

ADDENDUM NO. 1

GYMNASIUM AND OFFICE HVAC RENOVATIONS AT The Gauntlett Center 20 Media Line Road Newtown Square PA 19073

FOR

**MARPLE NEWTOWN SCHOOL DISTRICT
Administration Center
40 Media Line Road
Newtown Square, PA 19073**

February 4, 2026



BONNETT MEDICA ASSOCIATES INCORPORATED
ARCHITECTS • PLANNERS • ENGINEERS • PROJECT MANAGERS

1242 WEST CHESTER PIKE • UPPER FLOOR, SUITE 11
WEST CHESTER, PENNSYLVANIA 19382 • TELEPHONE 610•368•6678

ADDENDUM NO. 1

DATE: February 4, 2026

OWNER: Marple Newtown School District
40 Media Line Road
Newtown Square, Pennsylvania 19073

PROJECT: Gymnasium and Office HVAC Renovations
At the Gauntlett Center

ARCHITECT &
ENGINEER: Bonnett Medica Associates Incorporated
1242 West Chester Pike, Suite 11, Upper Floor
West Chester, PA 19382
610-368-6678

This addendum is issued to inform Bidders of certain changes, deletions and additions which have been made to Contract Documents and which shall be included in the Contract and shall supersede anything called for previously.

Bidder shall be held to furnish all materials, labor and supervision required to execute Work described herein.

The applicable provisions of Contract Documents shall govern all Work described herein, unless specifically noted otherwise.

I. GENERAL NOTES

- A. **REMINDER: The Bid Opening is scheduled for Thursday, February 19, 2026, at 2:00 PM at the Marple Newtown School District Administration Center.**
- B. **NOTICE: A preliminary walk through has been scheduled for Wednesday, February 11, 2026, at 10:00 AM to allow potential bidders access to the building prior to the scheduled Pre-Bid Meeting. We request that prospective bidders interested in attending this preliminary walk through confirm their interest in attending via email to Rebecca Abel at Bonnett Medica Associates, Inc. We will meet at the Gym vestibule at 10:00 AM which is accessible from the Route 3 parking lot side of the building.**
- C. CLARIFICATION: Subject to the requirements of the project, Bidders may use the AIA Document A310 Bid Bond or a Bid Bond form provided by the Bidder's Surety company.
- D. CLARIFICATION: General Instructions to Bidders, Bidder may use the AIA 305 Form for documentation of the Qualifications and Experience requirements specified as long as all required information is included.
- E. CLARIFICATION – The Invitation For Bid uses the words “bid” and “proposal” interchangeably. Bid Bond forms shall use the word “bid” when referencing 10% of the “bid” amount.
- F. CLARIFICATION: General Instructions to Bidders, Insurance requirements for the project shall be as described in General Instructions to Bidders, Paragraph 14. Builder's Risk Insurance shall be provided by the Owner as stated on page 8, Paragraph 14.A.5. Also, the requirement for Contractors Pollution Insurance as described on page 9, Paragraph 14.A.8 depends upon each prime contractor's scope of work.
- G. REMINDER: As stated in the specification 012750 Quantity Allowances, the value of the Quantity Allowances shall be included in the Base Bid. Each Form of Proposal includes Paragraph C Unit Prices and each list of unit prices includes items that are identified as Unit Allowances. The Bidder shall provide the Quantity Allowance unit price for each item listed. These values multiplied by the corresponding quantities specified in Section 012750 to establish the contract value of the Quantity Allowances.
- H. CLARIFICATION: Regarding Approved Equals and Substitutions: Where specifications list specific manufacturers, only those manufacturers shall be accepted. Where specifications identify manufacturers and list “approved equal”, a contractor looking to utilize an “approved equal” shall submit a substitution request for the “approved equal” and receive approval for the “approved equal” during the bid phase of the project. In accordance with Special Conditions, Paragraph 3 Substitutions of Material, substitutions are only accepted through approval by addendum during the bid phase. See also Section 016000 Product Requirements Paragraph 3.2 and 3.3 for additional information on substitutions.

- I. School District Automated Temperature Controls provider is CM3 Building Solutions, Inc.
Contact person: Con Kergides.
Phone: 215-322-8400.
Email: ConKergides@cm3inc.com

 - J. Clarification: Jobsite Trailers are not required by the Client on this project. Space in the existing building will not be provided for contractors to set up workstations for project superintendents, etc.. If prime contractors choose to bring a trailer on site, they will be responsible to provide their own power and internet connection and include all associated costs, including township trailer permit applications and fees, in their bid.
- II. **DRAWINGS**
- A. **NOTICE: Modification of Existing Conditions:** The Drawings do not indicate all existing conditions requiring alteration, removal, or adjustment to accommodate the new work. Therefore, the Contractors shall inspect the project site and building to establish where conditions must be modified to accommodate new work included under their contracts. Inspection is required of exposed surfaces and conditions that are required to be modified to accommodate the new work. The Contractors shall complete the alteration, removal, and/or adjustment of all existing conditions in accordance with the provisions of the specifications, as necessary to accommodate the work of their contracts. The cost of this shall be included in the contract bid price.

End of Addendum No. 1.