

ADDENDUM NO. 1

BOROUGH OF STRATFORD

IMPROVEMENTS TO THE COMMUNITY CENTER KITCHEN 302 UNION AVENUE STRATFORD, NEW JERSEY 08084

PROJECT NO. STRAT2026-0

ADDENDUM DATE: SEPTEMBER 15, 2026

TO ALL PLAN HOLDERS AND PROSPECTIVE BIDDERS:

Note: Project scope, date and time of bid opening remains unchanged.

The following has been revised:

The Electrolux appliances are being changed to Frigidaire appliances to match the existing replacement refrigerator.

Stove: Frigidaire 30" Gas Range - FCFG3082BS

Dishwasher: Frigidaire Gallery 24" Stainless Steel Tub Dishwasher with CleanBoost and Adaptive Quick Wash - GDSH4735AF

Hood Vent: Frigidaire 30" Stainless Canopy Wall-Mounted Hood - FHWC3075LS

All other items to remain the same.

The following questions have been submitted:

There are Division 23 mechanical specs for the above project but no mechanical plans. Please provide mechanical plans for the above project as soon as possible.

Answer: There are no mechanical plans as part of this plan set.

Is new power & outlet needed for the ice maker?

Answer: No, there is an outlet not in use behind the existing refrigerator to be removed.

ADDENDUM No. 1
BOROUGH OF STRATFORD
IMPROVEMENTS TO THE COMMUNITY CENTER KITCHEN
Page 2 of 5

Is the owner providing the new appliances?

Answer: No, except there is an existing refrigerator in the kitchen to be removed. There is a replacement refrigerator in the community center space to be moved into the kitchen. Contractor to supply new ice maker, dishwasher, garbage disposal, stove and exhaust hood and vent.

On A-1 Shows the Panasonic EZSOFFIT connected to the kitchen exhaust. The Panasonic EZSOFFIT is for bathroom exhaust. Please provide the kitchen exhaust rating, the size of the ductwork, cfm, temperature of exhaust and type of vent to be used.

Answer: The hood venting shall be installed per the manufacturers' written instructions. The exhaust is to be routed to the exterior through the attic space to an exhaust vent in the soffit. The soffit exhaust vent can be the following Everbilt, 6 in. Soffit Exhaust Vent or approved equal.

Provide the cfm and size and type of the (2) supply registers.

Answer: The registers and ducts are existing and no work is to be done with them with the exception of new registers.

Are fire dampers required in the (2) supply ducts ?

Answer: The registers and ducts are existing and no work is to be done with them with the exception of new registers.

What is the timeframe for the project. Paragraph 3 on 004100-1 is a bit confusing.

When will a Notice to Proceed be issued?

Answer: Upon approval of the low bid by the Borough.

What is the duration for submittals?

Answer: Submittals can be submitted as soon as notice to proceed is issued.

What is the duration for completing the work?

Answer: Completion of work in 90 days.

ADDENDUM No. 1
BOROUGH OF STRATFORD
IMPROVEMENTS TO THE COMMUNITY CENTER KITCHEN
Page 3 of 5

The cabinet spec list several cabinet styles available through Evans Cabinets. The phone number is for a Robert Murphy and his message states he is in Malan, Philippines

The drawings have a note that reads "Style and color to be determined by the owner"

Answer: The cabinet style shall be a raised panel style and the color options are tan or beige, contractor to submit color and panel style samples.

What cabinet Mfg and style are we to include in our bid?

Answer: The cabinets shall be a solid maple wood, cabinets shall meet the requirements in section Kitchen Cabinets 2.1.A, with maple wood. Contractor to supply shop drawings for approval.

Clarify the slide bolt cabinet door requirements called out on Dwg A-1 next to detail 2

Answer: All cabinets with doors, except the sink cabinet, shall have a locking device. One door (left door) on each double door cabinet shall have a locking device that secures the door on the interior side of the cabinet door. Contractor to provide a product submittal for approval.

Since there is no finish schedule, are we to paint all of the walls within the kitchen?

Answer: New soffit shall be painted, any walls damaged or new area(s) exposed due to the work shall be painted.

The plumbing spec mentions a floor drain.

Are we to assume there is an existing one and no new work is needed?

Answer: There is no floor drain work.

We trust that the existing floor is quarry tile on a slab on grade and no repairs are required, only a final cleaning. Please confirm

Answer: The existing flooring is LVP, if planks are damaged or any areas are exposed after the new work is complete, repair and patch work will be required. The Borough has extra LVP is needed, no work is expected.

We trust that no new Fire Alarm work is required. Please confirm.

Answer: No fire alarm work is required.

We trust that the lighting is existing to remain. Please confirm.

Answer: Lighting is to remain.

ADDENDUM No. 1
BOROUGH OF STRATFORD
IMPROVEMENTS TO THE COMMUNITY CENTER KITCHEN
Page 4 of 5

We trust that HVAC is limited to the new range hood and exhaust duct. Please confirm.

Answer: HVAC is limited to the new range, exhaust duct and replacement in kind of the two (2) registers in the soffit.

We trust that there are no ACM's in the space and any abatement would be by the owner.

Answer: No abatement is required.

011000-1.2 states that existing fridge to be reinstalled, drawing 2/D1 calls for fridge to be demolished. Please clarify if we are to remove fridge for construction and re-install existing fridge.

Answer: There is an existing refrigerator in the kitchen to be removed. There is a replacement refrigerator in the community center space to be moved into the kitchen.

The appliance supplier informed me that the scheduled appliances and range hood are out of stock.

Answer: The Electrolux appliances are being changed to Frigidaire appliances to match the existing replacement refrigerator.

Stove: Frigidaire 30" Gas Range - FCFG3082BS

Dishwasher: Frigidaire Gallery 24" Stainless Steel Tub Dishwasher with CleanBoost and Adaptive Quick Wash - GDSH4735AF

Hood Vent: Frigidaire 30" Stainless Canopy Wall-Mounted Hood - FHWC3075LS

For the scheduled ice maker, which capacity is desired, 120lb or 240lb daily production?

Answer: 120 lb.

Kitchen Cabinetry/Countertops spec section, 2.1/A/1, calls for solid oak door cabinets. Are oak door cabinets required if cabinets are scheduled to be painted?

Answer: The cabinets shall be a solid maple wood, cabinets shall meet the requirements in section Kitchen Cabinets 2.1.A, with maple wood. Contractor to supply shop drawings for approval. The cabinet style shall be a raised panel style and the color options are tan or beige, contractor to submit color and panel style samples.

ADDENDUM No. 1
BOROUGH OF STRATFORD
IMPROVEMENTS TO THE COMMUNITY CENTER KITCHEN
Page 5 of 5

Are we to paint the entire kitchen, or just the new soffit?

Answer: New soffit shall be painted, any walls damaged or new area(s) exposed due to the work shall be painted.

Please fill out the information below and email or fax this sheet to our office.

Submitted

BY _____
(Name of Company)

BY _____
(Printed Name and Title Authorized Representative)

BY _____
(Signature)

Date: _____



Dirk Muits, III, AIA, NCARB
NJ Registered Architect No. AI 15840
Bach Project No. STRAT2026-0