

ADDENDUM #4

To: All Bidders
Project Name: Renovations to the Owen J. Roberts
District Services Center
Prepared for: Owen J. Roberts School District
901 Ridge Road
Pottstown, PA 19465
Date: 08/26/2026

Notice to all Contractors bidding the Renovations to the Owen J. Roberts District Services Center. This Addendum is to amend or clarify the Contract documents as follows:

GENERAL:

BID DUE DATE EXTENSION: The Bid Due Date has been extended to Tuesday, September 1, 2026 @ 2:00pm. Sealed bids will be received by Michael Shelgren, Director of Facilities, Owen J. Roberts School District's District Service Center (DSC), 932 Sanatoga Road, Pottstown, PA 19465. The bids will be publicly opened and read aloud shortly following receipt of all bids Tuesday, September 1, 2026 in the Owen J. Roberts District Service Center.

No more questions will be received or responded to at this time.

- 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. Bids shall only be based on the products specified. No pre-bid substitutions shall be considered. Products that meet or exceed the product specifications will be considered for use during the Shop Drawing Submittal Phase.
- G. **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.

SPECIFICATIONS

- 1.01 004100 PC Bid Form – **REPLACE** in its entirety with the attached bid form which revised the unit prices of items P1, P2, and P3.

DRAWINGS

None at this time.

BIDDERS QUESTIONS (questions responded to in previous addenda will be highlighted in gray)

- 3.01 **Question:** What are the estimated values for bonding?
Response: *The estimated overall budget is \$6,200,000.*

- 3.02 **Question:** Is there a FPC prime contractor?
Response: *Fire protection is carried under the Plumbing Contract. Reference the Summary of Work and Multiple Contract Summary specifications sections.*

- 3.03 **Question:** Is this a multi-prime or single-prime project. If this is a multi-prime project; how many prime contractors and what are they?
Response: *This is a multi-prime project that includes a General Contractor, HVAC contractor, Electrical Contractor, and a Plumbing contractor.*
- 3.04 **Question:** The specifications state the GC is responsible for hoisting and scaffolding for all trades – please confirm.
Response: *Hoisting and scaffolding is the responsibility of the trade requiring the work.*
- 3.05 **Question:** Please clarify if Roman Mosaic is the only allowed terrazzo installer?
Response: *No, the specification is open per section 096623. Roman is noted in the finishes schedule due to them being the installer from the previous renovation project. New terrazzo installation must match the existing installation.*
- 3.06 **Question:** Confirm the electrical contractor is responsible for the installation of the lightning protection system.
Response: *The electrical contractor is responsible for the lighting protection. Reference addendum 1.*
- 3.07 **Question:** There are new roof top mechanical units, is support steel to be provided.
Response: *Reference S141.A which indicated support steel for units.*
- 3.08 **Question:** Is the flushing of the existing roof drains by the plumbing contractor?
Response: *Yes, flushing of the existing roof drains is by the plumbing contractor.*
- 3.09 **Question:** Where are trailers and lay down areas designated on site?
Response: *There are no prescribed areas at the moment. All trailer, staging, lay-down areas, etc. are to be coordinated with the owner once construction starts. OJR noted there is plenty of real-estate for this uses.*
- 3.010 **Question:** Please clarify if the cameras shown on drawing E001, that are not tagged with an 'E', are all to be removed, including cabling demo. All cameras shown on this drawing are not contained in Area A or Area B.
Response: *On sheet E001 all cameras tagged with an 'E' are existing to remain. All other cameras shown are new cameras except for one camera that shall be removed as noted. On sheet E201.A identifies additional camera locations within the main scope of work area.*
- 3.011 **Question:** Please clarify new camera types/models required shown on drawing E201.A.
Response: *Camera models/types are provided by owner. Contractor shall provide backbox, conduit, and data cabling to all camera locations. Owner to provide, install, and program cameras. Refer to low-voltage systems responsibility matrix on E000.*
- 3.012 **Question:** Please clarify which video surveillance system software is currently in use and if the DSC will keep this system in place or require an upgrade to current school district standards.
Response: *Owner to provide, install, and program cameras.*

3.013 **Question:** Section 087100 - Door Hardware was not found in Specs Volume 2. Please clarify electrified locking hardware intending for the following doors calling for card access per Door Schedule A601: 100.2, V101A, V101B.

Response: Section 087100 was included with addendum 1.

3.014 **Question:** For existing doors with card readers per Door Schedule A601 (100.2 and V101A), please clarify if we are to replace existing card readers, door contacts, request-to-exit sensors, etc. with new/updated equipment, as well as replace the existing access control cabling.

Response: See attached to this addendum 3 for access control work required by the EC.

3.015 **Question:** We have identified that no scope of work is associated with the existing card access at the Vestibule V107 exterior double doors. Please clarify if any scope of work (temporary demo, equipment replacement/upgrades, etc.) is needed.

Response: There is no scope of work in Vestibule V107.

3.016 **Question:** What brand is switchboard SWA and what type breakers are required

Response: Switchboard is Siemens ITE Switchboard. Attached are some photos.

3.017 Current drawing E201.A shows existing Simplex 4100ES fire alarm control panel. The current fire alarm control panel is a Simplex 4010ES non-audio capable fire alarm control panel utilizing horn/strobe units for notification. Confirming that the 4010ES fire alarm control panel is to be replaced with new 4100ES audio capable fire alarm control panel utilizing speaker/visual units for notification as shown in E201.A and the remainder of the building will utilize the existing horn/strobe units that are currently installed.

Response: Voice fire alarm system is not required. Proceed with extending existing Simplex 4100ES horn/strobe system to the new devices shown in the scope of work areas.

3.018 **Question:** On drawing A601 the window notes 1 thru 7 do not appear to be relevant to this project and may be a carry over from another Shrader Group project design, inadvertently, there are not any exterior window or storefront units that require insulated glass. The only Window Keynote that is relevant is 'T'. The 6" Aluminum Cast in Terrazzo Letters require more information regarding thickness, style, and finish.

Response: The notes on sheet A601 are general, and may or may not pertain to this project. The cast letters are to be brushed aluminum, 6" tall provided in "Arial" font.

3.019 **Question:** Please provide information pertaining to the (2) Column Covers – refer to Material thickness & finish selection:

- Quantities and lengths of parts
- Section view of parts with finish side clearly marked
- All linear dimensions provided
- Angular dimensions provided if other than 90 degrees
- Welding or sanding requirements if applicable

Response: There are two column covers. Contractor shall final verify the dimensions required in the field.

- 3.020 **Question:** How many copies of our bid need to be submitted on bid day?
Response: Please provide (2) copies of bids.
- 3.021 **Question:** Section 102600 - Wall and Door Protection: Corner Guards – what locations or how many?
Response: Corner guards are required at all corners at gypsum walls.
- 3.022 **Question:** Section 101416 - Plaques: Please verify if Plaques are in the scope. Plan A101.A indicates relocating existing Plaque are new Plaques to be purchased?
Response: There are no new dedication plaques. Contractor shall relocate the existing plaque.
- 3.023 **Question:** Section 101423 – Panel Signage: Signage plan be issued with locations?
Response: Signs are required at all door locations. See attached signage types used throughout the existing spaces – signs shall match.
- 3.024 **Question:** The comprehensive general liability portion of the insurance states that No Deductibles are permitted. Can this be waived for a \$5,000.00 deductible?
Response: This is acceptable by the Owen J. Roberts School District. The contractor is still responsible for the \$5,000 deductible.
- 3.025 **Question:** Reference Addendum 1, Pre-Bid Agenda, section 5-h (EC Contract Scope of Work): there is a reference to “exterior parking lot lighting head replacement”. This is not shown on the plans. Please verify there is no work required for replacement of parking lot lighting heads.
Response: Reference attachments as part of this addendum #3 for site lighting information. Only the fixture heads are to be replaced.
- 3.026 **Question:** Reference section 011200-2.03-C-19: this states “Provide concrete for encasement of conduit, foundation/base for site lighting, etc. as required for work by this contract. Provide warning tape as required. Provide rebar reinforcement as shown on Contract Documents.” This work is not shown on the plans. Please verify there is no work required for site lighting.
Response: This work is not required for the site lighting. We are replacing heads only.
- 3.027 **Question:** Please verify all work can be performed during normal working hours.
Response: This is a partially occupied building, therefore there will be time when off hours work will be required. It is assumed that most work will take place during normal working hours, but there will be times when off hours will need to be utilized to conduct work that may interrupt the operations and systems of the occupied areas. Provide advance notice to the owner/architect for any disruptions that may take place in order to notify occupants and ensure a plan can be prepared to conduct the work safely and efficiently.
- 3.028 **Question:** Reference Addendum 2, question 3.016: this states that pictures of the existing switchboard are attached to the addendum. There were no pictures attached. Please provide them.
Response: See attached to this addendum 3.

- 3.029 **Question:** There is no Access Control work shown on the electrical drawings. Please confirm that the EC is not responsible for any Access Control work.
Response: See attached to this addendum 3 for access control work required by the EC.
- 3.030 **Question:** Dwg E000 Electrical General Note 6 Please confirm that these devices are to be included in addition to the Unit Price Allowances.
Response: Devices noted are in addition to the Unit Prices and Allowances.
- 3.031 **Question:** Can the as-builts for the existing lightning protection system be provided?
Response: See attached to this addendum 3.
- 3.032 **Question:** Will bracing be required at the top of masonry walls to the deck? If so, please provide detail / spacing requirements.
Response: No bracing required. At Conference Room 116, 4" metal stud partition pocket walls are to be fastened to the cmu block wall. These metal stud walls run to the underside of and fastened to the roof deck.
- 3.033 **Question:** Can you specify a manufacturer and how many pole lights need to be replaced for this project as per addendum #1 Electrical Construction Project Scope of Work.
Response: Reference attachments as part of this addendum #3 for site lighting information. Only the fixture heads are to be replaced.
- 3.034 **Question:** Can the AWI certs be waived for this project?
Response: AWI certification can be waived for this project.
- 3.035 **Question:** There was mention at the pre-bid that liquidated damages would not be applied if the roof coating was not completed by the completion date. The roof coating needs to be installed with 50degrees and rising. Please clarify the roofing schedule and when the coating would need completed.
Response: The expectation is that the project is completed by the dates noted in the specifications.
- 3.036 **Question:** For the portion of the exterior wall that gets demo'd, the addendum didn't clarify that at all. Is that a window with an existing lintel? Or is a new lintel required? If so, detail?
Response: It is a new opening in the wall and will require a new lintel. Contractor can provide either (2) L6x3-1/2"x5/16 or (2) 4" nominal precast lintels for the existing cmu wall along with an L5x5x5/16 LLH HD Galvanized for the brick support lintel.
- 3.037 **Question:** Section 074113 Standing Seam Roofing 2.3c calls out hat tracks. Drawings show the new standing seam mounted directly to the existing wood sheathing. Are hat tracks required and if so where?
Response: Hat tracks are required under all areas of the standing seam roofing system, the roof is not attached directly to the wood sheathing.

3.038 **Question:** Section 074113 Standing Seam Roofing 2.3b calls out for R-30 insulation. Drawings show the new standing seam directly to the existing wood sheathing. Is new insulation required above the existing wood sheathing?

Response: *New R-30 insulation is not required under the standing seam metal roofing system.*

3.039 **Question:** Can you please confirm if we are just to provide the four references on a separate blank sheet of paper along with the Bid Form, or if a separate Service Reference Form, similar to the Subcontractor Form, will be issued in a future addendum? confirm whether the four references are a mandatory requirement for bid submission.

Response: *References can be listed on a separate piece of paper and included in the bid submission. References are required as it is stated in the Instructions to Bidders.*

3.040 **Question:** Will the owner's builder's risk policy account for the contractor's interests and provide a mutual waiver of subrogation?

Response: *From the Owen J. Roberts Insurance carrier: The Builders risk coverage that we place for our clients typically include enhancement endorsements that adds Additional Insured status to the Contractor and Subs. The form also has Waiver of Subrogation wording which allows districts to waive in writing prior to any loss.*

3.041 **Question:** Please clarify how many copies of the bid we need to provide.

Response: *Please provide two copies of the bid package, (1) original, and (1) copy, of all documents required to be submitted.*

ATTACHMENTS

General:

None at this time.

Specifications:

004100 PC Bid Form

Drawings:

None at this time

END OF ADDENDUM

SECTION 004100 – PC BID FORM (Addendum 4)

BID FORM

FOR

CONTRACT NUMBER: 4

CONTRACT NAME: Plumbing Construction

FOR

Renovations to the Owen J. Roberts School District, District Service Center

932 Sanatoga Road, Pottstown, PA 19465

Proposal of: (Name) _____

(Address) _____

(Telephone) _____

(Contact Person) _____

***Owen J. Roberts School District
901 Ridge Road
Pottstown, PA 19465***

In conformity with the Plans and Specifications as prepared by Schradergroup, 555 E. North Lane Conshohocken PA 19428, after an examination of the site and the Bidding and Contract Documents, the undersigned submits this proposal and enclosed herewith a bond in an amount of not less than ten percent (10%) of the total of the hereinafter stated Base Bid, made payable to or indemnifying the "Owen J. Roberts School District, 901 Ridge Road, Pottstown, PA 19465", which it is understood will be held by the Owner, as security as provided in the Instructions to Bidders, if this proposal or any part thereof is accepted by the Owner, and the undersigned shall fail to furnish approved bonds and execute the Agreement within ten (10) days from the date of issuance of the award. Should the Owner fail to make an award on this project through no fault or failure on the part of the Bidder, then the Owner shall return said bid security.

It is hereby certified that the undersigned is the only person(s) interested in this proposal as principal, and that the proposal is made without collusion with any person, firm or corporation. The Bidder submits herewith, as such, a Non-Collusion Affidavit in accordance with the provisions of the Pennsylvania Anti-bid-Rigging Act of October 28, 1983.

Bidder hereby agrees to execute the Agreement and furnish surety company bonds in the amount of one hundred percent (100%) of the Contract Price for the Performance Bond and Labor and Material Payment Bond, within ten (10) days after mailing by the Owner of notice of award, and to begin work with ten (10) days after date of Notice to Proceed.

Bidder guarantees that, if awarded contract, he will furnish and deliver all materials, tools, equipment, tests transportation, secure all permits and licenses, do and perform all labor, supervision and all means of construction, pay all fees and do all incidental work, and to execute, construct and finish, in an expeditious, substantial and workmanlike manner, in accordance with the plans and specifications, to the complete satisfaction and acceptance of the Owner, for the Work of this Contract for the **Renovations to the OJR District Service Center**.

It is understood that the Owner, reserves the right to reject any or all proposals, or part thereof, or items therein and to waive technicalities required for the best interest of the Owner. It is further understood that competency and responsibility of bidders will receive consideration before the award of the contract. A certified copy of the Contractor's Qualification Statement, AIA Document A-305 will be submitted as part of this bid.

Bidders submit this proposal with the understanding that the work shall be substantially complete by the dates indicated in Supplemental Instruction to Bidders, Item 18, Time for Completion. The time for completion of the work of all contracts shall be considered as of the essence of this Contract. Liquidated Damages do apply to this Project and are further described in Supplemental Instructions to Bidders, Item 18C.

The Contractor understands and agrees the **TIME IS OF THE ESSENCE** and that all schedule dates are minimum performance dates, notwithstanding anything to the contrary contained in the Contract Documents, should the progress of the Project be ahead of schedule dates, the Contractor agrees to coordinate and complete its Work in accordance with the actual Project Progress and the actual pace of the Project without additional compensation.

The bidder agrees that he will not assign his bid or any of his rights or interests thereunder without the written consent of the Owner. In the event of a discrepancy between the verbiage (words) and numbers entered here below, the verbiage shall govern.

Bid Withdrawal

This proposal is submitted with the definite understanding that it will not be withdrawn for a period of sixty (60) days after Bids are due, or any authorized postponement thereof, except as provided by law (73 P.S. §1602, as amended).

THE BID, as called for, is submitted as follows:

Item A. BASE BID:

For all Plumbing Construction Work, complete, for the OJR District Service Center Renovation project, as shown and specified in the Contract Documents, for the lump sum of:

Dollars (\$ _____)

Item B. ALTERNATES: See Section 012300 for Full Description

No alternates for this Prime Contract.

Item C. UNIT PRICES

Unit Prices shall include costs for furnishing and installing all materials, labor, tools, equipment, and other incidental necessary to complete the specified operation. Unit Prices will be used to ADD/DEDUCT the contract where appropriate.

Schedule of Unit Prices:

1. Unit Price No. P1: Additional 3/4" insulated domestic water piping.
 - a. Description: Provide and install ~~50'~~ of insulated domestic water piping, hangers, accessories, ball valve and fittings in accordance with the applicable Division 22 Sections.
 - b. Comply with requirements for Division 22.
 - c. Unit of Measurement: Per Unit. \$ _____
2. Unit Price No. P2: Ball Valves.
 - a. Description: Furnish and install ~~(5) additional~~ 1/2" ball valve
 - b. Comply with requirements for Division 22.
 - c. Unit of Measurement: Per piece. \$ _____
3. Unit Price No. P3: Ball Valves.
 - a. Description: Furnish and install ~~(5) additional~~ 3/4" ball valve:
 - b. Comply with requirements for Division 22.
 - c. Unit of Measurement: Per piece. \$ _____
4. Unit Price No. P4: Journeyman Plumber Labor.
 - a. Description: Provide a journeyman Plumber for Owners use for work as directed by Owner's Representative and at his discretion.
 - b. Unit of Measure: Per Man-hour \$ _____

Item D. ALLOWANCES

Bidder agrees to include in the Base Bid Price, in addition to the Work shown on the Drawings and Specifications the following:

Quantity Allowance:

1. Quantity Allowance No. P1: Additional 3/4" insulated domestic water piping
Furnish and install additional 50' unit price: \$ _____
2. Quantity Allowance No. P-2: Ball Valves:
Furnish and install additional 3/4" ball valve, 5 x unit price: \$ _____
3. Quantity Allowance No. P-3: Ball Valves:
Furnish and install additional 1" ball valve, 5 x unit price: \$ _____
4. Quantity Allowance No. P-4: Journeyman Plumber:
Provide 40 hours for Journeyman Plumber. 40 x unit price \$ _____

TOTAL ALLOWANCE (INCLUDE IN BASE BID PRICE): \$ _____

Name of Contractor

ATTACHMENTS:

The following Documents are attached and are made a condition of this Bid:

- a. Non-collusion Affidavit
- b. Bid Bond
- c. Contractor Qualification Statement
- d. Commonwealth of PA – Public Works Employment Verification Form

ACCEPTANCE OF ADDENDA:

In submitting this proposal, I have received and included in this bid, the instructions and information contained in the following Addenda:

Addendum No.

Dated

SIGNATURES

The Undersigned here certifies that this Proposal is genuine and not a sham, collusive or fraudulent or made in the interest of or in behalf of any person, firm or corporation not herein named; and that the Undersigned has not, directly or indirectly, inducted or solicited any bidder to submit a sham bid, or any other person, firm or corporation from bidding, and that the Undersigned has not, in any manner, sought by collusion to secure for himself any advantage over any other Bidder.

(Individual Bidder)

Seal
WITNESS

Trading and doing business as

Business
Address:_____

** If a fictitious trade name is employed in the conduct of business, insert such name and complete appropriate, by deletion, the following sentence:

The foregoing fictitious trade name (has) (has not) been registered under Pennsylvania Law.

(Partnership Bidder)

Seal

WITNESS

_____ **Seal**
Partner

_____ **Seal**
Partner

_____ **Seal**
Partner

Business Address: _____

** If a fictitious or trade name is employed in the conduct of business, insert such name and complete, as appropriate, by deletion, the following statement:

The foregoing fictitious or trade name (has) (has not) been registered under Pennsylvania law.

Complete, as appropriate, the following statement:

The Partners constituting the Partnership are:

(Corporate Bidder)

(Name of Corporation)

By: _____
(Vice) President

ATTEST:

(Asst.) Secretary

(Corporate Seal)

Business Address: _____

OR (If appropriate)

(Name of Corporation)

WITNESS

***By: _____
Authorized Representative

Business Address: _____

*** Complete, as appropriate, the following statement:

The Corporation has been organized and is existing under the
laws of the _____ of _____
(state/commonwealth) (state)

END OF BID FORM

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