KEAN

ADDENDUM NO. 1

General Contracting Services

Bid No. K26-10-15-4

KEAN UNIVERSITY
1000 MORRIS AVENUE
UNION, NEW JERSEY 07083

DATE OF ADDENDUM: October 26, 2026

The attention of all Bidders is called to the following Addendum from Kean University (the "University"). This Addendum forms part of the Request for Bid for Professional Services ("Bid") and modifies the original Bid specifications and documents dated October 20, 2026.

This Addendum is hereby included in and made a part of the Contract Documents, whether or not attached thereto. All requirements of the original Bid shall remain in force and effect, except as amended by this Addendum.

The purpose of this Addendum is to clarify issues raised in questions submitted by Bidders, as set forth below.

Except as amended herein, the original Bid instructions and specifications shall remain in full force and effect.

QUESTIONS AND ANSWERS:

Question 1. Are labor rates to be supplied for all sub-contractor trades as well as self-performed trades?

A. *No. Labor rates supplied are for self-performed trades only.*

Question 2. Standard Kean material mark-up limits are mentioned but do not seem to be provided. Please advise.

A. *There will be no limits on mark-ups.*

Question 3. Kean has campuses in different counties in the State. Are you requesting full labor rate sheets based on each counties specific requirements?

A. *No. One rate sheet per General Contractor.*

Question 4. Please clarify the basis for pricing "The residence hall turnover" request with either SF per room, LF per item or some other basis of measurement as room sizes and types may vary.

A. *Pricing for turnover preparation services shall be calculated based on the net usable square footage of each unit, measured from the finished interior surfaces of the perimeter walls. The total cost for each turnover shall be determined by multiplying the net usable square footage of the unit by the Vendor's proposed unit price per square foot.*

Question 5. Performance Bonds are required for lump sum contract projects. What will be the procedure and requirements for on call or emergency work relative to bonding?

A. *By way of this Addendum, the University is removing Section 3.23. Performance security and payment security are not required to be submitted by the successful Vendor(s).*

Question 6. Could you clarify Section 10.6? It asks for three current college or university accounts. Will references for completed higher-education projects be accepted, or must all three accounts be active when the qualification package is submitted?

A. *Yes, References can be for active or completed projects.*