ADDENDUM NO. 5

A. Instructions to Bidders
   a. **Correction** to item 3-11 in Addendum 3. The pipe grid is to be constructed of Schedule 80 pipe.
   b. **Correction** to item 3-17 in Addendum 3. The dye vat is to be provided by the contractor.
   c. After discussions with JCP&L, it has been determined that the relocated transformer will be a new transformer provided by JCP&L and fed on the primary side via a tap on the existing underground near the location of the existing transformer. Refer to the attached file Primary Electric Feed for details.
   d. Provide a price for the demolition of the existing production facilities. This price should only include the demolition: permit, utility disconnection, demolition of the superstructure, removal of slabs, basements and footings, disposal of all debris. Enter this price in the space for “Demolition Add Alternate” on the revised Bid Form. All work associated with construction of the parking lot after demolition stays in the base bid. Grading, structural fill, stone and paving remain in the base bid. All hazardous materials will be mitigated by TRTC before demolition begins. See attached Demo Summary.
   e. This is the final Addendum. If you do not find a response to a submitted RFI here, price based on your assumptions and qualify your bid, if necessary.

B. Attachments
   a. Bid Form
   b. Primary Electric Feed
   c. Demo Summary

QUESTIONS and RESPONSES

5-1 Regarding the 1200A CB in the existing Main Switch Board, NEC requires ARC-flash reduction. Please confirm a 1200A HCP fused switch be used in lieu of the CB to circumvent this potential problem.
   **Answer:** Yes. Circuit breaker will be revised to fused switch. FPA will revise one-line diagram and panel schedule accordingly.

5-2 Drawing E1.3 and ES-O indicate the main power feeder route. Please confirm that the entire feeder run (no crimping to existing cable in new manhole) shall be replaced from the new transformer location to the existing MSB. Please review this question as part of your anticipated clarification related to JCP&L.
   **Answer:** Yes. FPA has specified to intercept the existing ductbank and provide new feeders to the existing switchboard to mat the existing feeders. FPA will clarify the site plan notes.

5-3 Reference Section 033511, is colored concrete or a colored coating required on this project? The only product specified is a liquid densifier/hardener.
   **Answer:** Please see previous addendum regarding finished concrete floors.

5-4 CL-6 on reflected ceiling plans include a note: “...fire resistant material only required @ bottom of roof deck, all other steel to be coated”. A—1.5.1 through A-1.5.3 fireproofing plans also include a note: “1St and 2nd floor decks do not require coating”. So we know exposed roof deck receives coating per A-1.5.3. How about 1St and 2nd floor exposed decks designated with CL-6 finish? Do they get painted? Do they receive sprayed on cellulose acoustical finish like CL-7? Also do exposed pipe-grid at 115-116-309—310 gets painted?
   **Answer:** All steel structure shall be coated to achieve the required fire rating. First and second floor decks are rated concrete assemblies and do not need an
additional coating. The roof deck assembly is not rated and needs a fire coating.

5-5 Tiling spec section 09 3000 lists epoxy grout, waterproofing and crack suppression membranes, mortar bed, uncoupling membrane, among other items that probably are not applicable. Please confirm if the following are correct:
- Wall tiles are installed with organic adhesive over scheduled partitions except 317A shower area. 317A walls are installed with thinset.
- No waterproofing membrane behind tile on walls except the shower section walls of 317A.
- Southern shower section walls of 317A receive cement board and waterproofing behind wall tile.
- Floor tile in 317A is on waterproofing membrane and thinset over concrete slab. Please advise if Southern shower section of 317A is on mortar bed over depressed slab per question above. No uncoupling membrane.
- Grout is per A2.2 plans and A631 finish schedule and sealed after application. No sealer on tile. No grout additive (no liquid admixture in lieu of water).

Answer: All walls shall use non-organic thinset for shower areas and wet walls, water membranes and anti-fracture shall be used. Bostik Gold Plus or Laticrete Hydroban can be used if Bostik Gold Plus or Laticrete Hydroban is used, the uncoupling membrane is not required. High performance grout on walls and Bostik 1900 epoxy shall be used on bathroom floors in lieu of sealer. Do not use white grout and grout joints above 1/16". Showers shall receive epoxy on walls and floors such as Ezpoxy.

5-6 S2.0 calls for 4x4 – W11xW11 WWF at slab-on-grade. This is a very heavy mesh (equivalent of #3 rebar mesh?) that would increase both labor and material costs for WWF installation significantly. Please confirm it is required.

Answer: WWF is required.

5-7 Spec section 083513 – 1.07 calls for a 5 year warranty on the FireGuard doors. There is a significant price difference for 5-year warranty, please confirm it is required.

Answer: Provide a 5 year warranty.

5-8 Are overhead door colors to be selected from RAL standard color selection? There is a significant price difference.

Answer: Color will be selected from standard colors.

5-9 E1.3 shows 2 light poles to be replaced at the N side of Edmund Wilson Plaza. Currently there are 6 newer light poles on that side that appear to serve the walkway for a different building. Please clarify which light poles are meant to be replaced at this location.

Answer: Refer to the sitework drawings for final number and location of light poles.

5-10 Please clarify window of time considered "off-hours" as well as what work needs to be performed on off-hours.

Answer: For this project, off-hours, refers to doing work so that no live performances are disturbed by construction operations. For the most part performances will take place in the evening hours and will not affect construction. There will be some occasions when daytime events in the theater will require construction work to be discontinued. Refer to the schedules distributed with Addendum No. 2.

5-11 The finish schedule calls for wall base B1, 4" rubber base where floor finishes F5 and F6 are shown. The details on page A3.2.0 show the roll out acoustic system to have perimeter isolation board by “Kinetics”, and the sprung wood floor to have a vented wall base. Please confirm which base should be used with both of these floor finishes.

Answer: The details on A3.2.0 are correct.
FORM OF BID

DATE: ______________________

CONTRACTOR: ________________________________________________

hereinafter called "Bidder," _____ a corporation organized and existing under the laws of the State of New Jersey, _____ a partnership, or _____ an individual doing business as _________________________________.

*Indicate corporation, partnership, or individual as applicable.

TO: Two River Theater
    21 Bridge Avenue
    Red Bank, NJ 07701

LADIES AND GENTLEMEN:

The Bidder, in compliance with your invitation for bids for construction of an addition and alterations to the Two River Theater on Bridge Avenue in Red Bank, NJ, having examined the plans and specifications with related documents and the site of the proposed work, and being familiar with all of the conditions surrounding the proposed project including the availability of materials and supplies, agrees to complete the project in accordance with the Contract Documents, within the time set forth therein, and at the prices stated below. These prices are to cover all expenses incurred in performing the work required under the Contract Documents of which this proposal is a part.

Bidder hereby agrees to commence work under this contract on or before a date to be specified in written "Notice to Proceed" of the Owner and to fully complete the project by August 15, 2019.

Bidder acknowledges receipt of addenda to the bid documents and dates received:

______________________________________ Date: _________________________
______________________________________ Date: _________________________
______________________________________ Date: _________________________
______________________________________ Date: _________________________

BASE BID PROPOSAL

Bidder agrees to perform the construction and related work for the addition and alterations to the Two River Theater, Red Bank, NJ, for the Lump Sum Price of:

____________________________________________________________ ($__________________)

(Amount shall be in both words and figures. In case of discrepancy, the amount in words will govern.)

DEMOLITION ADD ALTERNATE

For the demolition of the existing production facilities:

____________________________________________________________ ($__________________)

(Amount shall be in both words and figures. In case of discrepancy, the amount in words will govern.)
Bidder understands that the Owner reserves the right to reject any part and/or all bids.

Upon receipt of written notice of the acceptance of this bid, bidder will execute a formal contract within ten (10) days and deliver a Performance Bond and Payment Bond as required by the Instructions to Bidders.

Respectfully submitted,

_____________________________________
Signed By

_____________________________________
Printed Name and Title

___________________________________
Business Address

_______________________________
Telephone Number

_______________________________
Fax Number

_______________________________
Email Address

Corporate Seal
(if applicable)

Two River Theater
Addition and Alterations

C-2

FORM OF BID
11,000 SF of warehouse space
Block walls and columns
Steel main beams
Wood roof joists
Assume 14’ exterior walls
Assume 3’ block foundation walls
Assume 2’x1’ concrete footings
2-20’x30’ basements 8’ deep

2 story frame house
1,100 footprint
8’ basement