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JERSEY CITY REDEVELOPMENT AGENCY

REQUEST FOR PROPOSALS FOR

THE CENTRE POMPIDOU X JERSEY CITY MUSEUM

LANDSCAPE ARCHITECT SERVICES

RFP ADDENDUM #1

Date of Addendum: December 8, 2022

NOTICE TO ALL POTENTIAL RESPONDENTS

The Request for Proposals for Building Signage and Wayfinding Designer Services posted by the Jersey City Redevelopment Agency (the “JCRA”) on December 5, 2022 (the “RFP”) is hereby modified as set forth in this Addendum #1. The RFP remains in full force and effect, except as modified by this Addendum #1, which is hereby made part of the RFP. Respondent shall take this Addendum into consideration when preparing and submitting its Proposal.

I. Section 2.1

Section 2.1 is hereby amended to read:

2.1 Landscape Architect General Scope of Services and Specifics by Phase. Collectively, all services set forth in this Section 2.1 are referred to as the “Services”.

Scope of the Services is anticipated to include the following components:

- Rooftop Terrace (approx. 6,500 sf);
- Pedestrian Alleyway (approx. 3,800 sf);
- Streetscape (approx. 4,100 sf); and
- Review, collaborate with, and comment on the design of the plaza at One Journal Square, an adjacent development that is currently under construction.

The Successful Respondent will provide the following services throughout planning, design, and construction of Centre Pompidou x Jersey City:

A. Coordination

1. The Architects will lead the coordination of the design consultants and work with the design consultants to establish and document the size, location, and parameters of the Project elements.
2. DWG will be the file type for document exchange. All consultants will be responsible to convert or export their files to a .dwg format. The Architects will establish the process for software and document exchange. The Landscape Architect will be expected to prepare or contribute to periodic progress sets for coordination and information exchange.
3. The Architects will be developing a REVIT model for coordination purposes and will be able to distribute the REVIT model at key milestones. If the Landscape Architect is also working in REVIT, the Architects can arrange for coordination through that format, but it is not required.

B. Documentation

1. The Schematic Design, Design Development, and Construction Document packages will be issued by OMA.
2. The design team, including the Landscape Architect, will design the project to budget. A cost estimator will join the team during Schematic Design. All consultants will participate

in evaluating cost estimates throughout the design process and assist in preparing and reviewing alternatives for value engineering. The design team will revise documents to incorporate value engineering initiatives to meet the budget.

3. Documents for pricing and coordination will be issued at 100% Schematic Design, 100% Design Development, 50% Construction Documents, and 100% Construction Documents. If a delivery method of Construction Manager with a GMP is pursued, a reconciled/issued-for-construction drawing set will be issued approximately one month after the 100% Construction Documents.
4. Milestone design meetings will take place in Jersey City. The Landscape Architect will be expected to attend additional coordination meetings throughout each project phase, either in-person or via video conference. The Landscape Architect will also be expected to visit the site as needed during the design phases to review conditions.
5. At every phase, the Architects will issue a design report to the JCRA that the Landscape Architect will assist in preparing.
6. The Landscape Architect will assist the Architects in preparing criteria and sketches for mockups and evaluating and reporting on the mock-ups when required.

C. Schematic Design & Design Development

1. Review existing JCRA provided site information and conditions.
2. Participate in a kickoff meeting/charette with the JCRA and Architect to review design approach and current budget range for the landscape design for the project.
3. Create design concepts to inform the design intent and for JCRA review.
4. Based on feedback received from design concepts, advance the landscape design illustrating the treatment of paving, walls, stairs, planting, and other landscape features for the project.
5. Coordinate on the design of adjacent landscape design components at the neighboring development (1 Journal Square).
6. Coordinate on the exterior lighting design and selection of light fixtures with the Lighting Designer and Architect.
7. Work with the JCRA's cost consultant and design team to establish a landscape budget for the project and then refine the landscape design to meet the budget. Cost estimates will be provided by the JCRA's cost consultant.
8. Assist the design team in procuring material samples to inform the design intent and for JCRA review.
9. Provide drawings and specifications to support mock-ups of paving, site furnishings, etc.
10. Design the roof top planting system and all the plantings. Coordinate with the structural engineer and Architect.

D. Construction Documents

1. Based on approved Design Development plans, the consultant will prepare construction documents and specifications that will provide detailed information to the landscape contractor for the construction of the project.
2. Refine the landscape design to meet the budget. Cost estimates will be provided by the

JCRAs Cost Consultant.

3. Coordinate with other consultants (architect, civil engineer, structural engineer, and MEP) on the project to execute the documents.
4. Prepare construction documents and assist in procurement matters, as needed, in accordance with applicable law.

E. Procurement

1. The Landscape Architect will assist the JCRA in procurement matters, as needed, and in accordance with applicable law.

F. Construction Administration

1. To ensure quality assurance, assist the Contractor in the appointment of landscape sub-contractor.
2. At the start of construction, work with the construction team to develop the procedures and timeframes for reviewing and responding to RFIs and submittals and to establish the communication protocol for responding to field questions.
3. Review and provide comment on the landscape tender returns. Put forward recommendations for VE as required.
4. Attend a bi-weekly project meeting (on Zoom) or only when required.
5. Respond to RFIs and provide the landscape contractor such further information as is necessary for the proper execution of the landscape works.
6. Review contractor drawings and other design information prepared by the landscape contractor for conformance with the design intent and requirements.
7. Assist design team in approving hard landscape samples and mock-ups submitted by the landscape contractor for conformance with the design intent.
8. Visit nurseries for selection of trees, shrubs, and perennials. Liaise directly with the landscape contractor to ensure they provide photos of all proposed planting material from named nurseries or visit nurseries to select critical plantings. Comment on and give final approval. The landscape contractor must ensure there is sufficient lead in time to reserve the best quality stock, the correct species and form are sourced, and all plants are in good health. The trees and shrubs require careful co-ordination to ensure they meet the constraints of the site and during installation.
9. Attend landscape pre-start meeting with the landscape contractor (virtual meeting) to discuss site preparation and requirements for an effective landscape installation.
10. Monitor site works regularly through photos and virtual meetings to ensure that the work is being undertaken according to the construction documents and program of works.
11. To ensure effective onsite implementation of the planting design attend virtual meetings for planting layout.
12. Carry out activities in connection with the practical completion of the works and assist the Contractor Administrator in the resolution of outstanding items.

G. Soil and Irrigation

The Landscape Architect will provide soil design and irrigation design as part of the basic services. These services can be provided by a subconsultant to the Landscape Architect and reimbursed by the JCRA at cost.

H. Approvals

1. Support JCRA through the approvals process. The Landscape Architect may be asked to attend periodic meetings with City staff and assist with the preparation of narratives or reports for building permit applications.
2. Attend one or two meetings as necessary to present the drawings for review to any stakeholders, including community groups and the City prior to the approvals.
3. Meet with City staff as required to obtain approvals.

I. Supplemental Work

1. Review, collaborate with, and comment on the design of the plaza at One Journal Square, an adjacent development that is currently under construction.

II. Section 3.1.1

Section 3.1.1 is hereby amended to read:

3.1.1 Time and Place of Proposal Submission

Proposals shall be submitted to JCRA no later than the Submission Date. Respondents shall submit their proposals to the Project Representative at the below address:

Robert Napiorski
4 Jackson Square
Jersey City, New Jersey 07305

Submissions shall be made by hand delivery, mail/return receipt requested or overnight mail. **Proposals submitted via hand delivery shall be delivered Monday – Friday between the hours of 10:00 a.m. and 4:00 p.m.** and shall be accepted until 12:00 p.m. on January 5, 2023. Respondents may submit a thumbdrive, flashdrive or external storage drive containing each Proposal which shall be enclosed in an opaque, sealed envelope or otherwise boxed, marked with the name and address of the Respondent. The outside of the envelope shall be clearly marked **“PROPOSAL: PATHSIDE/84 SIP BUILDING SIGNAGE AND WAYFINDING DESIGNER SERVICES”** Proposals received after the herein stated deadline will be marked “received late” and may be returned unopened to the Respondent.

