

JERSEY CITY REDEVELOPMENT AGENCY
HUDSON COUNTY, NEW JERSEY
4 Jackson Square, Jersey City, New Jersey 07305

BAYFRONT 1 REDEVELOPMENT
PHASE 1A REQUEST FOR BIDS

ADDENDUM NO. 1
MAY 21, 2026

JCRA CONTRACT NO. 26-07-VB1

JERSEY CITY REDEVELOPMENT AGENCY
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JERSEY CITY REDVELOPMENT AGENCY

**BAYFRONT 1 REDEVELOPMENT – PHASE 1A
JCRA CONTRACT NO. 26-07-VB1**

**ADDENDUM NO. 1
MAY 21, 2026**



DAVID J. SAMUEL, P.E.
NJ PROFESSIONAL ENGINEER
LICENSE NO. 25838



CONSULTING AND MUNICIPAL ENGINEERS

3141 BORDENTOWN AVENUE, PARLIN, NEW JERSEY 08859 — 1460 ROUTE 9 SOUTH, HOWELL, NEW JERSEY 07731

JERSEY CITY REDEVELOPMENT AGENCY

ADDENDUM NO. 1

FOR BAYFRONT 1 REDEVELOPMENT – PHASE 1A

TO ALL CONCERNED:

Bidders of the above referenced project are hereby notified of:

- I. Amendments to Bid Specifications (last revised April 2026), which are hereby made a part of the Contract Documents;
- II. Clarifications of the Bid Specifications;
- III. Revised Bid Opening Date and Time; and
- IV. Questions received by Agency and Agency Responses.

Bidders are required to acknowledge receipt of this Addendum in Section 00300 – BID FORM, Part 3.1 on Page 00300-1.

I. AMENDMENT OF BID SPECIFICATIONS

SECTION 00740 – SPECIAL PROVISIONS

This section is hereby amended to include the specifications in **EXHIBIT A, EXHIBIT B, and EXHIBIT C** attached hereto.

II. CLARIFICATIONS OF BID SPECIFICATIONS

1. **Open Space Area Work Requirements**

Contractor's obligations to comply with the applicable requirements of the Open Space Design Standards (OSDS) (Appendix 13 of the Construction Bid Specifications) is emphasized.

2. **Open Space Area Access Limitations**

Access to the Open Space Area is strictly limited. The Jersey City Redevelopment Agency (JCRA) will install the improvements identified in the Phase 1A Infrastructure Construction Traffic Plan (attached as Exhibit B) prior to the issuance of a Notice to Proceed and the Contractor shall comply with the Traffic Plan.

3. **Open Space Area Load Limitations and Load Distribution Matting Deployment**

Contractor shall deploy 8" timber matting across the Open Space Area for any equipment that occupies or traverses the open space work area until such time as the base course of the

proposed roadway is installed. Timber matting shall comply with the technical requirements of the attached Exhibit C, which is added to the Technical Specification.

4. Open Space Area Excavations

The Contractor's requirement to comply with the OSDS requirements for excavations with the Open Space Area is emphasized. The Contractor shall work collaboratively with the Engineer to prepare an Intrusive Excavation Plan in accordance with OSDS requirements as specified in Section 202.03.09 of the Supplementary Conditions.

5. Open Space Area Excavation Material Stockpiling and Reuse

All Open Space Area excavations occur within a previously established clean fill corridor using fill that has met strict environmental criteria. All Open Space Area excavated materials shall be temporarily stockpiled on-site at a location acceptable to the Engineer and subsequently reused as backfill within the Open Space Area.

Temporary stockpiling of Open Space Area excavated materials shall be performed in a manner that prevents co-mingling with native, underlying materials or other stockpiled materials. Contractor shall submit an Open Space Area excavated materials stockpiling plan for Engineer's review. The stockpiling plan shall include an impermeable liner (Mirafi 135N, or equivalent) to separate the stockpiled soil from the underlying native material and shall meet the requirements of the Soil Erosion and Sediment Control Plan's stockpiling requirements.

6. Open Space Area Imported Fill

All fill imported to the Site for use in the Open Space Area, including trench backfill and bulk grading, shall be clean product meeting the requirements of the Open Space Design Standards, which include a special provision for allowable hexavalent chromium concentrations. Section 2.1.2A of the OSDS is cited below for reference:

***Fill Composition.** Imported Fill shall be clean natural soil that is free of contamination, meets New Jersey Department of Environmental Protection (NJDEP) Technical Requirements pursuant to 7:26E 5.2(d), and has a hexavalent chromium concentration of 1 milligram per kilogram or less. Treated soils or other recycled materials imported from off-site sources are prohibited.*

Contractor shall submit evidence that proposed imported fill meets the above-referenced requirements prior to importing fill to the site.

7. Open Space Area Grading Limitations

Grading and earthwork shall not cause soils from outside of the Open Space Area to be graded or otherwise introduced onto the Open Space Area.

8. Excavations and Backfill Outside of the Open Space Area

- a. All required excavations within the Project Area that lie north of the Kellogg Street Right of Way and west of the Route 440 Right of Way will occur within existing clean fill corridors. All clean fill corridor excavated materials shall be temporarily stockpiled on-site at a location acceptable to the Engineer and subsequently reused as backfill.

Temporary stockpiling of excavated materials shall be performed in a manner that prevents co-mingling with native, underlying materials or other stockpiled materials. Contractor shall submit a clean corridor excavated materials stockpiling plan for Engineer's review. The stockpiling plan shall include an impermeable liner to separate the stockpiled soil from the underlying native material and shall meet the requirements of the Soil Erosion and Sediment Control Plan's stockpiling requirements.

- b. All soils generated from excavations in areas not identified above are not eligible for on-site reuse and shall be legally disposed of offsite as regulated material in accordance with the Construction Bid Specifications. No regulated hazardous material is anticipated to be encountered.

9. Measurement and Payment for Offsite Disposal of Regulated Material

No separate payment shall be made for offsite disposal of regulated material generated from the Work, except for "Excavation, unclassified" material as provided for in Item 36 of the Schedule of Bid Prices and governed Section 202.04 of the NJDOT Standard Conditions, as modified by the Supplementary Conditions.

10. Electric Vehicle Charging Infrastructure Demolition

Contractor shall remove all of the existing electric vehicle charging infrastructure located on Kellogg Street and is responsible for coordinating an electrical disconnect

11. Stormwater Outfall

- a. All wet materials generated from the outfall and its conduit outlet protection shall be dewatered onsite prior to offsite disposal as regulated material. Contractor shall submit a dewatering plan for Engineer's review.
- b. Temporary sheeting shall of sufficient size and depth to retain the adjoining seabed during excavation. Contractor shall submit shop drawings and design calculations to Engineer.
- c. All outfall work shall be constructed from land. No barge access to the work area is permitted.

III. REVISED BID OPENING DATE AND TIME

Sealed bids for the BAYFRONT 1 REDEVELOPMENT – PHASE 1A project will be received by the Jersey City Redevelopment Agency at 4 Jackson Square, Jersey City, New Jersey on **JUNE 10, 2026, AT 11:00 AM PREVAILING TIME**, at which time they will be publicly opened and read aloud in accordance with the procedures described herein.

IV. QUESTIONS RECEIVED BY AGENCY AND AGENCY RESPONSES

1. *Question:* The specs indicate that we are required to submit a CD or USB drive in addition to a hard copy of the specifications. Can you please confirm if a copy of the specs is still a requirement?

Answer: Yes. Respondents are required to submit a PDF copy of the Bid as stated on Page 00020-2 of Section 00020 – Advertisement for Bid. The Bid shall include all of the requirements as stated on Page 00300-3 of Section 00300 – BID FORM.

2. *Question:* Is there an estimated budget?

Answer: The estimated budget is not available.

3. *Question:* Is there a plan holders list?

Answer: The plan holder's list will not be distributed.

4. *Question:* Is there a start and end date available?

Answer: The JCRA anticipates seeking approval from the Agency's Board of Commissioners to awarding a contract for the Project at the JCRA's June meeting on June 16, 2026. The work shall commence upon issuance of Notice to Proceed. The contract term is 365 days and the work shall be completed during such term.

5. *Question:* Are you requiring union labor for this project, or can both union and non-union contractors participate?

Answer: Both union and non-union contractors may participate, so long as the provisions of Section 00450 – Affirmative Action Affidavit are followed and the State of New Jersey Department of Labor and Workforce Development Prevailing Wage Rates are paid.

EXHIBIT A

EXHIBIT A

LIMITATIONS ON SITE AVAILABILITY

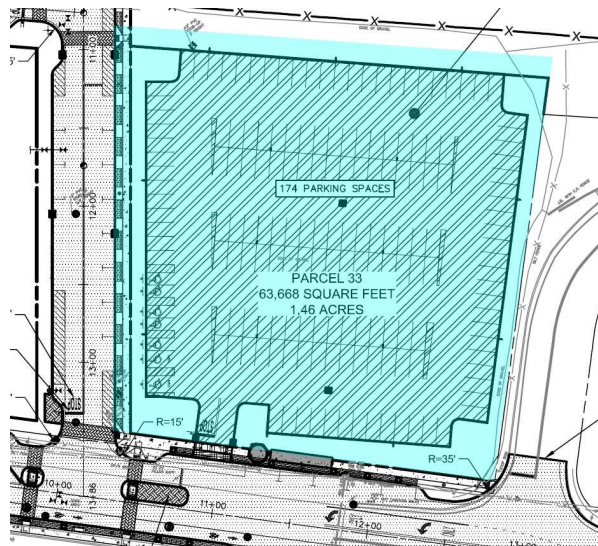
BAYFRONT 1 REDEVELOPMENT – PHASE 1A JERSEY CITY REDEVELOPMENT AGENCY CITY OF JERSEY CITY HUDSON COUNTY, NEW JERSEY

March 6, 2026

LIMITATIONS ON SITE AVAILABILITY

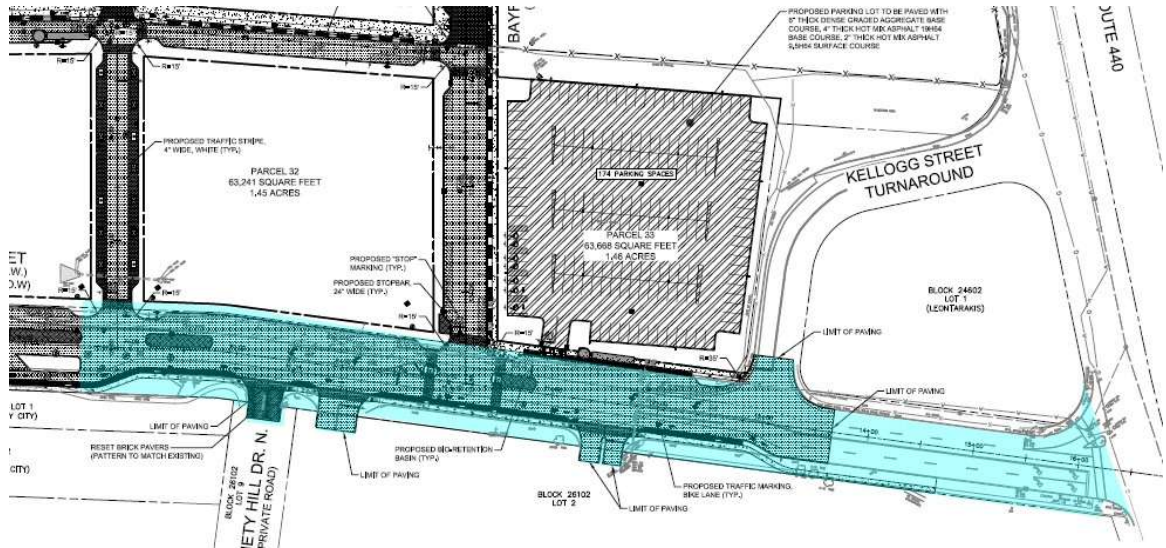
- SURFACE PARKING LOT

The proposed surface parking lot area illustrated below is not available for Contractor's work until nine (9) months after issuance of a Notice to Proceed.



- **KELLOGG STREET**

The Contractor shall maintain traffic along Kellogg Street throughout construction, excepting limited overnight closures to facilitate work at the three existing driveway entrances to the adjoining retail shopping center and Society Hill residential development as illustrated below.



- **PARCEL 3 PERIMETER**

The Contractor will have shared access to the rights of way surrounding Parcel 32 with the Redeveloper of Parcel 32 as illustrated in the figure below. The Redeveloper will utilize the right of way for building construction activities and requires access for activities that include, but are not limited to, crane deployment, concrete truck access, and general access. The Contractor, with assistance from the JCRA, shall exercise reasonable efforts to coordinate with the Redeveloper to reduce conflicts to the maximum extent practicable.

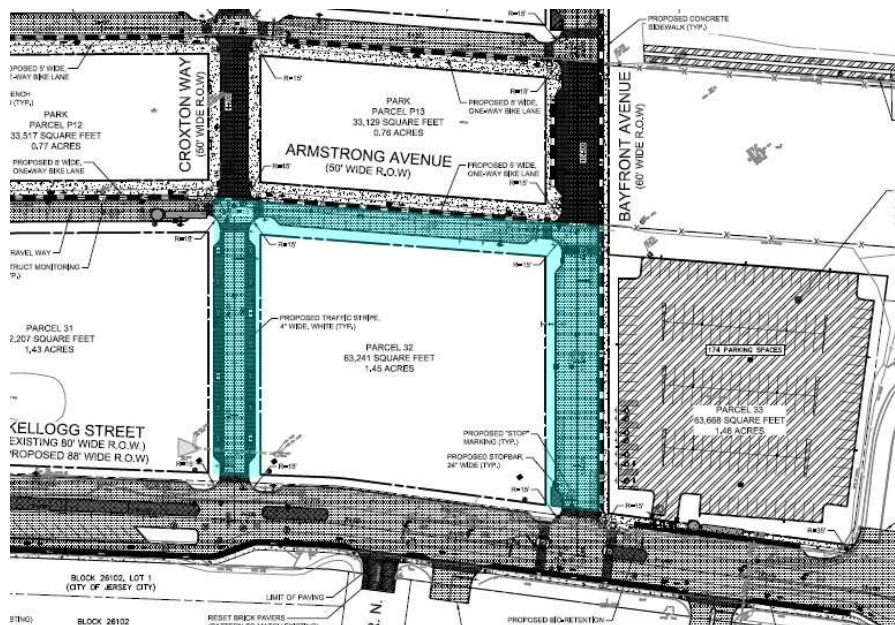
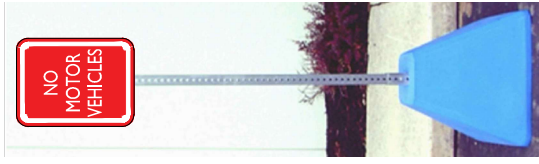


EXHIBIT B

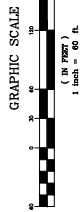
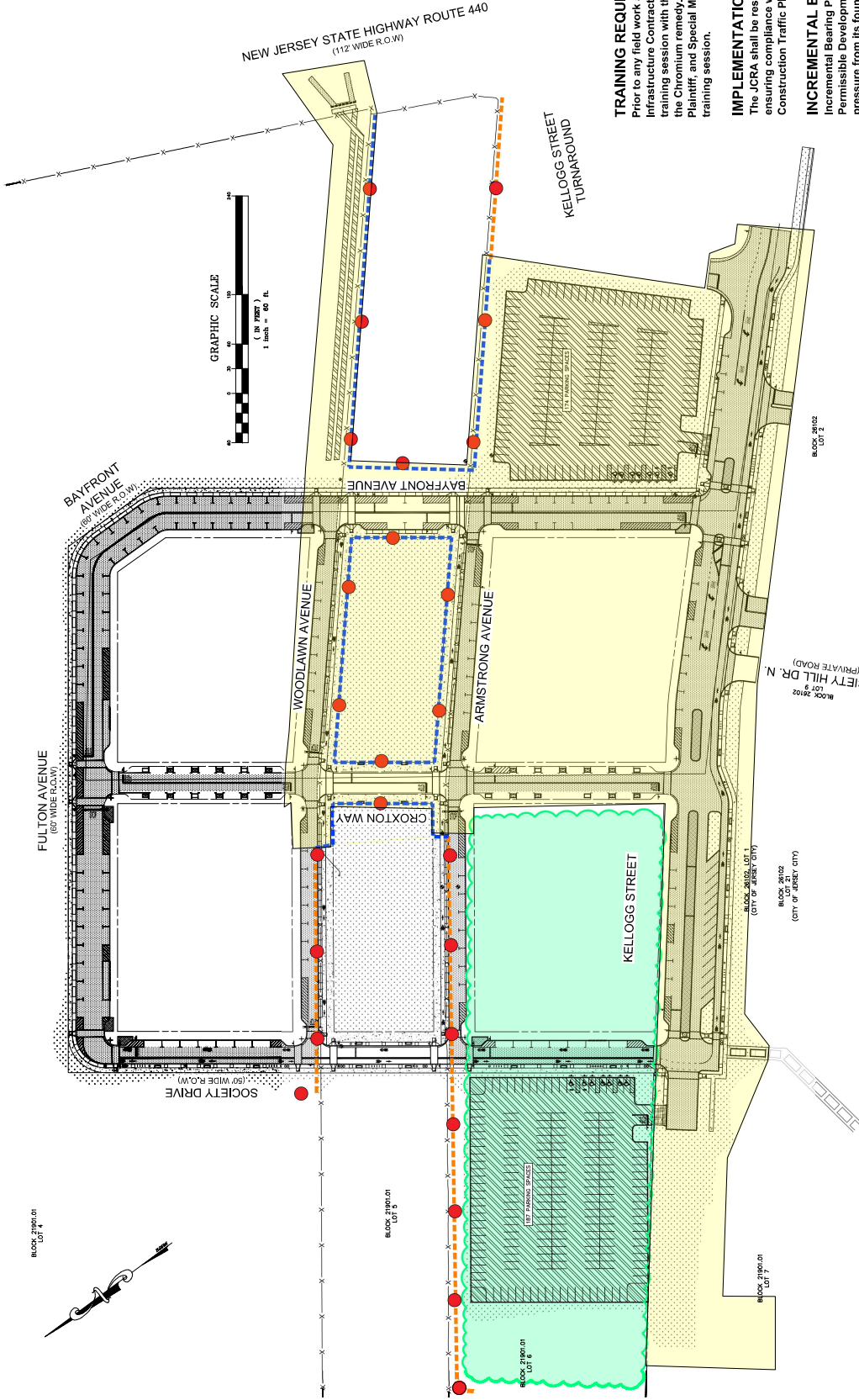
**Pole-Mounted
Warning Sign**



18"x24" Sign

6 foot, 3" Lap-Splice U-Channel Sign Post

22" Sign Base w/cast in-place U-Channel extending min. 6" above concrete base



Traffic barriers (max. 10 ft space between barriers) 1,880 LF of protection. Barriers may be any length, provided no more than 10 ft of space exists between them. Barriers may be concrete or water-filled type.

Orange construction fencing (1,200 LF)

Pole-Mounted Sign with above-ground concrete base (25 units)

Scope of Phase 1 Infrastructure Improvements

Infrastructure Contractor staging areas

TRAINING REQUIREMENT
Prior to any field work associated with the Phase 1 Infrastructure Contract Construction, JCRA shall hold a training session with the Contractor regarding protection of the Chromium remedy. Representatives of Honeywell, the Plaintiff, and Special Master will be invited to attend the training session.

IMPLEMENTATION RESPONSIBILITY
The JCRA shall be responsible for implementing and ensuring compliance with the Infrastructure Construction Traffic Plan.

INCREMENTAL BEARING PRESSURE LIMITS
Incremental Bearing Pressure Limits. Except with regard to water features, each Permissible Development Element shall be designed to limit the incremental bearing pressure from its foundation load on the Liner to 1000 pounds per square foot as compared to the surrounding area, unless a greater incremental bearing pressure has been expressly certified as protective of the Cap by a licensed New Jersey Professional Engineer and subsequently approved by the Special Master or the Federal Court. No greater incremental bearing pressure shall be certified or approved unless it is demonstrated that the load imposed by the Permissible Development Element will not jeopardize the integrity of the Chromium Remedy.

May 5, 2026

**PHASE 1A INFRASTRUCTURE
CONSTRUCTION TRAFFIC PLAN**

EXHIBIT C

The following is added to the Standard Specification:

SECTION 207 – LOAD DISTRIBUTION MATTING

207.01 DESCRIPTION

This work consists of furnishing, installing, maintaining, relocating, and removing temporary timber load distribution mats required to support construction activities in the Open Space Area.

This work shall be considered incidental to the Contract and no separate payment will be made.

207.02 MATERIALS

1. *The load distribution mats shall meet the following requirements:*

Timber: Sound hardwood (oak, maple, or approved equal), free of decay, rot, or defects.

2. *Dimensions: 8 inches thick (nominal), 4 feet wide, 12–24 feet long.*
3. *Construction: Laminated timber with steel through-bolts (minimum 1.25-inch diameter) spaced at maximum 4 feet; bolts flush or recessed.*
4. *Condition: Suitable for repeated lifting and heavy loading, free of hazards or contamination.*

207.03 CONSTRUCTION

1. *Provide mats as necessary to safely support all equipment and operations. Contractor is responsible for adequacy.*
2. *Place mats to ensure full bearing and stability. Arrange to distribute loads and prevent excessive settlement.*
3. *Prevent rutting greater than 3 inches and immediately correct unstable conditions.*
4. *Use clean mats and avoid environmental impacts. Maintain mats in safe condition and replace damaged mats.*
5. *Remove mats when no longer required and restore disturbed areas.*

207.04 MEASUREMENT AND PAYMENT

Separate measurement and payment will not be made for the furnishing, installing, maintaining, relocating, and removing temporary timber load distribution mats required to support construction activities in the Open Space Area.