

**NEW JERSEY TURNPIKE AUTHORITY
ENGINEERING DEPARTMENT**

**REQUEST FOR EXPRESSIONS OF INTEREST
ORDER FOR PROFESSIONAL SERVICES No. A4113
ASSESSMENT AND PROGRAMMING FOR FACILITIES
IMPROVEMENTS AT VARIOUS LOCATIONS**

Response to Inquiries

- Inquiry:** Please advise if a Phase-1 Site Investigation is required for each site included in the scope of work (11 sites)?
- Response:** A Phase-1 Site Investigation is not required for each site. If existing conditions of a site or historical accounts warrant further investigation, then the Authority may direct the consultant to perform further investigations of potential environmental hazards on an if/where directed basis.
- Inquiry:** Please advise if a hazardous material investigation is required for the buildings included in the scope of work? If so, please provide a building list by site location to clarify the buildings to be included in this investigation.
- Response:** Sampling of soil, suspect materials, or any other testing shall not be a part of the scope of the project unless the Authority directs the Consultant to do so on an if/where directed basis. Presence of suspect buildings materials, moisture damage, and hazardous materials, as identified or suspected through the building assessments, shall be noted in the Existing Conditions Report. Where available, Asbestos-Containing Materials Reports shall be provided to the selected Consultant.
- Inquiry:** Please advise if a desk top review is required for cultural resources for the assessment?
- Response:** A desktop review of Cultural Resources for each location shall not be a part of this scope. However, alternatives developed shall consider the potential constraints and requirements of the Programs run by the State's Historic Preservation Office.
- Inquiry:** Please confirm if the NJTA has CADD or BIM files for all the buildings identified as part of the RFEIO?
- Response:** The Authority does not have CADD or BIM files for the buildings in this project. Where available, the Authority may provide scans (Image or PDF) of design or as-built plans for the original construction and renovations.

Inquiry: Will the consultant be responsible for producing CADD or BIM files of the existing buildings and sites identified as part of the scope of work? Or are these files available for use by the design team from the Authority for all buildings and site surveys?

Response: Producing design-level CADD or Building Models of each existing building for future use by the Authority is not part of the scope. However, the consultant shall prepare drawings, plans, and models as required to depict alternatives, site changes, and building improvements. Where available, as-built documents, including architectural floorplans, shall be provided to the selected Consultant.

Inquiry: Please provide a building list by site location with a total square footage and number of floors for each building included in the scope of work.

Response: The buildings in the scope of this project are limited to single and two-story structures. The general building footprints for the larger buildings included in the scope are listed below (all values approximate). This list is being provided for reference and is not an inclusive list of buildings to be evaluated.

TMD6: Elizabeth Original Maintenance Building – 9,600 SF
TMD7: Northern Division Maintenance Building – 12,000 SF
TMD7: Garage & Vehicle Storage Building – 38,000 SF
TMD10: East Rutherford – Maintenance Building – 18,000 SF
TMD10: East Rutherford – Equipment Storage Canopy – 3,300 SF
PMD1: Swainton Original Maintenance Building – 6,500 SF
PMD2: Whitehorse Original Maintenance Building – 8,000 SF
PMD2: Whitehorse Sign Shop – 1,300 SF
Bass River State Police: Former Station – 6,000 SF
Bass River State Police: Former Detective's Trailer – 800 SF
Barnegat Trades Complex: Former Toll Admin Building – 1,500 SF
Raritan North Security Building – 4,000 SF
Woodbridge Trades Building – 7,500 SF
PMD6: Clark Maintenance Building – 11,000 SF
PMD6: Clark Storage Building – 5,250 SF

Inquiry: Please clarify if the site area/parking lots of all locations listed in the RFEOI (NJTP and GSP sites) are to be included in the existing conditions assessment scope of work?

Response: The condition of existing pavement/stripping for parking lots shall be a part of the existing conditions assessment for each site. The need for alterations or upgrades to parking and parking facilities shall be determined through the Needs Assessment and incorporated into the Alternative Analysis.

Inquiry: There are several site locations that list only a buildings to be included in the scope of work, however, other parts of the RFEOI indicate the site is to be included as part of the scope of work for the conditions assessment. Please clarify if the intent is to include the buildings and site areas or just the buildings in these locations. (Swainton, Whitehorse, Elizabeth, and Raritan North Security Building).

Response: The sites referenced above have been recently redeveloped. Still, a conditions assessment of each site in the vicinity of the listed buildings is part of the scope of this project. The site for the Raritan North Security Building is included in the conditions assessment scope.

- Inquiry:** Please advise which buildings and sites contain industrial equipment to be evaluated as part of the conditions assessment so we can include them in the scope of work?
- Response:** As part of this project's scope to evaluate all building systems, all Industrial equipment shall be identified and assessed. The following buildings include industrial equipment: TMD6: Elizabeth; TMD7: Northern Division; TMD10: East Rutherford; PMD1: Swainton; PMD2: Whitehorse; Woodbridge Trades Complex; PMD6: Clark; PMD6A: Union.
- Inquiry:** Several sites have radio towers & supporting buildings, are they to be included in the scope of work for the assignment? If so, please clarify which radio towers and supporting buildings are to be included by site location.
- Response:** The Consultant shall be provided roof inspection reports on radio "Huts" that will be incorporated into the study. Radio towers are generally maintained by others and shall not be part of the scope of this project. If a radio room is located in an existing building that is part of this study, it shall be included as part of that building's assessment.
- Inquiry:** Several of the sites have a generator system, are the generators to be included in the scope of work for the assignment? If so, please clarify which generators are to be included by site location.
- Response:** Generators are to be evaluated at each location that has one through the Existing Conditions Evaluation as part of the Electrical System. The necessity for generator additions or capacity upgrades shall be determined through the Needs Assessment activity.
- Inquiry:** Several of the sites have a MGCL systems, are these systems to be included in the scope of work for the assignment? If so, please clarify which are to be included by site location.
- Response:** The MGCL systems have been previously surveyed and assessed by the NJTA and they are not part of the scope of this project. The Needs Assessment may determine new locations for MGCL systems, and these shall be incorporated into the Needs Assessment Report. The Authority may provide the MGCL assessment for reference.
- Inquiry:** Do any of the sites / buildings have basements and tunnels? If so, are they to be included in the scope of work, please clarify by site / building.
- Response:** There is a basement in the Tolls Administration Building and Maintenance Building at PMD6A: Union. There is a crawlspace at Barnegat and the Raritan North Security building with utility access. There are no tunnels included in this project's scope.
- Inquiry:** Please clarify if the Raritan North – Security Building location at MP 125.7NB is to include the site and the vault building as part of the scope of work?
- Response:** The site/parking lot associated with the Security Building at this location shall be included in this project's scope of work. The Vault Building shall also be included.

Inquiry: Please clarify at PMD6 Clark if the Material Storage Building and the Storage Canopy are to be included in the scope of work?

Response: The condition of these buildings and their use shall be considered in the Needs Assessment/Alternative Analysis process. The Material Storage Building shall be fully evaluated in accordance with the scope of the RFEOL.

Inquiry: Please clarify at PMD6A Union if the Fuel Station and Fuel Pump Building are to be included in the scope of work?

Response: Fueling Facilities shall be evaluated as part of this Project's scope.