

Mini-Bid Greenway Project

Work Order: Design Coordination & Construction Management

Questions & Answers

September 14, 2023

General

Question: Can NJDEP share preliminary deliverables from the Phase 1A work on the greenway? The RFP suggests that these documents will significantly impact the scope of the Phase 1B design and broader Greenway design.

Answer: Phase 1A deliverables are not yet finalized. Stormwater, Remediation, and Safety/Security deliverables are due to DEP by 9/29/30, and Phased Development/Stakeholder Engagement deliverables are due 10/31/23. Phase 1A deliverables will be shared with selected Consultant(s) as they become available and no later than November 1, 2023. The selected development area(s), length, and degree of buildout will be communicated to the Consultant(s) by 11/10/23.

Question: Can NJDEP share the anticipated extents of Phase 1B? What is the anticipated scale (length or segment) of the project?

Answer: The selected development area(s), length, and degree of buildout for Phase 1B is not yet determined and will be communicated to the Consultant(s) by 11/10/23.

Question: Are there any bid support services that the consultant should include in Task 1 or Task 2?

Answer: Inclusion of bid support services would be at consultants discretion and subject to DEP review as to necessity.

Question: What permitting does NJDEP anticipate for Phase 1B? Is the anticipated project schedule inclusive of all permitting?

Answer: DEP will coordinate a meeting between Consultant(s) and DEP Permitting staff to assess necessary permitting needs. The final project implementation schedule and timeline to completion of initial development would be inclusive of obtaining all necessary permits.

Question: Have there been any natural resource inventories or ecological assessments performed for Phase 1B or the broader Greenway project area? If no, does NJDEP anticipate this to be part of the scope under this contract?

Answer: DEP has general, publicly available data but has not conducted specific assessments. To the extent such an assessment is critical or otherwise necessary to completion of outlined tasks, it should be included in the bid response.

Question: Does DEP have existing survey or base mapping information for Phase 1B or the broader Greenway that can be made available to bidders?

Answer: A copy of the Greenway survey is uploaded to the shared Teams sites. Further base mapping is being developed under the Stormwater work order and will be provided to the selected Consultant(s) when available.

Question: If teams combine to offer a proposal (as suggested by NJDEP in the minibid), will there be any contractual changes required through NJStart?

Answer: Changes in NJStart are unlikely unless specific entities receiving payment change.

Question: Can NJDEP further describe intent for engagement through this phase of the work? Does NJDEP intend to engage stakeholders and community internally with strategy set by the consultant team, or does NJDEP intend that the consultant team leads engagement activities publicly throughout the phase?

Answer: DEP intends to engage in continuous engagement throughout this phase with support of the selected consultant team. DEP anticipates that will take the form of more formal, routine engagement directly connected to the progress of the project and not as a stand-alone task.

Question: Can NJDEP clarify the requirements around invoicing expenses? Some site investigations in this phase may incur significant equipment expenses that may be challenging to capture under hourly rates. Can the team submit additional reimbursable expenses as part of the fee structure in our proposal?

Answer: Yes, the Department will consider additional categories of expenditures as necessary for execution of the scope of work.

Question: Will an environmental assessment or EIS submission be required for the Greenway?

Answer: Remedial requirements, including necessary submissions, will be determined by applicable law.

Question: Does NJ DEP anticipate planning board submissions to the municipalities where the Greenway will be built?

Answer: DEP is not strictly subject to local zoning requirements but will proceed in partnership with the host communities with regard to the development of the Greenway.

Question: Will the Greenway be completed as a design bid build project?

Answer: DEP anticipates that the retained consultant team will develop all necessary design documents in a manner suitable for transition to a separate construction contractor and expects the retained consultant team to closely coordinate with the construction contractor during development.

Question: Will work for bridge design be included for the full greenway design?

Answer: No. The Greenway Design Plan does not need to include designs for bridges. If there are specific design elements that should be considered for bridge design, that would be welcome. (i.e., noting stakeholder engagement highlighted specific asks on bridges like shade structures or fishing posts, etc.)

Question: Is the \$1,500,000 budget intended to be inclusive of full design and construction administration?

Answer: The proposed budget is intended to serve as an estimate of cost for full design and construction administration. The final budget will be determined in accordance with the scope of work provided by the selected consultant team.

Question: Is a land survey, geotechnical investigation, wetlands delineation, or other field investigations included within the scope?

Answer: DEP has already completed a detailed survey as part of its acquisition efforts. Wetlands delineations and other field investigations may be necessary depending on the scope of initial development and applicable permitting requirements.

Question: Are there any buildings such as comfort stations or a visitor center a part of this scope?

Answer: Potentially and to be considered as part of initial design.

Task 2 / Construction-Related

Question: Can NJDEP share the preliminary construction budget for Phase 1B?

Answer: DEP does not yet have a preliminary construction budget. One function of this work order is to develop cost projections when the initial development scope is determined.

Question: How will the construction company that will build the project be selected?

Answer: DEP is exploring appropriate procurement avenues to contractor selection.

Question: Will the construction of Phase 1B be put out to public bid? If so, will the award be based on lowest bid? Can DEP explain the anticipated method of contractor selection for Phase 1B construction work? Will the design team be engaged in contractor selection? What role will be designer play in the contractor bidding process?

Answer: DEP is exploring appropriate procurement avenues to contractor selection and will consult with the selected consultant team as appropriate in that process.

Question: Who will the construction company be contracted to? And does that entity have a Construction Manager on staff?

Answer: DEP is exploring appropriate procurement avenues to contractor selection and will consult with the selected consultant team as appropriate in that process.

Question: Task 1 deliverables include Phase 1B Design Plans. Since this project will be bid for construction, do the deliverables for Task 1 also include specifications?

Answer: Task 1 will include all necessary construction and design documents and drawings, including alternatives, as applicable. These documents will form the Scope of Work used to retain the construction contractor.

Question: Typically, “construction management” is retained under a separate contract than the design work. Does NJDEP intend to retain any Owners Project Manager or Construction Manager, or intend that the design team bring on this expertise as a subconsultant (i.e. to supplement the typical construction administration services the design team would provide)?

Answer: DEP intends to have both internal support and appropriate designation under the subsequent construction contract to ensure all necessary support is provided.

Question: Does DEP intend to utilize a current state agency’s specification package (such as NJDOT) or expect the design team to develop full construction specifications?

Answer: DEP would expect to utilize existing procurement packages or already retained contractors and not require development of full procurement specifications.

Question: Can DEP confirm construction inspector qualifications, such as NICET, AASHTO, etc. that would be required?

Answer: DEP would identify these as the construction procurement proceeds.

Question: Will the contractors be paid as lump sum or as unit price?

Answer: DEP would identify these as the construction procurement proceeds

Question: If unit price, will the designer be required to perform quantity verifications under Task 2 of the scope, or will that be performed by NJ DEP personnel?

Answer: DEP personnel.

Question: Please provide more details regarding the work required for “Day to day oversight of construction progress” (Task 2, Item 1). Does this mean full time site inspection services? If so, are the inspectors required to fill the role of a third party for items such as rebar inspection, material sampling and testing, other quality testing, etc? Alternatively, will NJ DEP personnel act as the field inspectors and provide the architect/engineer of record with reports for review for the final signoff (Task 2, Item 7)?

Answer: DEP intends this to include inspections only to ensure consistency with the approved designs within its expertise, consideration any necessary changes thereto and ensuring the project is proceeding on schedule.

Question: Will the designer be responsible for independent cost estimation for approving possible RFI and contractor driven design changes (Task 2, Item 3 and 4)?

Answer: No.

Question: Will the designer be required to provide full time field staff during construction?

Answer: DEP intends this to include inspections only to ensure consistency with the approved designs within its expertise, consideration any necessary changes thereto and ensuring the project is proceeding on schedule.

Question: Please could you elaborate on Task Two – is this traditional Construction Management or Construction Observation? Could you elaborate and provide examples on Items 1, 2, 4, 5 & 6, which are usually covered by the Contractor responsible for construction schedule, site supervision, construction budget control and would be contracted directly to the Client.

Answer: DEP intends this to include inspections only to ensure consistency with the approved designs within its expertise, consideration any necessary changes thereto and ensuring the project is proceeding on schedule.

Question: Please can you provide the names of construction firms that the DEP work with/ have a relationship with.

Answer: DEP would identify these as the construction procurement proceeds.