

RECORD OF PRE BID MEETING
1400 & 2600 BLOCK(S) OF THE BOARDWALK FAÇADE PROJECTS
2:00 PM, 9/11/07 AT THE OFFICE OF THE CRDA

Attendee Listing (attached hereto – Note sign in sheets indicate attendees for both blocks are identical)

Format of Meeting:

- A) Introduction – J. Cormier, ACIA (Project Manager as per Bidding Documents)
- B) “Front End” Presentation (1400 & 2600) – T. Meehan, CRDA (Owner)
- C) “Front End” Questions (1400 & 2600) – Attendees
- D) Design Presentation – D. Hosler, Blackney-Hayes Architects – 1400 Block
- E) 1400 Design Questions – attendees
- F) Design Presentation – R. Kauffmann, Stantec Architects – 2600 Block
- G) 2600 Design Questions – attendees
- H) Concluding Statements – T. Meehan & S. Dickerson, CRDA

NOTE – This record is not intended to be a verbatim account of the pre-bid meeting but a summary of issues, questions, answers, and observations discussed/offered during the proceedings.

A) Introduction:

J. Cormier introduced the attending members of the CRDA Development & Legal Staffs, M. Calafati of Historic Building Architects, D. Hosler of Blackney-Hayes Architects, and R. Kauffmann of Stantec Architects. Reference was made to Bidding Documents being available for purchase for both blocks at the CRDA Office for a cost of \$125.00 per set per block. NOTE – any questions asked on a site visit following the pre-bid meeting by a potential bidder should be issued as a formal RFI by that contractor. Questions asked at the site visits shall not appear in the pre-bid record.

B) “Front End” Presentation:

The two blocks are part of the CRDA’s \$48.5 non-casino revitalization program for the Atlantic City Boardwalk. T. Meehan of the CRDA offered the timetable for the bid phase – 1400 & 2600 Blocks – site visits and pre-bid meeting, 9/11/07; deadline for bidders’ RFI’s, 9/14/07; bid submission due date, 9/27/07. The CRDA will be holding the contract for construction directly with the successful bidder (general contractor). Bid submissions shall be in a sealed envelope on 9/27/07 to the CRDA, attention, Thomas J. Meehan III. No fax transmissions of bid submission will be taken. Bidder’s questions during the bid cycle should be via the internet. Bidders should utilize Thomas Meehan as the CRDA contact for questions. Bidders should reference the Bidding Document “Bid for General Construction”, Paragraph 1.0 Information for Bidders for the following information: subparagraph 1.3 – Proposal Submission – bid submission envelope, address, labeling; subparagraph 1.4 – Number of Bid Proposal Copies – 1 original, 3 complete copies; subparagraph 1.5 – Questions and Answers (during bid cycle) – to Thomas J. Meehan III, bid-questions @njcrda.com. NOTE – no fax questions will be

entertained by the CRDA during the bid cycle. T. Meehan read subparagraph 1.7 Bidder Responsibility to the attendees, he also made reference to subparagraph's 1.8 – Pre-Bid Conference, 1.9 – Site Visit, and 1.10 Bid Opening – Further T. Meehan read the following Paragraphs and Subparagraphs directly to the pre-bid attendees:

- 1.11 – Price Alterations (p. 4)
- 1.12 – Bid Errors (p. 4-5)
- 1.13 – Joint Ventures (p. 5)
- 1.14 – Contents of Bid Proposal – Open Public Records Act (p. 5-6)
- 1.15 – Bid Bond (p. 6)
- 1.16 – Payment and Performance Bond (p. 6)
- 1.17 – Standards for Surety Bond Companies (p. 6-7)
- Paragraph 2.0 Scope of Services (p. 7)
- Paragraph 3.0 Proposal Preparation and Submission (p. 7)
- 3.1 – Contract Schedule (p. 7)
- 3.2 – FORMS THAT MUST BE SUBMITTED WITH BID PROPOSAL (p. 7)
 - A) Signatory page (p. 7)
 - B) Ownership Disclosure Form (p. 7-8)
 - C) Disclosures of Investigations/Actions Involving Bidder (p. 8)
 - D) Business Registration Certificate from the Division of Revenue (p. 8)
 - E) Public Works Contractor Registration Act Certificate (p. 8)
 - F) Affirmative Action (p. 8)
 - G) Requirements of N.J.S.A. 19:44A-20.13-25 (Formerly Executive Order 134) (p. 8-9) with sub-subparagraph (i)
 - H) Insurance Certificates (p. 9)
 - I) Fee Schedule (p. 9)
 - J) Affidavit of Non-Collusion, Exhibit G (p. 9)
 - K) New Jersey Prevailing Wage Act, N.J.S.A. 34:11-56.25 et. seq. (p. 9)
 - L) Contract and Specification (p. 9-10) re: exceptions taken to the Contract by the Bidder

(It shall be noted that in I – Fee Schedule, reference to an alternative linear foot price applies only to the 1400 Block and not the 2600 Block).

T. Meehan made a broad reference to the Exhibits – A through I (p. 10)

C) Front End Questions (1400 & 2600) – Attendees

O. Almeida of ADMO Contracting asked if the latest N.J. Department of Labor Prevailing Wage Determinations are bound within the Bidding Documents. They are not and will not be by addendum. They are included by reference on page 9 of the document – Bid for General Construction. The N.J. Department of Labor web address is provided on that page.

T. Meehan of the CRDA iterated that the calendars for the execution of the work of the contracts for the 1400 and 2600 Blocks are 150 calendar days from the issuance of a Notice to Proceed by the CRDA. Further, there shall be applied a liquidated damages provision of \$1,000/day for each day after the 150 day limit for substantial completion.

Scaffolding and shrouding shall be used to insure a controlled work environment throughout the winter months.

D) Design Presentation (1400 Block)

T. Meehan reviewed the reason for the linear foot alternate to be provided by the bidders in their bid submission, i.e. 144 linear feet along St. James Place. Improvements along St. James Place will facilitate future façade and development place on and around this section of the Boardwalk.

Dionne Hosler of Blackney-Hayes stated that there are five properties on the block. The facades are cast stone. The buildings are wood framed therefore limiting the scope of façade improvements. Stain glass windows are incorporated on the second floors. The design incorporates a nautical theme. CAD drawings were used with Continental Cast Stone in the development of the cast stone elements of the design. She also made reference to the linear foot unit price alternate #1, i.e. to extend one story façade down St. James Place - \$ _____/LF.

E) 1400 Design Questions – Attendees NONE

F) Design Presentation (2600 Block)

Robert Kauffmann of Stantec Architects stated that the facades are receiving light weight materials as applications. At the west end of the block, the existing façade material is EIFS. The area will be reskinned with windows reused. There is a deduct alternate in the bid submission for use in case a suspected non-participating property in fact does opt not to take part in the project. Moving east, there is a stucco and tile property with two spire structures. This is the most complex design on the block. The remainder of the block entails tile façade construction. Existing façades are to be demoed, substrates investigated, skin coats applied and finish materials constructed. Specified tile availability has been verified recently. Existing structures are one story. New second floor applications will be steel stud construction with light weight materials for finishes. At the east end, a property will require steel donnage construction. T. Meehan felt that the possible non-participant will, in fact, opt out of the program. Therefore there are two owners (of multiple properties) participating on the block. Mr. Kauffmann stressed that Stantec has chosen to use standard readily available materials as specified items. The restaurant on the block will be in operation during façade construction. The non-participating property will be bridged by the scaffolding but scaffolding will be continuous for public safety reasons. This information was in reply to a question by R. Wilkinson of Wilkinson & Sons Construction.

G) 2600 Design Questions – Attendees

Roy Aungst of Markland Contracting – Have plans been given to the A.C. Division of Construction for review and possible permit issuance? R. Kauffmann answered that the plans are with the department but no permits have been issued. Mr. Aungst asked if Nanawall systems are part of the designs. Both Mr. Kaufmann and Ms. Hosler answered “yes”. Mr. Aungst asked if fiberglass elements are involved in either the 1400 or 2600 designs (the concern was the “long lead” aspect of fiberglass elements). Mr. Kauffmann

answered that his only “long lead” concern is the tile but that Stantec would entertain substitutions if that became a problem.

H) Concluding Statements

T. Meehan of the CRDA gave an overview of the entire past, present, and future scope of the Boardwalk Façade Project plus other CRDA development projects, eg. Center City parking garage and Venice Park bulk heading construction.

Sharon Dickerson of the CRDA concluded with a caution to bidders to use only the CRDA web site for bid cycle questions and answers plus addenda receipt and review, bidder not to contact CRDA staff directly by any means of communication for bid cycle information (see subparagraph 1.5 on page 3 of the document – Bid for General Construction).

The conference adjourned at approximately 3:10 pm

END OF RECORD