarchitects.com
Steve Wallace	Wallace Construction	413 Railroad Square Plaza Point Pleasant Beach, NJ 08742	732-295-9340	swallace@wallacegc.com
Pat Sceppaguerico	Wallace Construction	413 Railroad Square Plaza Point Pleasant Beach, NJ 08742	732-295-9340	psceppaguerico@wallacegc.com
Rodi Wijedeera	The Donato Group	80 Corbett Way Eatontown, NJ	732-850-0646	rwijedeera@thedonatogroup.com