

ADDENDUM NO. 1

A. Be advised that some of the documents in the original Dropbox folder at this link

https://www.dropbox.com/sh/v3cj1tpkw11e5eb/AACKsK-sT1_dKZfg4WdOqvjoa?dl=0

where modified as recently as February 8th. Make sure you are using the latest version of all drawings.

B. Follow this link for Addendum No.1 documents:

<https://www.dropbox.com/sh/f5btw9l2uhcj730/AADoKPqtwG29VNOM4GA46Rka?dl=0>

The Folder contains:

- Finelight information
- TGP Floor information
- CS-1.1.2 - P7.1 Plumbing Compressed Air Riser & Details (added to the list, sheet was always included)
- CS-3.1.1 - Now in color for clarity
- CS-3.1.2 - Now in color for clarity
- CS-3.1.3 - Now in color for clarity
- A-1.0.3 - Gray area of depressed slab matches structurals
- A-1.3.1 - Gray area of depressed slab matches structurals
- A-1.3.4 - Gray area of depressed slab matches structurals
- A-3.2.3 - Detail #4 was enlarged for clarity
- Geotechnical Report
- Insurance Requirements
- CPM Scheduling Spec

QUESTIONS and RESPONSES

- 1-1 The Dropbox link did not include Civil Drawings. The drawing index on CS — 1.1 .2 has civil drawings listed. Please provide.
Answer: Civil drawings have been added to the original Dropbox.
- 1-2 Is there a Project Labor Agreement (PLA) in place for this project?
Answer: No, there will not be a PLA.
- 1-3 Please provide the bidder's insurance requirements for this project. Which party is responsible for Builder's Risk coverage?
Answer: Insurance requirements have been placed in the Addendum 1 Dropbox. The owner will provide Builder's Risk insurance.
- 1-4 What time are the bids due by on March 9, 2018.
Answer: 3:00pm
- 1-5 What are the bonding requirements and amounts for this project?
Answer: Furnish and pay for Bonds covering faithful performance of the Contract and payment of all obligations arising there under. Furnish Bonds in the amount of 100% of Bid sum and

in such form as the Owner may prescribe and with Surety Company acceptable to the Owner. The bond cost must be included in the bid amount.

- A. The Contractor shall deliver said Bonds to the Owner prior to executing the agreement.
- B. Each such Performance and Payment Bond shall be executed by a surety legally authorized to do business in the State of New Jersey.
- C. Each such Performance and Payment Bond shall be obtained from a company having a minimum rating of "A" or above in the Best Key Rating Guide, latest edition. The amount of the Bond shall be exclusively for this project and not a shared pool with other projects.
- D. In the event the Owner terminates the Contract with the Contractor, and it is determined that the Contractor has forfeited the Performance Bond, the Owner reserves the right to disapprove the surety's use of the terminated Contractor to complete the Project.

1-6 Which party is responsible for the cost of all permits required for this project? Who is responsible for the Building Permit?

Answer: The owner will cover the cost. The Contractor is responsible for the process.

1-7 Are there any liquidated or consequential damages associated with this project? If so, what amount.

Answer: There are not liquidated or consequential damages.

1-8 What are the scheduling requirements for this project? Is a CPM schedule required?

Answer: A CPM Schedule is required. A specification has been uploaded to the Addendum 1 Dropbox.

1-9 Are there any SBE/MBE/WBE requirements or Goals for this project?

Answer: No.

1-10 Stair details on Drawing A-4.2.5 are calling for Non—Slip Rubber Threads and Risers. The intermediate Landings show Non—Slip Rubber Tile. The Finish is calling out Floor Type F4, which is Polished Concrete. Please review and clarify the Finishes for all Stair Treads, Risers, Floor Levels & Intermediate Platforms.

Answer: [KGD – 2/8/18] Sheet A-4.2.5 depicts general stair details. All treads, risers and landings shall be rubber. Sheet A-6.3.1 has been revised to more clearly indicate the stair finishes.

1-11 The 2nd Floor Reflected Ceiling Plan, Drawing A—1.4.2 shows Recessed Lighting Fixtures in the Office Space Ceilings, example Room Nos. 211 and 212. Please provide detail showing how these Light Fixtures are installed in the ceiling.

Answer: [KGD – 2/8/18] Please see the Finelight "High Performance 4" Aperture" for installation information.

1-12 Please provide a Section Cut thru the Modesty Glass Floor indicated on Drawing A-1.3.4 which details how this floor is installed within the slabs.

Answer: [KGD – 2/8/18] Please see detail #4 on sheet A-3.2.3, which has been adjusted for legibility. TGP is responsible for the installation of the glass floor within the structure. Please see general details provided by TGP for reference.

- 1-13 Is the maintenance bond to be for a period of one or two years after Substantial Completion?
Answer: One (1) year.
- 1-14 What form of Bid Bond is required?
Answer: No bid bond is required.
- 1-15 What form of Payment and Performance bonds are required?
Answer: AIA Form A312
- 1-16 What documentation or certification is required to be submitted by the bidders?
Answer: Consent of Surety.
- 1-17 Is there a Geotechnical Report available for this project?
Answer: Distributed with this addendum.
- 1-18 Please confirm that the guarantee period for the project is one (1) year after Substantial Completion.
Answer: The guarantee period is one (1) year from Substantial Completion.
- 1-19 Bid Form C-1 indicates that a Payment and Performance Bond is required per the Instructions to Bidders. The Instruction to Bidders (IB-1 through IB-3) does not mention anything about a Payment and Performance Bond. Please confirm that the bid should include cost for the Payment and Performance Bond.
Answer: Payment and Performance Bond is required. See response to 1-5.
- 1-20 Instructions to Bidders IB-1 – Notes site improvements and building demolition as part of the project. No civil or demolition documents were included in the bid set that we downloaded. Please provide the civil/demo documents.
Answer: Civil drawings have been added to the original Dropbox. The demolition work involves the existing workshops next door to the Theater. Documents will be provided in a subsequent addendum. A tour of the production facilities to be demolished has been added to the Pre-Bid Meeting agenda.
- 1-21 Instructions to Bidders IB-1 – Receipt and Opening of Bids – Please advise what time the bids are due on March 9, 2018.
Answer: 3:00 pm
- 1-22 Instructions to Bidders IB-2 – Bid Security – Should we assume the warrantee period on the project is the same as the guarantee period noted for the Maintenance Bond (maximum of one year starting after the first year from the date of Substantial Completion – or – 2 years)? We will need this clarification in order to get our Bid Bond, so please provide this response by 2/16/18.
Answer: The Warranty period and the Maintenance Bond are for one (1) year from Substantial Completion. No Bid Bond is required.