



February 02, 2026

CN-303 NJSEA Arena Stair and Ramp Repairs
East Rutherford, New Jersey
Proposal Due Date: February 10, 2026, by 12 PM

ADDENDUM No. 2

The Addendum is used for the purpose of amending the subject Bid Documents as below and is hereby made part of said Bid Documents to the same extent as though it were originally included therein. This Addendum makes the following changes and clarifications to the bid documents.

A. BID DOCUMENTS

I. Project Manual Book 1 of 4 – Modifications to the Project Manual

1. SECTION 00010 – ADVERTISEMENT FOR BIDS

Revised: THE CONTRACT TIME is ~~120~~ 150 consecutive calendar days from the start date given in the Notice-To-Proceed.

II. Project Manual Book 2 of 4 – Modifications to the Project Manual

1. SECTION 00500 – SAMPLE CONTRACT

Revised: 2.0 TIME FOR COMPLETION

2.1 Work under this Contract shall be completed within ~~120~~ 150 consecutive calendar days from the date specified from the Notice-To-Proceed

2.2 All final submittals (as built, subcontractor releases) as well as all work must be completed within the ~~120~~ 150 days.

III. Project Manual Book 3 of 4 – Modifications to the Project Manual

1. No Modifications.

IV. Project Manual Book 4 of 4 – Modifications to the Project Manual

1. No Modifications.

B. BIDDER QUESTIONS AND RESPONSES

1. QUESTIONS: The contract duration is 120 calendar days. After issuance of the Notice to Proceed, we are required to complete permitting, submittals, approvals, and mobilization. Based on our experience, these pre-construction activities will take a minimum of 30 days. This effectively leaves approximately 90 days to perform the construction itself. Please advise whether it is possible to extend the contract time to account for the required permitting, submittal, and mobilization period, or alternatively clarify whether these activities are intended to be included within the construction duration.

2. **ANSWER: NJSEA will grant an additional 30 consecutive calendar days to the Contract Time, bringing the total Contract Time to 150 calendar days.**

C. ADDENDUM DOCUMENT SUMMARY

1. Project Manual Book 1, ADVERTISEMENT FOR BIDS – 2 pages
2. Project Manual Book 2, SAMPLE CONTRACT – 4 pages

END OF ADDENDUM NO. 2

**Project CN-303 NJSEA Arena Stair and Ramp Repairs
SECTION 00010 - ADVERTISEMENT FOR BIDS**

SECTION 00010

ADVERTISEMENT FOR BIDS

Notice is hereby given that sealed bids will be received by the New Jersey Sports and Exposition Authority (NJSEA), One DeKorte Park Plaza Lyndhurst, NJ, 07071 for the following:

**BID CONTRACT:
NJSEA Arena Stair and Ramp Repairs**

THE WORK to be performed under this Contract will consist of exterior stair and ramp repairs and site lighting for the NJSEA Arena at the Meadowlands Sports Complex.

BIDS will be received at the above address by **12:00 PM** prevailing time, on **February 10, 2026**. At the termination of the time for receipt of bids, the bids received will be opened. Bids will **not** be accepted after **12:00 PM** on that day.

CONTRACT DOCUMENTS (specifications and plans) will be available for review at the NJSEA website beginning on **January 13, 2026, after 2:00 PM**. Copies of the specifications and the plan set may be downloaded from the NJSEA website at www.NJSEA.com.

A **mandatory PRE-BID WALK MEETING** will be held on **January 20, 2026, at 10:00 AM** at the NJSEA Arena. The pre-bid meeting will consist of a short meeting, followed by a project site visit. All firms who attend the bid walk must submit all questions and concerns to njseabids@njsea.com by **January 27, 2026 at 3:00 PM**.

THE CONTRACT TIME is **150** consecutive calendar days from the start date given in the Notice-To-Proceed.

A BID DEPOSIT in the amount of five percent of the bid, but not exceeding \$20,000.00, must accompany the Bid. This in the form may be of a bid bond or certified check.

The Contract Documents contain specific requirements for submission of a bid. In conformance with Public Law 1977, Chapter 33, if the bidder is a corporation or partnership, it shall submit with the bid a statement setting forth the names and addresses of all stockholders/partners who have a ten percent or greater interest in the firm.

The attention of all bidders is particularly called to the New Jersey State requirements regarding the conditions of employment to be observed. All bidders are required to comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27, regarding Affirmative Action.

In accordance with Public Law 2001, Chapter 134, the NJSEA may only enter into contracts with Bidders who provide proof of valid business registration with the Division of Revenue, in the Department of Treasury, of the State of New Jersey. The Contractor, and all subcontractors, must obtain a valid Division of Revenue Business Registration prior to contract award. Registration information can be obtained on the worldwide web at <http://www.state.nj.us/treasury/revenue/busregcert.shtml> or calling 609-292-9292. Online registration is available, and there is no cost to register.

Project CN-303 NJSEA Arena Stair and Ramp Repairs
SECTION 00010 - ADVERTISEMENT FOR BIDS

In accordance with the Public Works Contractor Registration Act, the Contractor, all subcontractors, shall provide proof of registration with NJSA 34:11-56.48 et. seq., with the Bid. The registration form can be located online at <https://nj.gov/labor/wageandhour/registration-permits/register/publicworksregistration.shtml> or by calling 609-292-9464. No Contractor may bid on the Work of this Contract unless he/she is registered pursuant to this act at the time the bid is made. No Contractor shall list a subcontractor in the Bid for the Work of this Contract unless the subcontractor is registered pursuant to this act at the time the bid is made.

The required forms and instructions are available at the Purchase Bureau website at [NJ Division of Purchase and Property - Forms](#)

The successful bidder is also required to complete Division of Purchase and Property Ownership Disclosure Forms including Disclosure of Investigations, Disclosures of Investment Activities in Iran pursuant to Public Law 2012, c. 25, MacBride Principles Form, and Certification of Non-Involvement in Prohibited Activities in Russia or Belarus pursuant to Public Law 2022, c.3.

If accommodations are needed under the Americans with Disabilities Act, contact Ms. Rosanne Sireci, NJSEA Human Resources Manager, at 201-460-3725. If there are any questions regarding these Contract Documents, contact the Engineering Department at njseabids@njsea.com.

Date

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
Mr. John Duffy, PE
Senior Vice President of Facilities

IMPORTANT DATES		
Date	Time	Event
January 13, 2026	2:00 PM	Contract Document Advertise
January 20, 2026	10:00 AM	Pre-Bid Walk Meeting (Mandatory)
January 27, 2026	3:00 PM	Question Deadline
February 3, 2026	2:00 PM	NJSEA Response to Questions
February 10, 2026	12:00 PM	Bid Submission Deadline

END OF SECTION 00010

Project CN-303 NJSEA Arena Stair and Ramp Repairs
SAMPLE CONTRACT

SECTION 00500

SAMPLE CONTRACT FOR PROJECT CN-303

This Contract, effective on the latest date of signature at the last page, by and between the New Jersey Sports & Exposition Authority, One DeKorte Park Plaza, Lyndhurst, New Jersey, 07071, hereinafter called the NJSEA, the party of the first part, and:

Here in after called the Contractor, the party of the second part.

WITNESSETH, that whereas the NJSEA intends to execute the Contract for **NJSEA Arena Stair and Ramp Repairs** hereinafter called the Project or the Work, in accordance with Specifications, and other Contract Documents.

1.0 PARTS OF CONTRACT

1.1 The parties agree that the conditions contained in the following documents which comprise and are hereinafter called the Contract Documents are made part of this Contract and are binding on both parties as if all conditions contained in the Contract Documents were set forth in this Contract:

- 00010 Advertisement for Bids
- 00100 Instructions to Bidders
- 00300 Bid
- 00400 Bid Forms
- 00500 Contract
- 00700 General Conditions
- 00800 Specific Project Requirements
- 01000 General Requirements
- 02000 Technical Specifications
 - Photos and Drawings
 - Addenda
 - Change Orders

2.0 TIME FOR COMPLETION

2.1 Work under this Contract shall be completed within 150 consecutive calendar days from the date specified from the Notice-To-Proceed

2.2 All final submittals (as built, subcontractor releases) as well as all work must be completed within the 150 days.

WITNESSETH, that the said CONTRACTOR, for and in consideration of the payments specified hereinafter and agreed to be made by the NJSEA, hereby covenants and agrees to furnish and deliver all the materials and perform all the work required to be furnished in and about the described premises in strict and entire conformance with all of the Contract Documents.

**Project CN-303 NJSEA Arena Stair and Ramp Repairs
SAMPLE CONTRACT**

3.0 SUBCONTRACTORS

- 3.1 The Contractor agrees to bind every subcontractor by the terms of the Contract Documents. The Contract Documents shall not be construed as creating any contractual relations between any subcontractor and the NJSEA. Relations between the Contractor and subcontractors are further defined in the GENERAL CONDITIONS.

4.0 WORK

- 4.1 The Contractor agrees to furnish all the necessary labor, materials, equipment, tools, and services necessary to perform and complete all work required for the construction of the Project, in strict compliance with the Contract Documents herein mentioned, which are hereby made a part of the Contract, including the following Addenda:

<u>ADDENDUM No.</u>	<u>DATE</u>
_____	_____
_____	_____

5.0 PRICES FOR WORK

- 5.1 The NJSEA shall pay based on the prices in the bid, and the Contractor shall receive the prices stipulated in the bid as full compensation for everything furnished and performed by the Contractor under this Contract, including all work required but not specifically mentioned, and also for all loss or damage arising out of the nature of the work aforesaid, or from the action of the elements, or from any unforeseen obstruction or difficulty encountered in the prosecution of the work, and for all risks of every description connected with the work, and for all expenses incurred by or in consequence of the suspension or discontinuance of the work as herein specified, and for well and faithfully completing the work and the whole thereof, as herein provided.

6.0 PAYMENTS

- 6.1 Payments will be made in accordance with the GENERAL CONDITIONS
- 6.2 In consideration of the covenants contained herein, the NJSEA hereby agrees to pay the CONTRACTOR for said work.

The cost for the Work of this Contract shall not exceed \$_____.

\$ _____
(Amount in Words)

7.0 WAIVERS

- 7.1 Neither the inspection by the NJSEA nor any of its agents, nor any orders, measurements of certificate by the Project Representative, nor any order by the NJSEA for the payment of money nor payment for, nor acceptance of, the whole nor any part of the work by the NJSEA nor any extension of time nor any possession taken by the NJSEA or its employees, shall operate as a waiver of any provision of this Contract, or of any power herein reserved to the NJSEA, or any right to damages herein provided, nor shall any waiver of any breach of this

Project CN-303 NJSEA Arena Stair and Ramp Repairs
SAMPLE CONTRACT

Contract be held to be a waiver of any other or subsequent breach. Any remedy provided in this Contract shall be taken and construed as cumulative, that is, in addition to each and every other remedy herein provided, and in addition to all other suits, actions, or legal proceedings, the NJSEA shall also be entitled as of right to writ of injunction against any breach of any of the provisions of this Contract.

8.0 INDEMNIFICATION

- 8.1 The Contractor shall assume all risk of, and responsibility for, and agrees to indemnify, defend, and save harmless the NJSEA, the project Representative and their employees from and against any and all claims, demands, suits, actions, recoveries, judgments and costs and expenses in connection therewith on account of the loss of life, property, injury, or damage to the person, body or property of any person or persons whatsoever, which shall arise from or result directly or indirectly from the work and/or materials supplied under this Contract. This indemnification obligation is not limited by, but is in addition to, the insurance obligations contained in this Contract.

9.0 PROJECT REPRESENTATIVE'S STATUS DURING THE PROJECT

- 9.1 All work under this Contract shall be done under the observation of the Project Representative. The Project Representative shall decide on any and all questions that may arise as to the quality and acceptability of materials furnished, work performed, rate of progress of work, interpretation of Plans and Specifications, and all questions as to the acceptable fulfillment of the Contract on the part of the Contractor.
- 9.2 The Project Representative shall be an employee or agent of NJSEA. In addition, the Project Representative may designate additional individuals to act on his/her behalf on a temporary basis, depending on the type of work occurring at the Project Site. At all times, these individuals shall have the same responsibilities and authority as the Project Representative. In addition, throughout the Contract Documents, the term "Project Representative" refers to the Project Representative and his/her designates.
- 9.3 The Project Representative shall make visits to the site to observe the progress and quality of the executed Work and to determine if it is proceeding in accordance with the Contract Documents. On the basis of such visits and observations, the Project Representative will keep the NJSEA informed of the quality and progress of the Work.
- 9.4 The Project Representative may authorize minor variations in the Work, which do not involve an adjustment in the Contract Price or the Contract Time and are consistent with the overall intent of the Contract Documents. If the Contractor believes that a variation issued as minor justifies an increase in the Contract Price and/or an extension of the Contract Time, the Contractor may make a claim therefore.
- 9.5 The Project Representative may reject Work believed to be defective. The Project Representative also has the authority to require special inspection and testing of the Work, whether or not it has been fabricated, installed or completed.
- 9.6 The Project Representative shall not be responsible for the means, methods, techniques, sequences or procedures of the Contractor's performance of the Work, or the safety programs and precautions incident thereto. The Project Representative will not be responsible for the

**Project CN-303 NJSEA Arena Stair and Ramp Repairs
SAMPLE CONTRACT**

failure of the Contractor to furnish or perform the Work in accordance with the Contract Documents.

- 9.7 The Project Representative will not be responsible for acts of omission by the Contractor or any of his subcontractors or suppliers furnishing or performing any of the Work.

10.0 CONTRACTOR'S BANKRUPTCY

- 10.1 In the event of bankruptcy of the Contractor, the NJSEA shall use the Performance and Payment Bond to complete the project. The Performance and Payment Bond shall specifically include coverage and protection against bankruptcy of the Contractor.

11.0 SUCCESSORS AND ASSIGNS

- 11.1 This Contract and all of the covenants hereof shall inure to the benefit of and be binding upon the NJSEA and the Contractor respectively and partners, successors, assigns and legal representatives. Neither the NJSEA nor the Contractor shall have the right to assign, transfer or sublet his interests or obligations hereunder without notice to and written consent of the other party.

IN WITNESS THEREOF, _____ and the NJSEA have executed this Contract at the place and on the date immediately adjacent to their respective signatures.

FOR THE CONTRACTOR:

(Witness)

(Typed Name of Firm)

(Date)

(Signature of Bidder)

(Typed Name of Bidder)

(Typed Title of Bidder)

FOR THE NJSEA:

(Witness)

Nicolas Mammano,
President and Chief Executive Officer

(Date)

END OF SECTION 00500