

ADDENDUM #2
24 June 2011

This is an addendum to the Grand Central Terminal East and Northeast Balconies and Hall B Elevator Lobby Request for Proposals dated 23 May 2011 (the "RFP"). The information in this addendum supplements or clarifies the RFP.

The following are answers to questions received about the RFP.

Architectural

1. In lieu of cementitious terrazzo, can epoxy terrazzo be used?

A: This is acceptable to the Landlord. It is subject to SHPO approval.

2. In lieu of keeping the existing terrazzo color and pattern, can an alternate color, pattern or finish be utilized for the terrazzo?

A: The existing color and pattern should be matched.

3. Will a tenant be limited to the number of floor penetrations for infrastructure?

A: Yes, the number of penetrations should be kept to the minimum possible. As much as possible infrastructure should be run within the floor slab versus from below the floor slab.

4. Can glass partitions on the North-East Balcony be installed to a height of 9'-6"?

A: The intent of the 9'-2" height limit in the RFP is to avoid obstructing the wall above the transom which is above the doors on the north wall of the North-East Balcony. Accordingly, 9'-2" is preferred. Landlord is willing to consider 9'6" if a specific design is proposed.

5. Can signage / display units have lights with color temperature of 4,100k?

A: Use of 4,100k should be limited. This can be coordinated during plan review.

6. Can signage be located outside of the train shed elevator lobby?

A: Landlord had not envisioned this. Landlord is willing to consider specific design proposals.

7. Can one elevator be installed for exclusive use to Carey's Hole?

A: If it is possible to fit two ADA compliant elevators in the available space, then Tenant can build a shaft or shafts sufficient to accommodate two elevators and install one elevator for its exclusive use (in which case Tenant would build the shaft for the second elevator, but it would not be necessary for Tenant to install the second elevator).

8. Can security devices be mounted on surfaces (wall / ceiling) in the designated historic area?

A: Attachment to historic surfaces should be minimized; this will be reviewed during plan review.

MEP Systems

1. Can Grand Central supply chilled water to Carey's Hole?

A: Overall chilled water capacity is limited. Chilled water can be supplied to Carey's Hole, provided an equal amount of cooling capacity is provided by Tenant in an acceptable location elsewhere in the Terminal.

2. Can Grand Central provide a 3" water line and 4" sanitary line to the East Balcony?

A: Tenant will be responsible for the cost of constructing all improvements. A 4" sanitary line exists to the East Balcony. A 3" water line can be provided, subject to Tenant submitting hydraulic calculations showing that

service to other areas of the Building will not be impaired; a booster pump may be needed.

3. Can a fresh air volume of 2500 cfm be supplied to Carey's Hole?

A: The current outside air to Carey's Hole 2nd Basement is 1,800 cfm. Increase to 2,500 cfm may be possible, and would need to be engineered by Tenant and reviewed in plan review.

4. Will Grand Central increase their master fan for any toilet exhaust at the balcony level?

A: Yes, provided Tenant submits engineering that shows that the toilet exhaust system can support the fan increase.

5. Can air transfer grills be installed at the existing glass wall on the NE balcony for fresh air intake to the 2nd floor?

A: This needs to be clarified and coordinated during plan review. It may be possible to duct air intake through the east wall of the Building at the stairway area on the Hall B-1 level.

6. What utilities if any will be brought to the premises?

A: Please refer to the RFP.

7. Can 300 amp electrical service be provided at Carey's Hole?

A: Yes. Tenant will be responsible for the cost of construction and a capacity allocation charge of \$200/amp for service in excess of 200 amps.

8. Can Grand Central provide 315,000 Btu/h of steam for use by the tenant to the storage area in Hall B?

A: This is under review.

9. Will Grand Central provide a fire alarm connection module?

A: Yes, at Tenant's expense.

Construction

1. Can construction be performed 24 hours / 7 days a week with no limitations including delivery of materials?

A: Dust and noise must be contained. Loud work must be done during the hours of 11PM-5AM. Delivery of material will need to be coordinated.

2. Will access be provided for other tenant spaces during construction?

A: This will be coordinated with Tenant and other tenants as needed.

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