

**REQUEST FOR APPROVAL TO SOLICIT EXPRESSIONS OF INTEREST
ORDER FOR PROFESSIONAL SERVICES No. P4027
DESIGN SERVICES FOR CONTRACT No. P500.705
CONSTRUCTION OF TRAFFIC MANAGEMENT CENTER
BUILDING ANNEX & RELATED SITE IMPROVEMENTS**

Responses to Inquiries

Inquiry: The RFEOI states that an alternative analysis is to be performed for the motor pool building. Is the intent that the Authority would select a preferred alternative and it be taken to final design and through construction as part of this contract, and should the consultant's hours reflect this? If so, will it be included as part of a single construction contract with the TMC annex?

Response: Yes, the selected preferred alternative should be taken to final design. Yes, the motor pool work shall be included in a single contract.

Inquiry: There is the potential for soil contamination at the motor pool building and adjoining area. What are the consultant's responsibilities with respect to the assessment of any potential contamination (i.e., investigation/environmental screening report)? Subsequently, what would the consultants' responsibilities be with regard to cleanup, and should the consultant include an LSRP on their team or will any contamination assessment and cleanup be handled by the Authority's LSRP?

Response: There is the potential for soil contamination at the Motor Pool building specifically with the existing in-ground hydraulic lifts. The consultant's design team should include an LSRP to address any and all soil contamination encountered during site improvements including but not limited to lift removal, soil excavation, waste characterization, T&D along with all applicable reporting. Should any groundwater contamination be identified, the Authority will assign one of our LSRP's to address that; however, all immediate investigations and remediations will be conducted by the consultant.

Inquiry: We are assuming that the annex would be built with Risk Category IV (per table 1604.5 of the IBC) in mind due to its critical nature. Are we also to make the building systems N+1 redundant?

Response: It shall be correct to assume the Annex is to be constructed under Risk Category IV. All building systems shall be redundant.

Inquiry: The RFEOI states on page 16 of the PDF that Unanticipated Services is to be 12% of the labor fee. On page 20 of the PDF, it states Unanticipated Services is to be 10% of the labor fee. Please clarify what % should be provided for Unanticipated Services?

Response: Unanticipated services shall be 12% of the Labor Fee.

Inquiry: A video wall is required in the Media / Press Conference Room – is the video wall intended to be connected back to the TMC? Will this Video Wall be procured as part of this project FFE scope, or will a separate vendor be hired by NJTA to provide and install the videowall outside of this project scope or will it be procured on state contract?

Response: Yes the video wall shall be connected back to the STMC. A separate vendor will be hired by the NJTA and provide the hardware, software and installation services for the video wall. The NJTA ITS Department will design the wall with the vendor.

Inquiry: Are there any other video requirements needed as part of the building programming for the new Annex and who will provide the services to design these systems?

Response: At this point no additional video services have been requested by the NJTA user groups.

Inquiry: Is procurement of loose furniture for the staff spaces for the TMC Annex to be included in the scope of work, or will the Authority procure furniture from state contract?

Response: Procurement of loose furniture shall not be included in this scope of work.

Inquiry: Are there any specialty furniture and equipment system requirements needed for the TMC functions and who will provide the services to design these systems?

Response: No specialty furniture and equipment systems have been requested for the TMC functions.

Inquiry: In the Post Design Services on page 16 of the PDF the description refers to “both sites”, please clarify if there is another site to be reviewed as part of the project scope?

Response: The description shall refer to a single site.

Inquiry: Please clarify if the scope of work includes inspections for ACM and lead paint in the STMC building (to remain), the former NJHA Headquarters building (to be demolished), and the Motor Pool Service Building?

Response: The design shall list the requirements and inspections required by contractor prior to demolition.

Inquiry: Is the intent to follow LEED design principles for sustainability to achieve a Silver certification from USGBC; or will the project follow LEED design principles to achieve a Silver certification and not be certified by USGBC?

Response: The NJTA is requesting a Silver level certification to be achieved without a USGBC Certification.

Inquiry: Please confirm the intent is to achieve LEED Silver for this project and clarify what parts of the project will be included in this scope of work. Will this apply to the new addition for the TMC Annex only, the renovation area of the STMC building, and the Motor Pool Service Building as well? Will the LEED scope include any site components? The LEED boundary/limits need to be defined for the project scope, please clarify what is included in the scope for LEED services.

Response: A Silver certification shall be achieved. The LEED achievement shall be focused solely on the new TMC Building Annex. No site improvements shall be included in the LEED certification.

Inquiry: Which version of LEED will be utilized as the baseline guide for the project?

Response: Leed 4.0

Inquiry: Will commissioning services include Fundamental and Enhanced Commissioning, or Building Envelope Cx services for the MEP systems? Please define what buildings and building systems (MEP) are to be included in the Cx scope of work. The TMC Annex, the STMC, and the Motor Pool Services Building?

Response: Cx commissioning services shall be included in the design of the new Annex building and Motor Pool building. Also as noted in the scope of work, the Retro Cx for the existing STMC shall be included.

Inquiry: Will an EO215 EA/EIS be required for the site?

Response: During the design process, the consultant shall make final recommendations to the NJTA regarding this requirement.

Inquiry: The RFEOI requests the backup generator service capacity to be verified if it is adequate to support the new site & building development. Is the intent to reuse the existing generator on site for all existing and proposed site and building improvements located on the property?

Response: The alternative analysis report should include and recommend the response to this concern.

Inquiry: Does the NJTA have any specific acoustical requirements for the project?

Response: No specific acoustical requirements have been requested by the user groups. Standard sound transmission standards between all interior rooms/ spaces shall be achieved.

Inquiry: Will periodic generator testing occur during daytime hours only (7:00 A.M. – 10:00 P.M.)? Are any post-construction acoustical measurements or testing required for this project?

Response: The NJTA prefers the testing to be performed during daytime hours.

Inquiry: Is the Authority subject to the New Jersey asbestos abatement regulations NJAC 5:23-8 (aka Sub-chapter 8)?

Response: Yes, all NJTA buildings are subject to Sub Chapter 8 as listed above.

Inquiry: Does the Authority want cost estimates for abatement specification development and abatement monitoring submitted with the EOI response?

Response: The General Specifications along with the Engineer's estimate should include the abatement concerns listed above.

Inquiry: Who is responsible for removing furnishings, fixtures, etc. from the building prior to demolition?

Response: The NJTA shall remove all loose furnishings and fixtures. Affixed items such as toilet fixtures, Millwork, etc., shall be removed by the contractor during the demolition phase.

Inquiry: Is a Universal Waste Survey required?

Response: Yes

Inquiry: Is the Authority interested in PCB testing of caulk & glazing compounds, brick mortar, etc. of the building prior to demolition?

Response: Any and all pre-demolition testing as required by Federal and State regulations must be adhered to for the Health and Safety of employees and proper demolition disposal paperwork.

Inquiry: Is the demolition debris (i.e., concrete, brick, block) going to be used as fill material at the site, or will all such debris be carted off-site for disposal?

Response: No reuse of demolition debris will be considered or allowed.

Inquiry: Clarify what is and is not in scope with respect to soils testing?

Response: As noted in the RFEOI an Environmental Screening Report shall be included for all Work pertaining to this site.

Inquiry: Please confirm if original signatures are required on the forms for the RFEOI submission or are PDF copies acceptable?

Response: The consultant should submit 1 set of documents (EOI/Technical) that would be the "original" (with original signatures) and the remainder can have copies of signatures. Please refer to Attachment A, Subsection A1 "EOI Submission Requirements" of the RFEOI for any further concerns.