

METROPOLITAN PIER AND EXPOSITION AUTHORITY



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REQUEST FOR PROPOSALS #2023-11-M
Construction Manager (CM) Hyatt Regency McCormick Place –
Renovation of Meeting Rooms and Ballroom

ADDENDUM NO. (3)

April 13, 2023

This Addendum No. 3 consists of eight (9) pages and has the following information to be incorporated into the Request for Proposals (RFP). Proposer must acknowledge receipt of this Addendum No. 1 in their RFP submittal in Required Form A, Form of Transmittal Letter.

Item #1: Proposers’ questions and/or requests and the MPEA’s responses are provided below.

	Proposer’s Question:	MPEA’s Response:
1	Will any finishes, furnishings, or materials be owner provided?	Furniture as noted on sheets A1.400 through A1.404 and Artwork to be owner-provided. All other items to be contractor-furnished.
2	Please provide the hours and days of the week we can work. Will an early start and second shift be allowed?	Any restrictions would be solely determined by the hotel and the campus business levels and schedule at the time of work, as coordinated with the hotel and MPEA managers.
3	Please provide the Level 1 floor plan for the conference center showing the pathway to the loading dock.	See attachment here - Addendum 3 Attachments
4	Will the complete closure of public corridors immediately outside of the meeting rooms be allowed?	This is allowable as determined by the hotel and the campus business levels and schedule at the time of work, as coordinated with the hotel and MPEA managers.
5	Will continuous space for one dumpster at each loading dock be provided?	Yes
6	Please define the full scope of work required for operable partition renovation and or replacement.	For operable partitions (Ballroom, Conference Center): repair and refurbish as required; new paint; furnish/install new fabric. Examine existing conditions in field; repair and refurbish as required so that all operable partitions are fully operational, with no missing parts. Replace damaged track and top and bottom seals where required. An appropriate allowance should be designated for this work.
7	Refer to E1.001: The light Fixture Schedule doesn't provide manufacturer or model/part numbers for fixtures. The note at the bottom of the schedule states to refer to Architectural drawings, however specific light fixture information was not found on Architectural drawings. Please advise or provide this information. Similar question(s) The electrical drawings, specifically sheet E1.001 Lighting Fixture Schedule, the note 1 “Refer to Architectural schedule for specific info, including manufacturer, model # etc. Please indicate where we can locate this information	Refer to architectural drawings for latest fixture types See attached for current Light Fixture schedule and cutsheets. Specifications will be added to the architectural drawings in forthcoming drawing issuance. Addendum 3 Attachments
9	Mechanical demolition drawings indicates demolition of existing supply ductwork throughout. Please clarify the extent of	Refer to MHD series sheets for extent of duct and diffuser demo and MH series sheets for extent of new duct and diffusers

	mechanical duct demolition, as different but similar dashed lines are used to indicate this scope on drawings. Will the architect be providing additional proposed layouts for new ducts and diffusers?	
10	Please clarify the ceiling scope of work throughout. Please provide clear limits of demolition for ceilings, clarify where ceilings are to be replaced, and clarify where ceiling structure above existing drywall is to remain exposed and painted.	Refer to Demolition and Reflected Ceiling Plans in Architectural Drawings for extents of ceiling scope of work.
11	New Restrooms Level 3 Hotel will impact Level 2 Business Center. Currently this space indicated as space to remain. Acknowledge demolition and refinishing as will be required.	There will be new suspended piping in the ceiling of the Business Center. Provide an appropriate allowance as required to access/install new plumbing in Business Center ceiling.
12	For all back of house spaces and corridors immediately adjoining and providing access to meeting rooms, conference rooms, and the ball room: Will these areas be unoccupied during construction? Please define which areas will be occupied and which won't be occupied.	Hotel back of house spaces will be occupied. Some staff may be in the conference center back of house depending on the campus business level and schedule.
13	Can we get a confirmation of the project duration: <ul style="list-style-type: none"> • 2nd and 3rd floor start 12/5/23 • Occupancy 2/12/24 • The conference center 1st and 2nd floor start 1/26/24 • Occupancy 03/13/2024 	Correct. Occupancy dates are when clients are scheduled in the spaces. Substantial completion and turn over needs to be prior to this to allow installation of furniture and artwork.
14	Can we get a complete Door frame HDW schedule? No indication what hardware set goes with what doors and the door type	To be provided in forthcoming drawing issuance. Provide an appropriate allowance for new doors, frames, and hardware which occur only at the new 3 rd Floor Hotel Restrooms.
15	Level 3 Hotel Rest rooms. Wall types are denoted but nothing shows what type, size	To be provided in forthcoming drawing issuance. Provide an appropriate allowance for new walls which occur only in the new 3 rd Floor Hotel Restrooms.
16	Drawings EL1.200, Level 2 Boardroom Restrooms Men (H-208) & Women (H-209) fixture types are shown as H11A & H10A (not on schedule) vs. drawing A2.104 fixture types are shown as H14 & H13.	Refer to architectural drawings for latest fixture types
17	A2.110 Level 2 Ballroom calls out for H2A vs. EL1.201 has H11.	Refer to architectural drawings for latest fixture types
18	A2.103 Level 01 also has H2A vs. EL1.202 & EL1.203 has H11.	Refer to architectural drawings for latest fixture types
19	Are any REVIT/Building Models available? If so, please share any design discipline models (Architectural, Structural, MEP/FP, etc.).	REVIT 2022 Architectural Model can be made available; interested parties can contact jeff_espiritu@gensler.com to sign the appropriate waivers prior to obtaining REVIT Model.
20	Refer to A1.100: A1.100 keynote 12 calls for corner guard that matches new wall coverings. Provide quantity, locations and details for the corner guard.	Single location indicated on plan 2 on sheet A1.100. Rubber corner guard; Manufacturer: Johnsonite or approved equal; 3/4" wing x full height of exterior corner. Color: TBD.
21	Replacing existing window roller shade materials at the Hyatt was mentioned during the walk through as add alternate to base bid. Please provide quantity, detail locations, sizes, and specification shades.	South-facing, multi-height windows at Hotel Board Room corridor. Manufacturer: Mecho Shade or approved equal; Motorized; replace complete system, including fabric shades and all associates hardware and mechanism. Refer to existing

		drawings for quantities and sizes. Approximate total linear width of openings: 140'.
22	Refer to D1.101, A1.301: Confirm, Will urinal screens at restroom 208 in the Hyatt be replaced?	Replace existing urinal screens with new screens to match new toilet partitions.
23	Refer to A1.303: Upper Level Conference center drawings do not call for operable partitions to be painted. Are conference center upper level operable partitions to be painted?	Existing operable partitions to be painted at Conference Center upper level.
24	Refer to A1.202, A1.203: Conference center folding partitions appear to be missing top & bottom seals at various locations. Clarify the extent of repair of folding partition?	Replace top and bottom seals where required. Provide an appropriate allowance as required.
25	Refer to A1.204, A1.304: At the Prairie Center meeting room there is contradicting information regarding folding partitions. A1.204 shows (2) locations while A1.304 shows (1) location. Please clarify the operable partition scope for the Prairie Center meeting room	One location as indicated on A1.304.
26	Refer to D1.101: Drawings call for Ballroom operable partitions to be refinished with new fabric. No details have been given for fabric specifications or installation procedure. Please provide information.	Fabric selections TBD; please provide an appropriate allowance based on estimate of \$50/yd.
27	Operable partitions throughout are supposed to have track repaired/replaced as needed. We will need details on the expected extent of track repairs to provide an accurate price. We will also need specifications for each type of folding partition track to be repaired/replaced.	Provide an appropriate allowance as required.
28	We need specifications for the toilet partitions being replaced at the (2) ballroom restrooms, H-208 and H-209	Manufacturer: Bobrick; Product: Designer Series HPL 2040, Maximum Height; Finish: HPL, Color TBD
29	The list of revisions mentions "replace corian toilet partitions in southern toilet rooms to match existing stainless steel partitions," please provide details and location and specifications to match the existing stainless steel partitions.	Replace toilet partitions and urinal screens in Restrooms CC-107, CC-108, CC-311, CC-312; spec to match existing stainless steel partitions at Restrooms CC-102, CC-103, CC-304, CC-305; Final spec. to be confirmed with MPEA.
30	Refer to D1.101, A2.104: D1.101 keynote 30 says that all Ballroom restroom accessories (H-208, H-209) will be salvaged and re-used. A2.104 detail 1 shows all new accessories at these restrooms. Please clarify whether or not H-208 & H-209 are to receive new toilet accessories?	Provide new Restroom accessories.
31	There are several differences on the architectural reflected ceiling plan and the electrical reflected ceiling plan pertaining to light fixture tags and light fixture layouts. Which one are we to follow?	Refer to architectural drawings for latest fixture types
32	Will there be a specified light fixture scheduled issued?	Refer to architectural drawings for latest fixture types and the attached schedule - Addendum 3 Attachments
33	Will a more complete set of electrical drawings be issued to include, but not limited to	yes

	circuiting, lighting controls, low voltage and fire alarm?	
34	What kind of floor preparation should be included. Any floor preparation allowance you want to suggest?	Prepare as required for installation of new carpet and tile where noted. Refer to Specifications/Project Manual for additional information.
35	Moisture Mitigation? If so, what kind? Two-Part Epoxy or Roll On	TBD based on recommendations from subs, if required. Provide allowance as required.
36	Any waterproofing/Crack-Isolation Membrane below floor tiles? Let us know	Yes, both required.
37	What kind of Floor transitions we should include? Clarify	Stone thresholds at any Restroom locations with new floor tile; no transition strip from carpet to carpet; at carpet to BOH, provide metal transition (Schluter or similar).
38	Is owner will carry or GC should include the building permit cost in bid?	Owner/design team will cover cost.
39	What kind of dust partition or temporary partitions are allowed? Temporary Drywall with paint or visqueen is acceptable?	TBD based on location, duration, and the hotel and the campus business levels and schedule, in coordination with the hotel and MPEA management. No construction dust should escape into occupied areas.
40	Is the material used on this project is local tax exempted?	Yes.
41	Who is going remove the existing furniture (tables, chair and sofa etc.) from the meeting rooms. GC or owner?	The construction manager.
42	Refer to Demolition drawings: Refer to note # 1, is the existing flooring adhesive that is being removed is free from asbestos containing material? Confirm.	To our knowledge, the adhesive has not been tested.
43	Refer to D1.101: Refer to note # 21, "existing canopy with framing to be removed" what kind of patching of wood wall panel surface required? What type of existing wood wall panels is? Wood wall panel at framing location shall be replaced?	Holes to be artistically filled and finished to match existing wood panel without detection. Provide an appropriate allowance as required.
44	When bridge work shall be performed? Is it off-hours? It will happen during which phase? Dec. 05, 2023 thru. Feb. 12, 2024. or Jan 26, 2024 thru. March 13, 2024?	Dependent upon the hotel and the campus business levels and schedule, this work could potentially be performed during the day. Timeframe to be coordinated based on this with hotel and MPEA management.
45	Refer to RFP, section V, d. provide the list of MBE, WBE subcontractors.	Per Required Form, Section V. D instructions – Bidders or Proposers are encouraged to contact the coordinator early in the process of preparing their Bids or Proposals to obtain assistance identifying qualified and certified MBE and WBE firms. Direct requests to: Tiffany M. Wright twright@mpea.com 312-791-6333
46	Need to know (clarify) what is the scope in each room. Details shows just pocket doors but were told all panels except for the painted panels were to be recovered in each section. Also what material is required for each room. Owner supplied or GC supplied?	Refer to the drawings and answers above. All materials supplied by CM except for furniture and art.

47	Refer to A1.100: What is the scope intent in washroom H-208? Plumbing fixtures shall disconnected, store them and then reinstall the same plumbing fixtures? Or new plumbing fixtures shall be installed?	Salvage existing faucets and sinks; re-install existing faucets and sinks at new countertop.
48	Confirm, the GC scope for the new furniture? Is the scope is limited to unload, store and install only? Owner will inspect the furniture content per requirements? Clarify especially extent of electrical scope with-in the furniture?	The MPEA will purchase the furniture through a dealer who will be responsible for delivery and placement of the furniture. CM is not responsible for inspection. The board room table and other accessory tables, assume less than 10, will need to be hard wired by the CM.
49	What fire rated material be shall used to plug/fill the removed/demolished pipe openings in existing fire rated partitions or floors? Provide sized and quantities or any allowance should we carry for this scope?	Provide an appropriate allowance as required.
50	Have there been any code updates that need to be addressed?	None that we are aware of.
51	Please provide a project responsibility matrix that outlines owner/contractor furnished and installed items as typical with a hotel renovation. It is not clear on the documents what is defined as owner purchased furniture/FF&E/AV versus CM purchased furniture/FF&E/AV.	Refer to the RFP for a description of scope responsibility. MPEA will purchase the furniture and artwork. The CM is responsible for all other items, including A/V, appliances, etc.
52	Will there be liquidated damages?	The draft form of agreement does not include a liquidated damages clause.
53	Will submitter be allowed to include a contingency?	The proposal should include appropriate design, owner, and other contingencies.
54	Please confirm that any related drawings labeled as "Conference Center Level 03" are intended to be Conference Center Level 02.	Confirmed.
55	Is there a scoring criteria that aligns with the Evaluation Criteria that MPEA can provide?	The proposals are evaluated based on each of the criteria outlined in section v.
56	Please confirm the Owner will provide all builders risk insurance along with deductibles.	TBD. Include cost as a separate line item.
57	Please confirm article 6 in the draft contract agreement will be adjusted to align with the RFP dates provided.	Confirmed.
58	Please provide Exhibit F as referenced in section 3.3.14 of the draft contract agreement.	See attached. Exhibit F – Insurance Requirements are the requirements outlined in the RFP, in Required Form H.
59	Will hotel be active during construction? Please indicate limits of public/non-construction access for each phase (i.e. around ballrooms, door limits, etc).	Yes. TBD based on the hotel and the campus business levels and schedule at the time of work, as coordinated with the hotel and MPEA managers.
60	Will the project be awarded if all bids are over current budget?	Yes. The purpose of contracting with a Construction Manager (vs. a GC) is to allow the construction, design, and owner/operator team to work together to align the project scope with an agreed upon budget.
61	The schedule appears to require overtime shifts and nightwork. What are the facilities requirements for overtime work? Please confirm available accessibility and work hours due to the accelerated schedule.	Any restrictions would be solely determined by the hotel and the campus business levels and schedule at the time of work, as coordinated with the hotel and MPEA managers. No restrictions on the conference center areas pending this coordination.

62	Refer to Div. 02: What hazardous material could exist or be uncovered?	None to our knowledge.
63	Refer to Div. 6: 5/A5.202 calls for UP-61, a fabric-wrapped tackable panel, to be installed at the tackable wall in meeting room 5. It notes "see specifications". However in the specifications and finish schedule in sheet A6.100, the UP-61 wall panels are only to be installed in conference center corridor/mezzanine niches. Also on sheet A6.100 UP-11, an upholstered wall panel from a different manufacturer than UP-61 is said to be located at L02 Hotel Board Rooms - Tackable Wall. UP-11 is the only upholstered wall panel within the Hotel finish schedule. Will finish UP-11 be installed where all upholstered wall panels are called out in the drawings for the Hotel, regardless of number? Or will the UP-61 wall panel be installed at all locations where any sort of upholstered wall panel is called out?	UP-11 at all Hotel Board Rooms and Hotel Meeting Suites; UP-61 at Conference Center Niches only.
64	Refer to Div 08: Is the gap in the glass railing on the stairs up to code?	Not in scope.
65	Refer to Div 08: The only door schedule is given on sheet A2.105, which states only the dimension and type of door at the bathroom on that sheet. Is there a schedule for the other doors at the project, and will the current schedule/schedule for other doors include the frame & door material and finish as well as hardware type?	Refer to item #14 above.
66	Refer to Div 08: Please provide a drawing or detail that specifies the transition between the fireproof glazing and the surrounding millwork.	Fireproof glazing is being removed from scope. Reference List of Revisions provided with RFP. Provide an appropriate allowance to remove existing fireproof glazing and infilling with solid gyp board partition and deduct alternate for existing fireproof glazing to remain.
67	Refer to Div 09: What is considered the "field" as it relates to field painting (both ceiling and walls).	Field refers to the general wall or ceiling finish throughout, not accent finishes where specifically noted
68	Refer to Div 09: Pg. A1.301 calls for paint on the walls that are on either side of the door bank to enter the banquet hall. There is no direction to remove the existing wallcovering on those walls. Please confirm that contractor is to remove wallpaper and prep wall.	Remove existing wallcovering throughout Ballroom Prefunction H-211; prepare walls to receive new scheduled finishes.
69	Refer to Div 09: Detail 1 on A2.105 refers to partition types, but there is no corresponding partition schedule. Please provide partition schedule.	Refer to item #15 above.
70	Refer to Div 09: Per reflected ceiling plan A1.201, replace only those tiles where fixtures are being removed. Per page D1.101, the entire ceiling and framing is to be removed. Shall contractor remove ceiling tiles, grid and framing or just replace damaged ceiling tiles?	At Ballroom H-212: Remove ceiling and framing at pop-up ceiling. Ceiling in this area to be exposed. At Ballroom Prefunction H-211: Existing ceiling tile and grid to remain; replace damaged and dirty ceiling tiles; replace tiles as required due to light fixture removal.
71	Refer to Div 09: Detail 1 on page A5.201 states that the exposed ceiling above GFRG slats is to be	PT-31 on open ceiling above slats; paint surfaces of exposed ceiling and all mechanical equipment, conduit, pipes, etc. above.

	<p>Painted. What color paint is to be used above all GFRG ceilings? What is to be painted?</p>	
72	<p>Refer to Div 10: How are the toilet partitions to be mounted? Are they full height?</p>	<p>Ceiling-mounted at Conference Center Restrooms; Floor-mounted at Ballroom Restrooms.</p>
73	<p>Refer to Div 11: Please confirm all (5) Hotel board rooms (H201-H205) Receive an induction stove top and undercounter fridge.</p>	<p>Confirmed all (5) Hotel Board Rooms to receive induction stove top and undercounter fridge.</p>
74	<p>Refer to Div 12: For owner purchased furniture, will owner be handling and removing all packaging and garbage associated with delivered furniture?</p>	<p>This will be the responsibility of the Furniture Dealer who delivers and places the furniture.</p>
75	<p>Refer to Div 12: Will MPEA provide storage space for furniture/FF&E/AV equipment onsite or will offsite warehousing be required?</p>	<p>TBD. Assume onsite storage if required. It is preferred that furniture, equipment, carpet, etc. be delivered as needed.</p>
76	<p>Refer to Div 12: Note 12/A1.100 calls to replace corner guard to match new wall covering. Has there been a corner guard and color specified?</p>	<p>Refer to item #20 above.</p>
77	<p>Refer to Div 22: Please confirm the intent in the second-floor ballroom restrooms (H-208 & H-209) is to disconnect fixtures, store them, and reinstall.</p>	<p>Refer to item #47 above.</p>
78	<p>Refer to Div 22: Please confirm the desired monitor size for Board Room 5 (H205).</p>	<p>To be clarified during the forthcoming phase of work. Provide an appropriate allowance.</p>
79	<p>Refer to Div 26: There are several differences on the architectural RCP and the electrical RCP pertaining to light fixture tags and light fixture layouts. Please confirm which RCP is to be followed.</p>	<p>Refer to architectural drawings for latest fixture types.</p>
80	<p>Refer to Div 26: Note 1 under the "Lighting Fixture Schedule" on E1.001 directs to refer to architectural schedule for specific information on Manufacturers, Model numbers, etc. The architectural drawings do not contain this information. Please provide a specified light fixture schedule</p>	<p>Attached. Addendum 3 Attachments</p>
81	<p>Refer to Div 26: Please provide a more complete set of electrical drawings including circuiting, lighting controls, low voltage and fire alarm.</p>	<p>To be provided under the next phase of work.</p>
82	<p>Refer to Div 26: Please confirm the light fixture tags "DC1, DC1A, DC1B" in D4/A2.200 at the Hotel Ballroom Prefunction are incorrect. Please provide the correct light fixture manufacturer and model number for the Hotel Ballroom Prefunction.</p>	<p>To be clarified during the forthcoming phase of work.</p> <p>Attached. Addendum 3 Attachments</p>
83	<p>Refer to Div 26: Pg. A1.100 calls for two new floor outlets on level 2 of the hotel. Is the intent to disturb the ceiling on level 1 or to trench the concrete on level 2.</p>	<p>To be clarified during the forthcoming phase of work.</p>

84	The RFP identifies that "the CM will coordinate all activities with the MPEA, the McCormick Place Hyatt Regency, the architect and sub-consultants, the selected furniture dealer, the wayfinding consultant and any other design subcontractors." Is the term "coordinate" for construction activities only or is it more encompassing. If the later, please define what additional services are required.	Yes, the CM should coordinate with all parties listed for all construction activity, but should also take the lead in developing a schedule including activities and responsibilities of all parties to ensure that the project is delivered per the agreed upon schedule and budget.
85	The RFP notes that, "the CM will hold all sub-contracts for all scope described in the Gensler design documents and the Selbert Perkins wayfinding documentation." We currently do not have the Selbert Perkins wayfinding documents. Please forward.	The signage and wayfinding documentation is being developed. An appropriate allowance should include static signage throughout the spaces, new digital room signage to replace the existing Janus signs, and a large videowall over the entrance to the pedway. See attached sign standards and previous pricing for the videowall for reference only. Addendum 3 Attachments
86	Please confirm what wayfinding signage is to be incorporated into the pricing of the project. Currently, nothing is shown.	See response to #85.
87	The RFP has included a list of revisions from Gensler and their MEP partners. Please confirm these revisions will be incorporated into the design after the RFP is awarded. Please confirm that these revisions are not to be factored into the GMP price.	The revisions will be incorporated, or removed from scope, based on input from the selected CM on pricing. For purposes of the GMP submitted with this proposal, additions in the list (such as the A/V) should be included in the GMP. Potential deletions should be listed as deduct alternates.
88	In the RFP, there is a comment that reads, "Being available for problem resolution for 6 months after final inspection and the warranty period of all materials." The CM's warranty needs to be 1-year in duration from Substantial Completion. Resolution of warranties after one year will need to be finalized directly the manufacturers. Please confirm if the warranty is to be longer than 1-year.	The warranty should be 1 year.
89	Refer to Div 08: Please provide a section drawing for Elevations 08, 11, 12, and 13/A2.212 (all similar) showing how the GL-41 and backlit mirrors mount to the wall as well as dimensions of GL-41 if possible. Detail 02/A5.202 does not show GL-41.	To be provided in forthcoming drawing issuance.
90	Refer to Div 21: Are we to follow the ceiling layout plan shown in the FP plans for sprinkler heads? Please provide more info or a key on the type of sprinkler heads that are to be used, and what the difference is between black and white circles.	To be clarified during the forthcoming phase of work.
91	Refer to Div 21: Please confirm MPEA will assist in any draining and filling of the existing fire protection system.	Yes, the hotel and/or MPEA engineers will assist.
92	Refer to Div 26: In the RFP, the CM is responsible for coordinating "any wiring required for the furniture". Is what is currently shown on the drawings, incorporating power and low voltage needs of the furniture? If not, please provide information on what additional power and low voltage requirements are needed.	See response to #48
93	Refer to Div 26: Please provide product data on desired AV equipment.	To be clarified during the forthcoming phase of work.

94	Do you have Union Requirements?	Please refer to the Project Labor Agreement posted on MPEA's website: MPEA-PLA.pdf
95	Please provide a detailed section view and plan of the meeting room canopies that receive wallcovering	To be provided in forthcoming drawing issuance.
96	Please clarify if the ceiling GFRG slats are field painted items	GFRG slats field painted.
97	Please clarify if any of the wallcovering will be furnished by the owner	Wallcovering to be provided by the CM.
98	Please clarify the intent of wood finish WD-62. Is this a stained or field painted item?	Intent is for existing stained wood handrail to be refinished/re-stained to match Architect's sample.
99	Do any doors and frames get painted and which ones if any?	Paint doors and frames where indicated in Elevations. Existing painted doors and frames to be repainted. Existing stained wood doors and frames to remain stained – do not paint unless specifically noted otherwise.

INSURANCE REQUIREMENTS

NAME OF PROJECT: CONSTRUCTION MANAGEMENT AT RISK

PROJECT NUMBER: 2023-11-M

RESPONDENT:

INSURANCE REQUIREMENTS

1. The Selected Contractor must procure and maintain, at its own expense, until final completion of the Services covered by this Contract and during the time period following final completion if required to return and perform additional Services, for any reason whatsoever, the types of insurance, in amounts specified by the Authority's Risk Manager. The Selected Contractor must provide the Authority with certificates evidencing such coverage prior to receiving the contract:

a. **Commercial General Liability**

<u>Coverage</u>	<u>Limit</u>
General Aggregate	\$2,000,000.00
Products Liability/Completed Oper.. Aggregate	\$2,000,000.00
Each Occurrence	\$2,000,000.00
Premises-Operations	
Personal & Advertising Injury	
Contractual Liability	
Independent Contractors	

b. **Workers' Compensation and Employer's Liability**

<u>Coverage</u>	<u>Limit</u>
Workers' Compensation in compliance with the statutory requirements of the state of operation	
Employer's Liability	
Each Accident	\$ 1,000,000.00
Per Employee - Disease	\$ 1,000,000.00
Annual Aggregate – Disease	\$ 1,000,000.00

Workers' Compensation/ Employer's Liability policies shall be endorsed to waive the insurer's right of subrogation against the Authority.

c. **Automobile Liability**

Coverage Limit

Bodily Injury and Property Damage Combined Single Limit – each accident	\$2,000,000.00
Uninsured/Underinsured Motorist - Occurrence	\$2,000,000.00

This Policy must cover all owned, non-owned, and hired vehicles used in connection with this Agreement.

d. **Umbrella Coverage** \$5,000,000.00

Coverage must be in excess and at least as broad as the primary Commercial General Liability, Auto Liability and Employers Liability.

e. **Professional Liability/Errors & Omissions**
Per Claim and Aggregate \$2,000,000.00
Covering the negligent acts, errors and/or omissions of Contractor in the provision of professional services under this agreement

2. All insurance companies must be rated A-VIII or better by the A. M. Best Company.
3. Contractor's assumption of liability is independent from, and not limited in any manner by, the Contractor's insurance coverage obtained pursuant to this Contract, or otherwise. All amounts owed by Contractor to the Authority as a result of the liability provisions of the Contract shall be paid on demand.
4. Contractor insurance shall be primary and non-contributory with any insurance or program of self-insurance that may be maintained by the Authority and agrees that any insurance or self-insurance programs maintained by the Authority shall apply in excess of and not contribute with insurance provided by them under the Agreement.
5. Policies should be written on an occurrence basis with the exception of professional liability coverage.
6. All coverages must contain a Waiver of Subrogation in favor of the MPEA
7. All policies must be Primary and Non-Contributory for any liability arising directly or indirectly from the Services.
8. The Metropolitan Pier and Exposition Authority, its trustee, facilities, agents, officers, board members and employees are named as an additional insured on the commercial general liability, automobile liability and umbrella liability insurance required by this Agreement.
9. Contractor shall require any Subcontractors performing services for the selected contractor to obtain and maintain the same coverage with the same terms and limits as required of the Contractor, including the MPEA as an additional insured. Contractor will provide MPEA with copies of all Subcontractors certificates of insurance
10. Contractor or its insurers shall provide MPEA with thirty (30) days prior written notice of cancellation, non-renewal or material adverse change in any of the policies required by

this Agreement. Such notice shall be sent via certified mail to the attention of MPEA's Risk Management Department.