

ADDENDUM #1

To: All Bidders

Project Name: Simmons Elementary School Elevator Addition (Single Prime)
411 Babylon Rd,
Horsham, PA 19044

Prepared for: Hatboro-Horsham School District
227 Meetinghouse Rd, Suite 100,
Horsham, PA 19044

Date: 1/15/2026

Notice to all Contractors bidding the Simmons Elementary School Elevator Addition Project. This Addendum is to amend or clarify the Contract Documents as follows:

GENERAL:

- A. This Addendum constitutes part of the Project Manual and Contract. Should conflict occur between the Project Manual and items in this Addendum or between Drawings and this Addendum, the Addendum shall govern.
- B. Work described in this Addendum shall be in accordance with Specifications for like items in remainder of building and complete with all labor and materials required.
- C. Bidders are requested to attach a copy of this Addendum to the Project Manual in their possession.
- D. Work affected by items in this Addendum shall be appropriately adjusted to accommodate these changes.
- E. Acknowledge receipt of this Addendum by inserting its number and date in the space provided in the Bid Form. Failure to do so may subject Bidder to disqualification.
- F. STANDARD OF QUALITY: The various materials and products specified in the specifications by name or description are given to establish a standard of quality and of cost for bid purposes. **In general**, it is not the intent to limit the bidder, the bid or the evaluation of the bid to any one material or product specified but rather to describe the minimum standard, **except where listed without the following clause**. When proprietary names are used, they shall generally be followed by the words "or alternatives of the quality necessary to meet the specifications". Where proprietary names are used and are not followed by a clause similar to that listed above, the contractor is limited to providing that specified product to keep a standard product already established by the School District. A bid containing an

alternative which does not meet the specifications may not be accepted, but, if an award is made to the bidder, the bidder will be required to replace any alternatives which do not meet the specifications at no additional cost. The intent of the bid documents is based on this STANDARD OF QUALITY and not to be proprietary in nature in any way.

- G. Contractor will secure and pay for permits as required for the project. Upon securing the permit, contractor to submit a copy of the invoice for reimbursement by the district without mark-up.
- H. Added dates for building tours as shown below:

1/21/26:

Simmons Elementary School – 10:00 am

SPECIFICATIONS

- 1.01 Specification Section 012200.00 – Unit Prices and Material Allowances; Unit Price WS-1-1: Modifications made in description to show owner-furnished material.
- 1.02 Specification Section 012200.00 – Unit Prices and Material Allowances; Unit Price WS-1-2: Modifications made in description to show owner-furnished material.

DRAWINGS

N/A

BIDDERS QUESTIONS

- 3.01 **Question:** For allowances of VCT flooring and ACT are we to assume the owner will provide the material and that unit price is for install only or are we to provide and install materials?
VCT flooring and ACT tile are Owner-furnished. Bidders shall include all labor and installation incidentals, excluding the Owner-furnished materials. This has been reflected on specification 012200.00 Unit Prices and Material Allowances.
- 3.02 **Question:** Will the District accept a prime contractor model where the managing firm performs no trade work and does not meet the District's Responsible Contractor (RCO) requirements, provided the managing firm subcontracts 100% of the work to trade contractors that are compliant with the District's RCO?
Response: *The District is reviewing this question with the District Solicitor. At this time, the District has not approved a prime contractor model where the managing firm performs no trade work and does not meet the District's Responsible Contractor requirements. Bidders shall assume the Prime Contractor/Contractor of Record must comply with the District's Responsible*

Contractor requirements. If this determination changes, it will be issued by addendum prior to bid.

ATTACHMENTS

General:

Pre-bid Agenda

Pre-bid Sign-in Sheets

Specifications:

012200.00 Unit Prices and Material Allowances

Drawings:

N/A

END OF ADDENDUM

HATBORO-HORSHAM SCHOOL DISTRICT
SIMMONS ES - ELEVATOR
MANDATORY PRE-BID MEETING AGENDA
JANUARY 13, 2026 @ 2:00 P.M.

1. SIGN-IN SHEET:

2. INTRODUCTION OF TEAM

Owner	Hatboro-Horsham School District
Construction Manager	ICS Consulting
Architect	Schrader Group
MEP Consultant	Snyder Hoffman

3. BIDDING CONTACT INFORMATION:

All questions during bidding must be submitted by e-mail as follows:

All questions must be sent to:

Devin Bradbury dbradbury@sgarc.com

Matt Kelly matt.kelly@ics-builds.com

Craig Babroff craig.babroff@ics-builds.com

Scott Kennedy scott.kennedy@cmta.com

All MEP questions must be copied to:

Mechanical - Shane Niper seniper@snyderhoffman.com

Electrical - Corey Trumbower ctrumbower@snyderhoffman.com

All Civil and Structural questions must be copied to:

Tom Forsberg TForsberg@sgarc.com

4. BIDDING SUBMISSION INFORMATION

- **Bids Due/Opening:** Thursday, January 29, 2026 @ 1:00 p.m.
- *RFI's and Substitution requests must be submitted no later than 1/21/26*
- **Contractor Responsibility Certification** – Submitted by 1/15/2026 to Bill Stone, HHSD Director of Business Affairs, Bstone@Hatboro-Horsham.org
- **Deliver Bids to:** HHSD Administrative Building 227 Meetinghouse Road - Suite 100, Horsham, PA 19044

5. BID DOCUMENTS - Instruction to Bidders

- Bid Form (review Base Bid, Unit Prices, and Allowances)
- Contractor Qualifications Statement
- 10% Bid Bond
- Non-Collusion Affidavit
- Agreement of Surety
- Insurance requirements (see section 007200, article 11)

6. PERMITS/ FEES

- Payment by Owner

7. PREVAILING WAGE PROJECT

8. PROJECT INFORMATION – Single Prime Contractor

- The following Work Scope is included under public bid as follows:
 1. Work Scope 1 – General Construction.

9. Alternates

2. Alternate #1 – Remove existing elevator and convert the spaces into two storage rooms.
3. Alternate #2A – Provide Otis Elevator
4. Alternate #2B – Provide Schindler Elevator
5. Alternate #3 – Provide card access for the new elevator.

10. CLEARANCES REQUIRED: Acts 34, 114, 127, 151, 168, Form PDE-6004 (Act 24/82)

- PA State Police
- Child Abuse
- FBI
- Public Works Employment Verification Act (E-Verify)
- Sexual Misconduct/Abuse Disclosure Release

11. CONTRACT TIMES:

- | | |
|--|-------------------|
| ○ Anticipated Notice to Award | February 23, 2026 |
| ○ Start Shop Drawings, Submittals, procurement | March 10, 2026 |
| ○ Start Construction Activities on or before | March 10, 2026 |
| ○ Substantial completion | August 27, 2026 |
| ○ Final Completion | October 8, 2026 |

12. TEMPORARY FACILITIES AND CONTROLS

- Water and Electric are made available to the contractors.
- Temporary toilets to be provided by the Contractor
- Dumpsters are to be provided by the Contractor
- Staging Areas
- Temporary Fencing to be provided by the Contractor

13. CONSTRUCTION TESTING AND INSPECTIONS

- Construction Testing by Owner
- TAB by Mechanical Contractor

14. MISCELLANEOUS

- Construction documents will be processed via Procore (web-based collaboration)
- Geotechnical Engineering Report is included as information available to Bidders
- Site is available for visits by contractors if scheduled with the CMTA: Contact Scott Kennedy

15. Questions/Comments from Attendees

SECTION 01 22 00 – UNIT PRICES AND MATERIAL ALLOWANCES

PART 1: GENERAL

1.01 SUMMARY

- A. This Section specifies administrative and procedural requirements for unit prices and allowances.
 - 1. In the space indicated on the Bid Form, submit unit prices as required by this section and listed in the Unit Price Schedule. Only one value for each unit price will be allowed.
 - 2. A unit price is a price per unit of measurement for materials or services that will be added to or deducted from the Contract Sum by Change Order in the event the quantities of Work required by the Contract Documents are increased, decreased, or exceeds the allowance.
 - 3. Unit prices include all but not limited to necessary delivery, materials, labor, overhead, profit, insurance and applicable taxes.
 - 4. Refer to individual Specification Sections for construction activities requiring the establishment of unit prices.
- B. While unit prices are not to be used in the selection of the successful Bidder, they must be submitted and approved prior to execution of the Contract.
 - 1. The Owner reserves the right to reject a unit price they deem unsatisfactory and to require a resubmittal.
 - 2. The Owner reserves the right to reject the Contractor's measurement of quantities, and to have this Work measured by an independent surveyor or third party before accepting contract amount.
- C. The Owner reserves the right to reject any bid that does not include a unit price or assign a unit price based on other bidders' unit prices.
- D. Prior to utilizing any allowances, the Contractor will review the proposed utilization with the Construction Manager. If the utilization is approved of in writing, then the Contractor must coordinate all work for which it plans to utilize the allowance with the Construction Manager to ensure that the Construction Manager can observe and confirm the quantities utilized. Allowances include cost of all labor, equipment, material, receiving, handling, and installation as well as Contractor overhead and profit.
- E. Allowances are considered part of the base bid contract and are in addition to amounts otherwise specified or stated in the Contract Documents or that are otherwise reasonably necessary to complete the Work.
- F. Upon Substantial Completion, or earlier if it becomes clear that an allowance will not be utilized, the Contractor will execute a Change Order reducing the Contract Sum by the unused quantity allowance, multiplied by the applicable Unit Price.

G. NO CASH allowances for any purpose are included in the Project.

PART 2: PRODUCTS – (Not Applicable).

PART 3: EXECUTION

3.01 WORK SCOPE 1: GENERAL CONTRACTOR/SITE WORK – SCHEDULE OF UNIT PRICES AND CORRESPONDING QUANTITY ALLOWANCES

- A. Unit Price No. WS-1-1: VCT Flooring
 - 1. Description: Install Owner-furnished replacement VCT flooring, also including any required floor patching and prep of substrate to receive new flooring.
 - 2. Unit of Measurement: Per Square Feet
 - 3. Quantity Allowances: 200 SF
- B. Unit Price No. WS-1-2: Acoustic Ceiling
 - 1. Description: Provide and install ceiling grid with Owner-furnished acoustic ceiling tile.
 - 2. Unit of Measurement: Per Square foot
 - 3. Quantity Allowances: 200 SF
- C. Unit Price No. WS-1-3: Self-Leveling Floor
 - 1. Description: Provide 1/2" thick cementitious self-leveling floor underlayment and primer including floor patching and preparation of substrate to receive new flooring.
 - 2. Unit of Measurement: Per Square Foot
 - 3. Quantity Allowances: 200 SF
- D. Unit Price No. WS-1-4: Unsuitable Soils
 - 1. Description: Remove and legally dispose off-site, unsuitable soil encountered and replace with compacted 2A modified natural stone. All removal must be measured in situ by Construction Manager prior to and during removal.
 - 2. Unit of Measurement: Per Cubic Yard
 - 3. Quantity Allowances: 125 CY
- E. Unit Price No. WS-1-5: Concrete Sidewalk
 - 1. Description: Provide exterior concrete sidewalk or flatwork including demolition (if required) and excavation and consisting of 4" compacted 2A modified stone base and 4" of 4000 PSI air entrained concrete
 - 2. Unit of Measurement: Per Square foot
 - 3. Quantity Allowances: 150 SF
- F. Unit Price No. WS-1-6: Wall repair and painting
 - 1. Description: Provide additional preparation, drywall primer, and painting on drywall surfaces
 - 2. Unit of Measurement: Per Square foot
 - 3. Quantity Allowances: 200 SF

- G. Unit Price No. WS-1-7: Demo HVAC Piping
1. Description: Remove existing 4" insulated HVAC piping and accessories
 2. Unit of Measurement: Per Linear foot
 3. Quantity Allowances: 125 LF
- H. Unit Price No. WS-1-8: Relocate ¾" Conduit and wiring
1. Description: Provide for relocation of ¾" conduit with wiring. Furnish and install 30 linear feet of conduit, plus (16) #12 AWG THHN conductors. Provide for disconnection of existing ¾" conduit, two junction boxes, disconnection, and reconnection of conductors after relocation.
 2. Unit of Measurement: 30-foot section
 3. Quantity Allowances: 4 Sections
- I. Unit Price No. WS-1-9: Relocate 2" Conduit and wiring
1. Description: Provide for relocation of 2" conduit with wiring. Furnish and install 30 linear feet of conduit, plus (4) #1/0 AWG THHN conductors
 2. Unit of Measurement: 30-foot section
 3. Quantity Allowances: 4 Sections
- J. Unit Price No. WS-1-10: Fire Alarm Devices
1. Description: Provide and install additional fire alarm audio/visual device assembly consisting of device, backbox, cabling, conduit, necessary wall or ceiling penetration cutting and patching, terminations, connections to fire alarm system required programming, and 100' of cabling
 2. Unit of Measurement: Each
 3. Quantity Allowances: 2 Devices
- K. Unit Price No. WS-1-11: 2" Copper Piping
1. Description: Provide 2" Type L copper piping including hangers and insulation
 2. Unit of Measurement: Per Linear Foot
 3. Quantity Allowances: 40 Linear Feet
- L. Unit Price No. WS-1-12: Fire Wrap PVC Pipe
1. Description: Provide fire wrap insulation on existing 4" PVC piping within plenum spaces
 2. Unit of Measurement: Per Linear Foot
 3. Quantity Allowances: 40 Linear Feet
- M. Unit Price No. WS-1-13: Laborer
1. Description: Provide journeyman Class 03 laborer at a fully burdened rate.
 2. Unit of Measurement: Per Hour
 3. Quantity Allowances: 20 Hours
- N. Unit Price No. WS-1-14: Sheet Metal Worker
1. Description: Provide journeyman Sheet Metal Worker at a fully burdened rate.
 2. Unit of Measurement: Per Hour
 3. Quantity Allowances: 20 Hours

- O. Unit Price No. WS-1-15: Electrician
1. Description: Provide journeyman Electrician at a fully burdened rate.
 2. Unit of Measurement: Per Hour
 3. Quantity Allowances: 20 Hours

END OF SECTION 01 22 00