



ADDENDUM 01

Montgomery County Intermediate Unit – ELA Entrance Renovations
1605 W. Main Street
Norristown, PA 19403
BH Job No. 26-012

DATE OF ISSUANCE: September 15, 2026

OWNER: Montgomery County Intermediate Unit
2 W Lafayette St.
Norristown, PA 19401

**CONSTRUCTION
MANAGER:** Skanska USA Building, Inc.
1010 Spring Mill Avenue
Conshohocken, PA 19428

CONTRACT FOR: General Construction, Electrical Construction, Mechanical Construction

FROM ARCHITECT: Blackney Hayes

The following information shall become part of the Contract Documents for the above referenced project.

GENERAL ITEMS

Substitution Requests: N/A

Pre-bid Meeting was held on August 25, 2026 at the ELA (1605 W. Main Street.) A copy of the Pre-bid Agenda and Sign-in Sheet are attached to this Addendum.

RESPONSES TO BIDDERS' QUESTIONS

A copy of the public bidders' questions and answer's is included with this addendum.

The Project Manual and Drawings for the above referenced project are amended as follows:

PROJECT MANUAL

N/A

DRAWINGS

N/A



ATTACHMENTS:

Section 000111 Instructions to Bidders

Section 000301 GC Bid Form MCIU ELA Addendum 1

Section 000302 MC Bid Form MCIU ELA Addendum 1

Section 000303 EC Bid Form MCIU ELA Addendum 1

Section 000402 A132-2019 Exhibit A Insurance & Bonds Addendum 1

Section 012300 Alternates Headstart Entryway Addendum 1

Section 081113 Hollow Metal Doors and Frames – Dated 5/22/2026

Section 081416 Flush Wood Doors – Dated 5/22/2026

END OF ADDENDUM 01.

ISSUED BY THE ARCHITECT:

Troy Hill
(Signature)

Troy C. Hill, AIA, ALEP - Principal
(Printed name and title)

Copies to: [Owner, Construction Manager, Consultants, other Prime Contractors, Others, File]



ADDENDUM RECEIVED

Date: _____

To: Blackney Hayes

Attention: _____

Project: Montgomery County Intermediate Unit – ELA Entrance Renovations

Addendum Number _____

This correspondence acknowledges that we have received the above referenced Addendum.

Accepted by:

Name: _____

Title: _____

Date: _____

Signature: _____

Public Q&A

#1 - Prebid Walk

Allstates Mechanical LTD, Aug 12, 2026 8:22 AM EDT, Not Public - Pending

Will there be a prebid meeting?

Thanks

Michael Stewart, Aug 12, 2026 9:43 AM EDT, Public - Answered

Yes. August 25th at 10 AM.

#7 - Estimated Project Cost

S.B. Conrad, Inc, Aug 12, 2026 2:40 PM EDT, Not Public - Pending

Is there a budget?

Michael Stewart, Aug 18, 2026 9:36 AM EDT, Public - Answered

Internal budget values / estimates will not be provided for this project.

#2 - Start Date

S.B. Conrad, Inc, Aug 12, 2026 2:40 PM EDT, Not Public - Pending

Is there approximate start and completion date?

Michael Stewart, Aug 12, 2026 3:49 PM EDT, Public - Answered

A project bid schedule is provided in the appendix folder. Time was allowed for contracting and township permitting after award. Thank you

#3 - Construction Manager

SMJ Contracting, Inc., Aug 13, 2026 7:26 AM EDT, Not Public - Pending

Is there a Construction Manager for this project?

Michael Stewart, Aug 13, 2026 10:32 AM EDT, Public - Answered

Yes. Skanska USA Building, Inc.

#6 - Budget

SMJ Contracting, Inc., Aug 13, 2026 7:26 AM EDT, Not Public - Pending

Is there an anticipated budget for this project?

Michael Stewart, Aug 18, 2026 9:36 AM EDT, Public - Answered

Internal budget values / estimates will not be provided for this project.

#17 - Required Documents

L.J. Paoella Construction, Aug 13, 2026 1:47 PM EDT, Not Public - Pending

The Bid Form states that the only documents to be submitted with the bid are: Bid Form, Bid Bond, Non-Collusion, and Non-Discrimination forms. Please confirm that the documents to be uploaded to the "Required Documents" tab on PennBid are the Bid Form, Non-Collusion, and Non-Discrimination forms?

Michael Stewart, Aug 31, 2026 11:13 AM EDT, Public - Answered

000111 Instructions to Bidders will be included in the forthcoming Addendum 1. If that form does not answer your question, please re-ask the question.

#8 - Clearances

L.J. Paoella Construction, Aug 13, 2026 1:48 PM EDT, Not Public - Pending

Will employee clearances be required to work onsite? If so, please state the exact clearances that will be needed (Act 24, State Police, Child Abuse, FBI Fingerprinting, Act 168), as some require a cost and others do not.

Michael Stewart, Aug 19, 2026 9:27 AM EDT, Public - Answered

Yes, the following clearances are required to be submitted:

- Act 34: PA State Criminal History Clearance
- Act 151: PA Child Abuse History Clearance
- Act 114: FBI Fingerprint Criminal Clearance

#4 - Owner

L.J. Paoella Construction, Aug 13, 2026 1:55 PM EDT, Not Public - Pending

For Bid Bond purposes, is the Owner County of Montgomery (One Montgomery Plaza, 425 Swede Street, Norristown, PA 19404) or MCIU (2 West Lafayette Street, Norristown, PA 19401)?

Michael Stewart, Aug 14, 2026 5:22 PM EDT, Public - Answered

MCIU - 2 West Lafayette Street, Norristown, PA 19401 is the owner. Did you see 425 Swede Street somewhere in the documents? Thank you

#5 - Estimated Value

Uhrig Construction, Aug 14, 2026 9:40 AM EDT, Not Public - Pending

Is there an estimated value for the project and is there a breakdown per contract?

Michael Stewart, Aug 18, 2026 9:35 AM EDT, Public - Answered

Internal budget values / estimates will not be provided for this project.

#9 - Temporary Heating & Electric

Tricon Construction Management, Aug 19, 2026 3:12 PM EDT, Not Public - Pending

On page 01120-5 D. and E. That the GC is responsible for Temp Heating , Cooling, and Ventilation. Why would this not be under the Mechanical Contract?

Michael Stewart, Aug 25, 2026 2:32 PM EDT, Public - Answered

The GC Prime Contractor is the lead contractor responsible for the building envelope and installing finishes as well as protecting existing finishes. Managing the temporary heating and cooling conditions is the responsibility of the lead contractor which is the GC Prime.

#24 - Alternate #1

Hollenbach Construction, Inc., Aug 21, 2026 4:29 PM EDT, Not Public - Pending

Alternate #1 proposes a Friday to Sunday schedule for Areas 2, 3, 4. What time would work be able to start on Fridays? Would this work start in November along with Area 1 work?

Michael Stewart, Sep 03, 2026 3:57 PM EDT, Public - Answered

Friday at 4:00 PM will be the start time. Please reference the project bid schedule noting the work in Areas 2, 3 & 4 starts after section 1B is completed.

#10 - Instructions to Bidders - Missing?

Donald E. Reisinger, Inc., Aug 25, 2026 7:31 AM EDT, Not Public - Pending

Not seeing the Instructions to Bidders section. Please advise

Michael Stewart, Aug 25, 2026 3:19 PM EDT, Public - Answered

Instruction to Bidders will be included in the forthcoming Addendum 1.

#12 - Working Hours

S.B. Conrad, Inc, Aug 25, 2026 11:30 AM EDT, Not Public - Pending

Please confirm if the work for this project strictly needs to be done on the weekend, or if shift work can be utilized. If shift work can be utilized, please confirm the times.

Michael Stewart, Aug 26, 2026 11:06 AM EDT, Public - Answered

The intent is for Area's 1A and 1B to be completed during 1st shift hours. Areas 2, 3 and 4 have been requested to be completed Friday to Sunday. Addendum # 1 will further clarify working hours.

#11 - EC - Unit Prices

S&S Electrical Services, Inc., Aug 25, 2026 12:58 PM EDT, Not Public - Pending

Please confirm that these unit prices are to furnish and install just the device itself.

Michael Stewart, Aug 25, 2026 3:24 PM EDT, Public - Answered

Please refer to the Electrical Contractor Prime Bid Form. A material unit cost is requested in the event an existing device can not be re-installed per plan. A furnish and install price is requested in the event the owner would like to add an additional unit.

#13 - MULTI-PRIME CONTRACT SUMMARY - 1.8(A)(4)

S&S Electrical Services, Inc., Aug 25, 2026 1:02 PM EDT, Not Public - Pending

Please confirm there is no alternate in the MC Scope which is applicable to the EC.

Michael Stewart, Aug 26, 2026 11:18 AM EDT, Public - Answered

Please reference the MC Prime bid form to see if alternates have been requested from the MC Prime bidders.

#20 - ELECTRICAL GENERAL NOTES (E0.00)

S&S Electrical Services, Inc., Aug 25, 2026 1:25 PM EDT, Not Public - Pending

With respect to Note No. 4 - Please confirm that the GC is responsible for all door hardware including any magnetic locks, door holders, security contacts, and fire door operators. EC is responsible for the Individual Addressable Module related to the fire alarm system.

With respect to Note No. 7 - Please confirm this is not applicable.

Michael Stewart, Sep 02, 2026 11:37 AM EDT, Public - Answered

Note No. 4 - Confirmed

Note No. 7 - Please provide greater detail to this question.

#21 - Fire Alarm Permit

S&S Electrical Services, Inc., Aug 25, 2026 1:26 PM EDT, Not Public - Pending

Shall a fire alarm permit and any required fire alarm permit drawings be required?

Michael Stewart, Sep 02, 2026 11:39 AM EDT, Public - Answered

The need for a fire alarm permit is not anticipated but it should be verified with the AHJ at the beginning of construction.

#22 - Metallic Clad Cable (MC)

S&S Electrical Services, Inc., Aug 25, 2026 1:29 PM EDT, Not Public - Pending

Shall MC cable of lengths in excess of 6' be acceptable for use in fishable walls and above accessible ceilings?

Michael Stewart, Sep 02, 2026 11:42 AM EDT, Public - Answered

Yes, in fishable walls. Above accessible ceilings shall be limited to max 6ft.

#23 - Reinstallation of Electrical Devices Tagged with "R"

S&S Electrical Services, Inc., Aug 25, 2026 1:31 PM EDT, Not Public - Pending

Shall reinstallation of these devices mimic its current method of installation. If a device is surface mounted, shall it remain surface mounted when reinstalled?

Michael Stewart, Sep 02, 2026 11:43 AM EDT, Public - Answered

Recess /flush mount where possible. Otherwise, surface mount is acceptable when necessary.

#26 - ALT. 1 - EC

S&S Electrical Services, Inc., Aug 25, 2026 1:37 PM EDT, Not Public - Pending

How will inspections be handled for the Friday to Sunday Schedule accompanying this alternate?

Michael Stewart, Sep 03, 2026 4:22 PM EDT, Public - Answered

Greater detail to this answer will be provided via the forthcoming Addendum 1. The township was contacted and confirmed these areas would need in-wall inspections. A formal list of required inspection will be provided with the building permit once picked up. The weekend phasing schedule will need to be adjusted to show demolition, stud framing preparation and rough electrical work being complete with the space being fully clean and temp paneling installed to the studs in the form of 4mm corrugated twinwall plastic paneling, plywood or approved equivalent. Classes and normal school operations will continue in these spaces on Monday. Inspections should then be scheduled for a PM appointment during the business week. Schedule time to remove the panels and conduct the inspection the same day. Return the panels to the stud walls at the end of the inspection that same day. Work would then continue as scheduled on Friday.

#14 - AIA A305

S&S Electrical Services, Inc., Aug 25, 2026 1:59 PM EDT, Not Public - Pending

Is this form to accompany the bid or is it required at a later date?

Michael Stewart, Aug 26, 2026 2:03 PM EDT, Public - Answered

AIA A305 Documentation shall be included with your bid submission.

#15 - Prime Contracts

Uhrig Construction, Aug 26, 2026 2:20 PM EDT, Not Public - Pending

Is there a plumbing contract for this? Its saying in the GC Instructions to bidders that GC is responsible for plumbing work.

Michael Stewart, Aug 28, 2026 11:55 AM EDT, Public - Answered

There is no plumbing prime contract.

#16 - Insurance

Hollenbach Construction, Inc., Aug 31, 2026 10:12 AM EDT, Not Public - Pending

The AIA - A132 Exhibit A document included in the specs references County of Montgomery, Montgomery County Courthouse as the Owner. Please verify these are the correct insurance requirements for this project.

Michael Stewart, Aug 31, 2026 10:50 AM EDT, Public - Answered

The Owner is: Montgomery County Intermediate Unit

2 West Lafayette Street

Norristown, PA 19401

AIA-A132 will be re-issued via Addendum 1.

#18 - Liquidated Damages

Uhrig Construction, Sep 01, 2026 7:34 AM EDT, Not Public - Pending

What are the liquidated damages on this job?

Michael Stewart, Sep 01, 2026 12:23 PM EDT, Public - Answered

Liquidated Damages will be listed on the Instructions to Bidders section on the forthcoming addendum 1.

#19 - General Requirements

Uhrig Construction, Sep 02, 2026 7:19 AM EDT, Not Public - Pending

Who is responsible for permitting? Does the GC have to provide any temp facilities such as water, electric, heating? Will we need temp partitions in some of the rooms because of the student occupancy?

Michael Stewart, Sep 02, 2026 10:59 AM EDT, Public - Answered

Each Prime is responsible for their own permitting. The cost is a pass through paid via an owner change order. This is further described in the front end documents and forthcoming instructions to bidders. Temp facilities and conditioning is detailed in the multi-prime contract summary. The classroom work is phased and detailed in the bid schedule. The forthcoming addendum will further clarify how this work can be completed with temporary paneling to allow for township inspections during normal working hours.

#25 - Permits

Uhrig Construction, Sep 03, 2026 3:15 PM EDT, Not Public - Pending

Who is responsible for the permits on the job?

Michael Stewart, Sep 03, 2026 4:03 PM EDT, Public - Answered

Uhrig Construction already asked this question and it was answered. Each Prime Contractor is responsible for obtaining and paying for their permit. It will be a pass through cost reimbursed by the owner via an owner change order.

#28 - Note No. 7 Electrical General Notes (E0.00) - Clarification

S&S Electrical Services, Inc., Sep 04, 2026 11:32 AM EDT, Not Public - Pending

Note No. 7 referenced above reads as follows:

THE E.C. SHALL INCLUDE IN THE ELECTRICAL BID FOR THE POST-CONSTRUCTION ADJUSTMENT OF THE OCCUPANCY SENSORS AS DIRECTED BY THE ARCHITECT OR OWNER. THIS SHALL INCLUDE ADJUSTMENT OF THE TIME AND SENSITIVITY OF THE DEVICES. ALSO INCLUDE THE COST TO RELOCATE (10) SENSORS UP TO 25' IN ORDER TO ELIMINATE FALSE TRIPPING OF THE SENSORS.

Is this note applicable for this job?

Michael Stewart, Sep 14, 2026 11:18 AM EDT, Public - Answered

Yes this note was for this project.

#29 - Removal and protection of furniture

S.B. Conrad, Inc, Sep 08, 2026 8:19 AM EDT, Not Public - Pending

Demo note 11 says contractor is responsible to remove and protect existing furniture and equipment throughout the room. Where will it be moved too?

Michael Stewart, Sep 15, 2026 9:20 AM EDT, Public - Answered

MCIU will remove all furniture and equipment in the main entrance area (A-153, A-155, A-154, A-100). Contractor is to move classroom furniture in A-101 and A-145 to the side in the existing space to do their work. No furniture is in Hallway A-100A. MCIU will coordinate removing furniture and equipment in C-101. Any equipment left in C-101 should be moved to the side and protected in place. Any furniture left in a room is to be covered with plastic sheeting. Classrooms are to be reset and cleaned in advance of classes the next business day.

#32 - Hollow metal frames and door specs

S&S electrical services, Sep 08, 2026 10:42 AM EDT, Not Public - Pending

where can we locate the specs for hollow metal frames and doors?

Michael Stewart, Sep 15, 2026 10:11 AM EDT, Public - Answered

Specification for hollow metal frames and doors will be included in the forthcoming Addendum 1.

#27 - Addendum #1

AJM Electric, Inc., Sep 08, 2026 12:13 PM EDT, Not Public - Pending

When will Add #1 be issued?

Michael Stewart, Sep 14, 2026 11:12 AM EDT, Public - Answered

Addendum 1 will be issued on or before Wednesday, September 16th.

#31 - Signage

S.B. Conrad, Inc, Sep 08, 2026 2:21 PM EDT, Not Public - Pending

I need to reconcile the specs with what is shown on A3.01. The specs call for channel letters which in my world represent lighted letters.

Do they mean non-lit fabricated letters?

The thickness is inadequate. Typically, the face on a fabricated letter is around .080" or .090" with .040" or .063" returns. The stars as shown are too small to be fabricated. They need to be FCO aluminum. Since there are so many of them it would be reasonable to custom cast them. A third option is to fabricate a ring. The stars can be painted, vinyl, or even individual FCO aluminum or acrylic stars. That would also eliminate the problem of individual stars rotating over time.

The final issue which could really be taken up during submittals is that 2" spacers is too much for such small letters. That is partially atheistic. However, it is enough space for small birds to get in the larger letters.

Can you please advise

Michael Stewart, Sep 15, 2026 10:06 AM EDT, Public - Answered

Confirming the sign is not a lighted sign. The recommendations put forward in the question are acceptable to the design team.

#30 - Exterior Signage

Uhrig Construction, Sep 09, 2026 2:17 PM EDT, Not Public - Pending

Confirm the GC is responsible for the exterior signage?

Michael Stewart, Sep 15, 2026 9:27 AM EDT, Public - Answered

Confirmed. The General Contractor Prime is responsible for Exterior Signage.

BID FORM – GENERAL CONTRACTOR PRIME

1. In compliance with the Notice to Bidders and the Contract Documents, we, the undersigned, do hereby agree to provide all labor, materials, services, tools, and equipment, and to perform all of the required work to complete the:

For the:

Montgomery County Intermediate Unit – Headstart Entryway Renovation

Montgomery County Intermediate Unit
1605 W. Main Street
Norristown, PA 19403

For: Montgomery County Intermediate Unit, Owner

All in strict accordance with the Specifications, Schedules, Drawings, Allowances, and General Conditions for the consideration of the following amounts, including federal, state, and all applicable taxes, for the sum of:

Bid Item No. 1--Base Bid General Construction Work: \$ _____

(Write in dollar amount using words)

☐ Check box to confirm contract allowance are included in base bid in accordance with Specification 01 21 00.

Required forms to be included with bid submission:

☐ This Proposal Form

☐ AIA A310 Bid Bond or Equivalent

☐ AIA A305 Contractor Qualification Statement

☐ Non-Collusion Affidavit

☐ Non-Discrimination Affidavit

2. Allowances:

A. Allowance No. 1: Existing Conditions (GC)

1. General Construction Prime Contractor shall include this allowance in the base bid.

2. Amount: \$10,000 (Ten Thousand Dollars and Zero Cents)

3. Alternates:

A. Alternate No. 1 – Complete Areas A-100A, A-145 and C-101 concurrently on a Friday to Sunday schedule.

- a. General Prime Contractor (GC): To provide labor, material, tools and equipment on a concurrent schedule basis to complete all three (3) areas non-phased:

Alt.1-GC: Add / Deduct (circle one) \$ _____

B. Alternate No. 2 – Complete Areas 1A and 1B (Rooms A-152, A-153, A-154, A-155 and A-101) Selective Demolition on second shift between the hours of 3:00 PM to 9:00 PM.

- b. General Prime Contractor (GC): To provide labor, material, tools and equipment to complete all selective demolition in Areas 1A and 1B (Rooms A-152, A-153, A-154, A-155 and A-101) on second shift between the hours of 3:00 PM to 9:00 PM in lieu of base bid first shift work schedule.

Alt.2-GC: Add / Deduct (circle one) \$ _____

4. Unit Prices:

No Unit Prices for this Prime Bid Package.

5. We, the undersigned, agree, if awarded the Contract, to execute an agreement for the above-stated work and compensation on the Form of Agreement contained herein specified.
6. We, the undersigned, agree, if awarded the Contract, to begin work at the site within Five (5) days after Notice to Proceed, and to complete the work in a thoroughly good and workmanlike manner to the satisfaction of the Owner, on or before the Completion Dates as stated in the bid schedule and project specifications.
7. We, the undersigned, acknowledge receipt of and have considered in our proposal Addenda and supplemental information posted on the procurement website, Penn Bid-Bonfire.
8. Bid results are available on the Penn Bid – Bonfire portal.
9. We, the undersigned agree, if awarded the contract, to adhere to all the requirements of the Community Participation Goal Requirements. Refer to Exhibit A, included in the project documentation.

10. We, the undersigned, agree that this Proposal as submitted shall hold good through the one hundred twenty (120) days following the bid date.

Submitted By: _____

Federal ID Number: _____

PA Vendor Number: _____

Address: _____

Signed By: _____

Authorized Signature

Attest: _____

Surety Name: _____

Surety Address: _____

Date: _____

END OF DOCUMENT

BID FORM – ELECTRICAL CONTRACTOR PRIME

1. In compliance with the Notice to Bidders and the Contract Documents, we, the undersigned, do hereby agree to provide all labor, materials, services, tools, and equipment, and to perform all of the required work to complete the:

For the:

Montgomery County Intermediate Unit – Headstart Entryway Renovation

Montgomery County Intermediate Unit
1605 W. Main Street
Norristown, PA 19403

For: Montgomery County Intermediate Unit, Owner

All in strict accordance with the Specifications, Schedules, Drawings, Allowances, and Conditions for the consideration of the following amounts, including federal, state, and all applicable taxes, for the sum of:

Bid Item No. 1--Base Bid Electrical Work \$ _____

(Write in dollar amount using words)

☐ Check box to confirm contract allowance are included in base bid in accordance with Specification 01 21 00.

Required forms to be included with bid submission:

☐ This Proposal Form

☐ AIA A310 Bid Bond or Equivalent

☐ AIA A305 Contractor Qualification Statement

☐ Non-Collusion Affidavit

☐ Non-Discrimination Affidavit

2. Allowances:

A. Allowance No. 3: Existing Conditions (EC)

1. Electrical Prime Contractor shall include this allowance amount in the base bid.
2. \$10,000 (Ten Thousand Dollars and Zero Cents)

3. Alternates:

A. Alternate No. 1 – Complete Areas A-100A, A-145 and C-101 concurrently on a Friday to Sunday schedule.

- a. Electrical Prime Contractor (EC): To provide labor, material, tools and equipment on a concurrent schedule basis to complete all three (3) areas non-phased:

Alt.1-EC: Add / Deduct (circle one) \$ _____

B. Alternate No. 2 – Complete Areas 1A and 1B (Rooms A-152, A-153, A-154, A-155 and A-101) Selective Demolition on second shift between the hours of 3:00 PM to 9:00 PM.

- b. Electrical Prime Contractor (EC): To provide labor, material, tools and equipment to complete all selective demolition in Areas 1A and 1B (Rooms A-152, A-153, A-154, A-155 and A-101) on second shift between the hours of 3:00 PM to 9:00 PM in lieu of base bid first shift work schedule.

Alt.2-EC: Add / Deduct (circle one) \$ _____

4. Unit Prices:

Fill-in clearly the numerical value of unit prices below.

No.	Item	Unit Price Add	Unit Price Deduct
1.	Unit Cost: Cost to furnish (1) New Replacement Electrical Power Outlet – Duplex	UC	UC
2.	Unit Cost: Cost to furnish and install (1) Electrical Power Outlet - Duplex	UC	UC
3.	Unit Cost: Cost to furnish and install (1) Data Outlet	UC	UC

5. We, the undersigned, agree, if awarded the Contract, to execute an agreement for the above-stated work and compensation on the Form of Agreement contained herein specified.
6. We, the undersigned, agree, if awarded the Contract, to begin work at the site within Five (5) days after Notice to Proceed, and to complete the work in a thoroughly good and workmanlike manner to the satisfaction of the Owner, on or before the Completion Dates as stated in the bid schedule and project specifications.

7. We, the undersigned, acknowledge receipt of and have considered in our proposal Addenda and supplemental information posted on the procurement website, Penn Bid - Bonfire.
8. Bid results are available on the Penn Bid – Bonfire portal.
9. We, the undersigned agree, if awarded the contract, to adhere to all the requirements of the Community Participation Goal Requirements. Refer to Exhibit A, included in the project documentation.
10. We, the undersigned, agree that this Proposal as submitted shall hold good through the one hundred twenty (120) days following the bid date.

Submitted By: _____

Federal ID Number: _____

PA Vendor Number: _____

Address: _____

Signed By: _____
Authorized Signature

Attest: _____

Surety Name: _____

Surety Address: _____

Date: _____

END OF DOCUMENT

BID FORM – HVAC/MECHANICAL CONTRACTOR PRIME

1. In compliance with the Notice to Bidders and the Contract Documents, we, the undersigned, do hereby agree to provide all labor, materials, services, tools, and equipment, and to perform all of the required work to complete the:

For the:

Montgomery County Intermediate Unit – Headstart Entryway Renovation

Montgomery County Intermediate Unit
1605 W. Main Street
Norristown, PA 19403

For: Montgomery County Intermediate Unit, Owner

All in strict accordance with the Specifications, Schedules, Drawings, Allowances, and Conditions for the consideration of the following amounts, including federal, state, and all applicable taxes, for the sum of:

Bid Item No. 1--Base Bid Mechanical Work: \$ _____

(Write in dollar amount using words)

☐ Check box to confirm contract allowance are included in base bid in accordance with Specification 01 21 00.

Required forms to be included with bid submission:

☐ This Proposal Form

☐ AIA A310 Bid Bond or Equivalent

☐ AIA A305 Contractor Qualification Statement

☐ Non-Collusion Affidavit

☐ Non-Discrimination Affidavit

2. Allowances:

A. Allowance No. 2: Existing Conditions (MC)

1. Mechanical Prime Contractor shall include this allowance in the base bid.

2. Amount: \$10,000 (Ten Thousand Dollars and Zero Cents)

3. Alternates:

A. Alternate No. 2 – Complete Areas 1A and 1B (Rooms A-152, A-153, A-154, A-155 and A-101) Selective Demolition on second shift between the hours of 3:00 PM to 9:00 PM.

a. Mechanical Prime Contractor (MC): To provide labor, material, tools and equipment to complete all selective demolition in Areas 1A and 1B (Rooms A-152, A-153, A-154, A-155 and A-101) on second shift between the hours of 3:00 PM to 9:00 PM in lieu of base bid first shift work schedule.

Alt.2-MC: Add / Deduct (circle one) \$_____

4. Unit Prices:

No Unit Prices for this Prime Bid Package.

5. We, the undersigned, agree, if awarded the Contract, to execute an agreement for the above-stated work and compensation on the Form of Agreement contained herein specified.

6. We, the undersigned, agree, if awarded the Contract, to begin work at the site within Five (5) days after Notice to Proceed, and to complete the work in a thoroughly good and workmanlike manner to the satisfaction of the Owner, on or before the Completion Dates as stated in the bid schedule and project specifications.

7. We, the undersigned, acknowledge receipt of and have considered in our proposal Addenda and supplemental information posted on the procurement website, Penn Bid-Bonfire.

8. Bid results are available on the Penn Bid – Bonfire portal.

9. We, the undersigned agree, if awarded the contract, to adhere to all the requirements of the Community Participation Goal Requirements. Refer to Exhibit A, included in the project documentation.

10. We, the undersigned, agree that this Proposal as submitted shall hold good through the one hundred twenty (120) days following the bid date.

Submitted By: _____

Federal ID Number: _____

PA Vendor Number: _____

Address: _____

Signed By: _____

Authorized Signature

Attest: _____

Surety Name: _____

Surety Address: _____

Date: _____

END OF DOCUMENT

SECTION 000111
INSTRUCTIONS TO BIDDERS

OWNER:

Montgomery Intermediate Unit
2 West Lafayette Street
Norristown, PA 19401

ARCHITECT:

Blackney Hayes Architects
1100 Ludlow Street
Suite 302
Philadelphia, PA 19107

To be considered, Bids must be made in accordance with the Instructions to Bidders.

1. BID DOCUMENTS:

- A. Bid Drawings and Project Specifications are available via the Montgomery County Intermediate Unit PennBid Procurement Portal. Registration is free. To access portal go to pennbid.bonfirehub.com. Assistance can be found at info@pennbid.net or calling 610-693-4769.
- B. Any questions with regards to access/registration with PennBid should be addressed to: Skanska USA Building, Attention: Michael Stewart at michael.stewart@skanska.com or James Hannigan at james.hannigan@skanska.com

2. EXAMINATION:

- A. Bidders shall CAREFULLY EXAMINE the Bidding Documents and the construction site to obtain first-hand knowledge of existing conditions and limitations. FAILURE TO VISIT THE SITES WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR SAME nor will extra payment requests be considered for conditions which could have been determined by examination of the Sites and Bidding Documents.

3. PRE-BID CONFERENCE:

- A. A **MANDATORY** pre-bid conference will be held for this project on Tuesday, August 25, 2026 at 10:00 AM at the project site – 1605 West Main Street, Norristown, PA. The pre-bid conference will be open to all Bidders, sub-contractors, vendors, suppliers, and other interested parties.

4. RFI/QUESTIONS:

- A. Submit all RFI / questions about the Drawings and Project Manual through the Messages / Opportunity Q&A section for the solicitation in PennBid by Wednesday, September 9, 2026 at 4:00 PM. Answers to questions will be posted in PennBid and will become part of the Contract. If any item of Work is shown on the Drawings and not specified or mentioned in the Specifications and not shown on the Drawings, the matter should be brought to the attention of the Architect during bidding so an addendum can be issued correcting the omission. If such correction is not made, the Work in question shall be considered to be required as if it

had been specified and shown on the Drawings. The Architect and Construction Manager as Advisor WILL NOT BE RESPONSIBLE FOR ORAL CLARIFICATION. **Questions must be received by September 9, 2026 at 4:00 PM** Questions received after the deadline will not be answered.

5. SUBSTITUTIONS:

- A. Bids shall be based on the products or manufacturers specified. This is not intended to eliminate competition from other manufacturers other than those specified. No pre-bid substitutions are permitted.

6. BASIS OF BID:

- A. The bidder must include any Alternates and Unit Cost items as may be shown on the BID FORM, failure to comply may be cause for rejection of Bid. The Bidder shall include quantity allowances in its base bid that are equal to the unit prices times the quantities indicated in the Section 012100– Unit Allowances.
- B. No combination of Bids or assignments will be considered unless so noted in the Bidding Documents.
- C. Failure to acknowledge any Addendum or any other item listed on the BID FORM may be cause for rejection of the bid.

7. PREPARATION OF BIDS:

- A. Bids shall be made on unaltered BID FORMS. Fill in all blank spaces and upload directly through the noted section in PennBid. Bidders must review all Alternates and provide pricing regardless of the assignment of the contract in Section 012300 – Add Alternates. If the Bidder believes its contract is not affected, then a bid of zero dollars or a “No Change” should be bid. Failure to indicate dollar amounts or “No Change” may result in the Bid being rejected.

Each Bid must contain the full business address of the Bidder and must be signed by an authorized representative of the Bidder. If the Bid is made by a corporation, the proposal should be signed by the President or Vice President and attested by the Secretary or Assistant Secretary, and identify the name, business address and state of incorporation for the corporation, and have the corporate seal affixed. ALL UNSIGNED BIDS SHALL BE REJECTED.

Bidders will also submit their pricing directly into the Bid Table in PennBid. Completion of BOTH the Word Bid Form (upload) and completion of the Bid Table (entered directly) into PennBid are REQUIRED.

8. BID SECURITY:

- A. Bid Security shall be made payable to the Owner, in the amount of 10 percent (10%) of the Base Bid plus the cost of all alternates. Security shall be either a CERTIFIED CHECK, BANK CASHIERS CHECK or BID BOND issued by a Surety licensed to conduct business in the Commonwealth of Pennsylvania. The Owner reserves the right to approve the sufficiency of the required bid security.
- B. A Bid shall be rejected unless accompanied by a Bid Security. Bid Security shall be in the form of a certified check, certified bank treasure’s check or certified bank cashier’s check

payable to the Owner or a Bid Bond in the form set forth in the Bidding Documents, naming as payee and obligee, Montgomery County Intermediate Unit.

- C. The Owner may declare the Bid Security forfeited to the Owner if, following the issuance of a Notice of Intent to Award to the apparent lowest responsible Bidder, such Bidder fails to deliver the items required under Sections 8 and 15 of these Instructions to Bidders within ten (10) days thereafter.
 - D. If Bid Security is submitted in the form of a Bid Bond, the Bid Bond shall be submitted on the form included in the Bidding Documents, and the Attorney-in-Fact who executes the Bid Bond on behalf of the surety shall affix to the Bid Bond a certified and current copy of its Power of Attorney, authorizing said Attorney-in-Fact to act on behalf of the surety. The Power of Attorney must be dated the same date as the Bid Bond and both the Bid Bond and Power of Attorney shall have affixed the raised corporate seal of the surety. The Bid Bond form must be executed by a surety licensed and authorized to conduct business within the Commonwealth of Pennsylvania and named in the current list of companies holding Certificates of Authority as acceptable sureties on federal bonds and/or as acceptable reinsuring companies as published in Circular 570 (as amended) by the Audit Staff, Bureau of Government Financial Operations, U.S. Treasury Department, and the amount of the Bid Bond shall not exceed the underwriting risk of such surety set forth in said circular or revision thereof.
 - E. The Bid Security of each of the Bidders will be returned (unless forfeited as stated above) at the Bidder's request, upon (1) the date of actual execution by Owner of the Agreement Between Owner and Contractor with the Bidder to whom the Award of Contract has been made, or (2) the rejection of all bids by Owner, or (3) the expiration of the firm Bid period set forth in Section 11 of these Supplemental Instructions to Bidders. The Owner shall not be liable for any interest on Bid Security which is held in accordance with these Supplemental Instructions to Bidders.
 - F. Copies of the Bid Security are to be uploaded through PennBid. Original copies are to be delivered to the Montgomery County Intermediate Unit office prior to the Bid closing date and time.
9. PERFORMANCE BOND AND PAYMENT BOND:
- A. Within ten (10) days of receipt of the Notice of Intent to Award, the successful Bidder shall furnish a Performance Bond and a Payment Bond on the forms provided in the Bidding Documents, each in the amount of one hundred percent (100%) of the Contract Sum. The cost of the Performance Bond and the Payment Bond must be included in the bid amount.
 - B. The Attorney-in-Fact who executes the Performance and Payment Bonds on behalf of the surety shall affix to the Performance and Payment Bonds a certified and current copy of its Power of Attorney, authorizing said Attorney-in-Fact to act on behalf of the surety. The Power of Attorney must be dated the same day as the Performance and Payment Bonds and both shall have affixed the raised corporate seal of the surety.
10. NO-LIEN:
- A. The Project subject to the Bidders Documents is owned by a public entity for a purely public use, and as such, may not be liened. For the protection of sub-contractors and the contractor's suppliers, a payment bond will be required.

11. SUBMISSION OF BIDS

- A. All bids are to be submitted/uploaded via PennBid at <http://pennbid.bonfirehub.com> on or before Monday, September 21, 2026 at 1:00 PM. All required documentation must be submitted by the bid submission time noted in PennBid.

12. MODIFICATION AND WITHDRAWAL:

- A. Bidders have the ability to modify and/or retract their proposals prior to the time set forth for the opening of the Bids.
- B. Bids shall be irrevocable for sixty (60) days after the actual day of opening thereof unless delayed by the required approval of another governmental agency, the sale of bonds or the award of a grant, in which case, Bids shall be irrevocable for one hundred twenty (120) days after Bid opening. Extensions of the date for the award of contract may be made by the mutual written consent of Owner and the lowest responsible and responsive Bidder.
- B. Neither the designation of the apparent lowest responsible and responsive Bidder, nor the issuance of a Notice of Intent to Award to the Bidder so designated shall operate to release any other Bidder from its Bid. Each such other Bidder, unless earlier released from its Bid by specific action of the Owner, shall remain bound by its Bid until the earlier of (1) the date of actual execution by Owner of the Agreement Between Owner and Contractor with the Bidder to whom the Award of Contract has been made, (2) the rejection of all Bids by the Owner or (3) the expiration of the firm Bid period stipulated above.

13. DISQUALIFICATION AND REJECTION OF BIDS:

- A. The Owner reserves the right to disqualify Bids, before or after opening, upon evidence of collusion with intent to defraud or other illegal practices upon the part of the Bidder.
- B. The Owner has the right to reject bids, which are not responsive, and to not award to any bidder which is deemed to be not responsible.
- C. The Owner expressly reserves the right to reject all bids in the best interest of MCIU.

14. OPENING BIDS:

- A. Bids will be publicly opened via Zoom on Monday, September 21, 2026 at 2:00 PM. Montgomery County Intermediate Unit (MCIU) will make every effort to post bid results in PennBid as soon as possible after the bid opening. Zoom link will be provided to bidders after mandatory pre-bid meeting.

15. AWARD:

- A. The Contract, if awarded, will be awarded on the basis of the lowest responsive base bid, including full consideration of any Alternates and Unit Prices, as may appear on the Bid Form to the lowest responsive and responsible Bidder.

- B. The Owner reserves the right to reject any or all Bids, or any part thereof or items therein, and to waive technicalities, as it may deem best to protect the interests of the Owner. If any award is made by the Owner, it will be to the party declared by the Owner to be the lowest responsive and responsible Bidder.
 - C. In awarding Bids, the Owner shall have sole discretion in determining the lowest responsive and responsible Bidder and shall have the right to take into consideration the following factors, in addition to price:
 - 1. The character, integrity, reputation and judgment of the Bidder.
 - 2. The previous and existing compliance of the Bidder with the requirements of similar installations.
 - 3. The ability, capacity, experience and skill of the Bidder to perform the Contract.
 - 4. The financial condition of the Bidder.
 - D. The Owner shall have the right to accept Alternates in any order or combination, and to determine the lowest responsive and responsible Bidder on the basis of the sum of the Base Bid and Alternates accepted.
16. EXECUTION OF CONTRACT:
- A. The Owner reserves the right to accept any Bid, and to reject any or all Bids.
 - B. Each Bidder shall be prepared, if so requested by the Owner, to present evidence of his experience, qualifications, and financial ability to carry out the terms of the Agreement.

The Bidder shall furnish to the Owner all such information and data for this purpose as the Owner may request. The Owner reserves the right to reject any Bid if by the evidence submitted, or as the result of investigation, such Bidder fails to satisfy the Owner that the Bidder is properly qualified to carry out the obligations of the Agreement.
 - C. Notwithstanding any delay in the preparation and execution of the formal Agreement, the Contractor shall be prepared and agrees to commence work within five (5) days after Notice to Proceed is given, or on the date stipulated in such order.
 - D. The Owner will notify the lowest responsive and responsible Bidder of the Owner's intent to accept its proposal and to make a formal award of contract to such Bidder by the Notice of Intent to Award. The Owner will include with the Notice of Intent to Award the Contract to be signed by the successful Bidder. Within ten (10) days of receipt of the Notice of Intent to Award, the successful Bidder shall furnish (1) a Performance Bond and a Payment Bond in the forms provided in the Bidding Documents, each in the amount of one hundred percent (100%) of the Contract Sum; (2) Certificates of Insurance as required pursuant to the General Conditions of Contract; (3) Contractor's Public Works Employment Verification Form; and (4) the signed Contract. The Performance and Payment Bonds, Insurance Certificates, Employment Verification Form and Agreement shall be submitted to the Construction Manager or Architect's office within the required time period.
 - E. After approval of the Performance and Payment Bonds and Insurance Certificates, the Owner will sign and date the Agreement. The Owner shall return to the successful Bidder one (1) copy of the dated, executed Agreement within thirty (30) days of the Notice of Intent

to Award, unless the time of issuance of such Agreement shall be extended by mutual written agreement of the Owner and successful Bidder or pursuant to Section 20 below.

17. TIME OF COMPLETION:

- A. The successful Bidder who is awarded the Agreement (the Contractor) shall begin the Work on the date of commencement as defined in subparagraph 8.1.2 of the General Conditions and carry the Work forward expeditiously to achieve Substantial Completion as defined in Section 9.8 of the General Conditions on or before the date or time stipulated in the BID SCHEDULE for each milestone and on or before the date, or time stipulated in the Bid Form for completion of the entire Work.
- B. The Contractor understands and agrees that TIME IS OF THE ESSENCE and that all schedule dates are minimum performance dates. Notwithstanding anything to the contrary contained in the Contract Documents as defined in Article III of the Standard Form of Agreement Between Owner and Contractor, should the progress of the Project be ahead of scheduled 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. In said case, Contractor waives any right to claim that it has been accelerated.
- C. Should the Contractor fail to substantially complete the work in accordance with the Contract Documents, the Contractor shall be liable for the sum of **\$2,500 daily**, assessable as Liquidated Damages and not as a penalty to the Owner.
- D. This schedule of completion of the Work shall be considered of the essence of the Contract, and for the cost of extra inspections, salaries of contingent forces, and other expenses incurred by the Owner resulting from the Contractor's delay in completing the work of the Agreement within the Contract Time as defined in Section 8.1.1 of the General Conditions, the Owner shall be entitled to Liquidated Damages, and not a penalty, for each calendar day (Sundays and holidays included) that the Work is not substantially complete, subject to adjustments of the Contract Time as provided in the General Conditions. Liquidated Damages are necessary; in that it is impossible to precisely calculate the monetary loss to the Owner as the result of any delay in implementation. Liquidated damages are self-generating; the Owner does not have to submit the assessment of liquidated damages to the claims procedures set forth in the Contract Documents.
- E. Should the Contractor fail to complete the punch list after 30 calendar days from the date of substantial completion of the project or each phase of the project, the Contractor shall be liable for the sum of **\$2,500 daily**, assessable as Liquidated Damages and not as a penalty to the Owner.
- F. Should the Contractor fail to provide the close out documents after 30 calendar days from the date of Substantial Completion of the project, the Contractor shall be liable for the sum of **\$2,500 daily**, assessable as Liquidated Damages and not as a penalty to the Owner.
- G. The surety, upon the Performance Bond furnished by the Contractor, shall be liable for any fixed, agreed and liquidated damages for which the Contractor may be liable under this Section 16, to the extent that the Contractor shall not make settlement therefore with the Owner.

18. COMPLIANCE WITH GOVERNING LAWS, RESOURCES, POLICIES, PROCEDURES AND REGULATIONS:

- A. The Bidder's attention is directed to the fact that all applicable Federal and State laws, county and municipal ordinances and codes, and Owner policies, resolutions and procedures and the rules and regulations of all authorities having jurisdiction over construction of the Project shall apply to the Agreement whether expressly set forth therein or otherwise. The following paragraphs B through M are deemed to be included in the Agreement, the same as though therein written in full.
- B. FEDERAL OCCUPATIONAL SAFETY & HEALTH ACT OF 1970 (O.S.H.A.):
- The Contractor is required to promptly perform all reporting and recording as required by said Act.
- C. PENNSYLVANIA ACT 287 - UTILITIES PROTECTION:
- The Contractor will be responsible for complying with Pennsylvania Act 287 of 1974, as amended, commonly known as the "CALL BEFORE YOU DIG ACT". Excavation or digging Contractors may learn the utilities and authority Owners by calling 1-800-242-1776 statewide prior to work. One call locates utility lines and the utilities are notified.
- D. COMPLIANCE WITH HUMAN RELATIONS ACT:
- The provisions of the Pennsylvania Human Relations Act, Act 222 of October 27, 1955 (P.L. 744) (43 P.S. Section 951, et. seq.) of the Commonwealth of Pennsylvania prohibit discrimination because of race, color, familial status, religious creed, ancestry, age, sex, national origin, handicap, disability or use of guide or support animal, by employers, employment agencies, labor organizations, contractors, and others. The Contractor agrees to comply with the provisions of this Act as amended and said Act is made part of the Contract Documents. Your attention is directed to the language of the Commonwealth's non-discrimination clause in 16 PA. Code 49.101.
- E. PENNSYLVANIA PREVAILING WAGE ACT 442:
1. The general prevailing minimum wage rates including contributions for employee's benefits as shall have been determined by the Secretary of Labor and Industry which must be paid to the workmen employed in the performance of the Contract.
- The Contract shall specifically provide that the Contractor shall pay no less than the wage rates as determined in the decision of the Secretary of Labor and Industry and shall comply with the conditions of the Pennsylvania Prevailing Wage Act approved August 15, 1961 (Act No. 442), as amended August 9, 1963 (Act No. 342), and the Regulations issued pursuant thereto, to assure the full and proper payment of said rates.
2. The contract shall contain the stipulation that such workmen shall be paid no less than such general prevailing minimum wage rates and such other provisions to assure payment thereof, as heretofore set forth in Section 9.103 of Title 34 of the Pennsylvania Administrative Code.
 3. The contract provisions shall apply to all work performed on the contract by the Contractor and to all work performed on the contract by all subcontractors.
 4. The Contractor shall insert in each of his sub-contracts all of the stipulations contained in these required provisions and such other stipulations as may be required.

5. The Contract shall provide that no workmen may be employed on the public work except in accordance with the classifications set forth in the decision of the Secretary. In the event that additional or different classifications are necessary, the procedure set forth in Section 9.107 of Title 34 of the Pennsylvania Administrative Code shall be followed.
6. The Contract shall provide that all workmen employed or working on the public work shall be paid unconditionally, regardless of whether any contractual relationship exists or the nature of any contractual relationship which may be alleged to exist between any contractor, subcontractor and workmen, not less than once a week without deduction or rebate, on any account, either directly or indirectly, except authorized deductions, the full amounts due at the time of payment, computed at the rates applicable to the time worked in the appropriate classification. Nothing in the contract, the Act or Title 34 of the Pennsylvania Administrative Code shall prohibit the payment of more than the general prevailing minimum wage rates as determined by the Secretary to any workman on public work.
7. The Contract shall provide that the Contractor and each subcontractor shall post for the entire period of construction the wage determination decisions of the Secretary, including the effective date of any changes thereof, in a prominent and easily accessible place or places at the site of the work and at such place or places used by them to pay workmen their wages. The posted notice of wage rates must contain the following information:
 - a. Name of project.
 - b. Name of public body of which it is being constructed.
 - c. The crafts and classifications of workmen listed in the Secretary's general prevailing minimum wage rate determination for the particular project.
 - d. The general prevailing minimum wage rates determined for each craft and classification and the effective date of any changes.
 - e. A statement advising workmen that if they have been paid less than the general prevailing minimum wage rate for their job classification or that the Contractor and/or subcontractor are not complying with the Act or Title 34 of the Pennsylvania Administrative Code in any manner whatsoever they may file a protest in writing with the Secretary of Labor and Industry within three (3) months of the date of the occurrence, objecting to the payment to any Contractor to the extent of the amount or amounts due or to become due to them as wages for work performed on the public work project. Any workmen paid less than the rate specified in the contract shall have a civil right of action for the difference between the wage paid and the wages stipulated in the contract, which right of action must be exercised within six (6) months from the occurrence of the event creating such right.
8. The Contract shall provide that the Contractor and all subcontractors shall keep an accurate record showing the name, craft and/or classification, number of hours worked per day, and the actual hourly rate of wage paid (including employee benefits) to each workman employed by him in connection with the public work and such record must include any deductions from each workman. The record shall be preserved for two years from the date of payment and shall be open at all reasonable hours to the inspection of the public body awarding the contract and to the Secretary of Labor and Industry or his duly authorized representatives.
9. The Contract shall provide that apprentices shall be limited to such numbers as shall be in accordance with a bona fide apprenticeship program registered with and approved by the Pennsylvania Apprenticeship and Training Council and only

apprentices whose training and employment are in full compliance with the provisions of the Apprenticeship and Training Act approved July 14, 1961 (Act No. 304) and the Rules and Regulations issued pursuant thereto shall be employed on the public work project. Any workman using the tools of a craft who does not qualify as an apprentice within the provisions of this subsection shall be paid the rate predetermined for journeymen in that particular craft and/or classification.

10. Wages shall be paid without any deductions except authorized deductions. Employers not parties to a contract requiring contributions for employee benefits which the Secretary of Labor and Industry has determined to be included in the general prevailing minimum wage rate shall pay the monetary equivalent thereof directly to the workmen.
11. Payment of compensation to workmen for work performed on public work on a lump sum basis, or a piece work system, or a price certain for the completion of a certain amount of work, or the production of a certain result shall be deemed a violation of the Act and the related resolutions set forth in Title 34, Part I, Chapter 9, Subchapter E of the Pennsylvania Administrative Code regardless of the average hourly earnings resulting therefrom.
12. The Contract shall also provide that each Contractor and each subcontractor shall file a statement each week and a final statement at the conclusion of the work on the contract with the Owner, under oath, and in form satisfactory to the Secretary of Labor and Industry, certifying that all workmen have been paid wages in strict conformity with the provisions of the contract as prescribed by Title 34 of the Pennsylvania Administrative Code, Section 9.103, or if any wages remain unpaid to set forth the amount of wages due and owing to each workman respectively. Owner reserves the right to withhold payment to Contractor if it fails to submit these statements to Owner with the applicable Application for Payment.
13. The provisions of the Act and Title 34, Part F, Chapter 9, Subchapter E of the Pennsylvania Administrative Code shall be incorporated by reference in the contract.

F. DISCRIMINATION PROHIBITED AND COMPLIANCE WITH ADA:

Contractor, at its own expense, shall conform to the nondiscrimination policies and plans required by the Contract Documents, the laws of the Commonwealth of Pennsylvania and all other laws applicable to the Project.

1. In the hiring of employees for the performance of Work under this Agreement, neither the Contractor nor any person or entity acting on behalf of or under contract to the Contractor shall, by reason of gender, race, creed, religion, color, national origin or ancestry, disability, citizenship or any other status protected under the laws of the Commonwealth of Pennsylvania discriminate against any citizen who is qualified and available to perform Work which the employment relates.
2. Neither Contractor nor any person or entity acting on behalf of or under Contractor shall discriminate, in any manner, against or intimidate any employee hired for the performance of Work on account of gender, race, creed, religion, color, national origin or ancestry, disability, citizenship (subject to prevailing law) or any other status protected under the laws of the Commonwealth of Pennsylvania.
3. Unless exempted by law, Contractor shall include the requirements of this section in every subcontract or purchase order so that it will be binding upon each subcontractor or supplier of the Contractor.

4. In the event the Contractor believes it necessary to modify its sequence of Work, the work environment or means and methods to comply with the applicable requirements of the Americans with Disabilities Act (ADA), Contractor shall notify the Construction Manager in writing of the proposed modification. The Construction Manager shall have a reasonable period of time to review the request and may seek advice and consent from the Owner and Architect before responding in writing to Contractor. All costs of the proposed modifications shall be borne by Contractor, including impact costs to other Contractors or other parts of the Project, including any claims arising therefrom. Contractor shall implement no modification until he receives written consent from the Construction Manager. Nothing herein shall be construed to make the Owner, Construction Manager or Contractor responsible for conformance of the Architect's design to ADA requirements.
5. If Contractor, its employees, subcontractors, suppliers or any other person or entity responsible to Contractor fails to comply with any applicable law or requirement of this Agreement or the Contract Documents, upon written notice from the Construction Manager, Contractor shall commence to cure such non-compliance within twenty-four (24) hours and shall achieve compliance within seventy-two (72) hours of receipt of written notice. Any failure of Contractor to do so after written notice to comply shall constitute a breach of contract and the Owner, in addition to its other rights in the event of a breach, shall have the right to terminate Contractor's right to perform the Work.
6. This Contract may be cancelled or terminated by Montgomery County Intermediate Unit and all money due or to become due hereunder may be forfeited, for a violation of the terms or conditions of this portion of the contract.

G. COMPLIANCE WITH STEEL PRODUCTS PROCUREMENT ACT:

PROVISION FOR THE USE OF STEEL AND STEEL PRODUCTS MADE IN THE U.S. In accordance with Act 3 of the 1978 General Assembly of the Commonwealth of Pennsylvania, as amended, 73 P.S. Sections 1881-1887, if any steel or steel products are to be used or supplied in the performance of the contract, only those steel products produced in the United States as defined therein shall be used or supplied in the performance of the contract or any subcontracts thereunder.

In accordance with Act 161 of 1982, as amended, cast iron products shall also be included and produced in the United States. Act 141 of 1984, as amended, further defines "steel products" to include machinery and equipment. The act also provides clarifications and penalties.

Contractors and subcontractors shall also comply with 71 P.S. Section 773.110 dealing with aluminum or steel products made in a foreign country which has been determined to discriminate.

In accordance with the Trade Practices Act of July 23, 1968, P.L. 686 (71 P.S. § 773.101 et seq.), the Contractor cannot and shall not use or permit to be used in the Work any aluminum or steel products made in a foreign country which is listed below as a foreign country which discriminates against aluminum or steel products manufactured in Pennsylvania. The countries of Argentina, Brazil, South Korea, and Spain have been found to discriminate against certain products manufactured in Pennsylvania. Therefore, the purchase or use of those countries' products, as listed below, is not permitted:

1. Argentina: carbon steel wire rod and cold-rolled carbon steel sheet.

2. Brazil: welded carbon steel pipes and tubes; carbon steel wire rod; tool steel; certain stainless steel products, including hot-rolled stainless steel bar; stainless steel wire rod and cold-formed stainless steel bar; pre-stressed concrete steel wire strand; hot-rolled carbon steel plate in coil; hot-rolled carbon steel sheet; and cold-rolled carbon steel sheet.
3. South Korea: welded carbon steel pipes and tubes; hot-rolled carbon steel plate; hot-rolled carbon steel sheet; and galvanized steel sheet.
4. Spain: certain stainless steel products, including stainless steel wire rod, hot rolled stainless steel bars; and cold-formed stainless steel bars; pre-stressed concrete steel wire strand; and certain steel products, including hot-rolled steel plate, cold-rolled carbon steel plate, carbon steel structural shapes; galvanized carbon steel sheet, hot-rolled carbon steel bars, and cold-formed carbon steel bars.

Penalties for violation of the above paragraphs may be found in the Trade Practices Act, which penalties include becoming ineligible for public works contracts for a period of three years.

This provision in no way relieves the Contractor of responsibility to comply with those provisions of the Contract which prohibit the use of foreign-made steel and cast iron products.

H. 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. It is the intent of the specifications to review and approve or reject substitutions in accordance with the terms and conditions of Section 01 60 00 Product Requirements. In addition, it is the intent of the specifications, where specifically noted, to not allow equals or substitutions of certain system(s), product(s) and / or material(s) specified. In such cases, the bidders shall base their bid on the system(s), product(s) and / or material(s) specified only.

I. ALLOWANCES:

Refer to project specifications for the stipulated allowances for each contract and use requirements. The use of Allowances is at the sole discretion of the Owner. Any unused allowances will be credited back to the Owner prior to the completion of the project.

J. RIGHT TO KNOW ACT:

Contractor shall comply with all terms and conditions of the Pennsylvania Right to Know Law, 65 P.S. § 67.101, et seq., as amended and its implementing regulations.

K. COMPETENT WORKMEN:

As required by 24 P.S. Section 7-752, no person shall be employed to do work under this Contract except competent and first-class workmen, and mechanics, meaning those who are duly skilled in their respective branches of labor and who shall be paid not less than such rates of wages and for such hours' work as shall be the established and current rates of wages paid for such hours by employers of organized labor in doing similar work in the geographical area where the work is being done.

L. PREVENTION OF ENVIRONMENTAL POLLUTION

Section 3301 of the Pennsylvania Commonwealth Procurement Code requires that all invitations for Bids and requests for proposals for construction projects issued by any governmental agencies shall set forth any provision of Federal and State statutes, rules, and regulations dealing with prevention of environmental pollution and the preservation of public natural resources that affect the Project. In this regard, Bidder is directed to a Notice of said provisions prepared by the Pennsylvania Department of Environmental Resources under Act 247 of 1972, 52 P.S. § 1612 (repealed). Contractor is hereby notified and agrees to comply with the terms of all statutes, rules and regulations enumerated in said Notice. Where any identified environmental statute, rule and/or regulation has been revised, amended, supplemented, repealed and/or supplanted, Contractor shall comply with such statute, rule and/or regulation as so modified. Notwithstanding the foregoing, failure to include any applicable environmental statute, rule and/or regulation in the Notice shall not relieve Contractor of its obligation to comply with same.

M. E-VERIFY

The Contractor and its subcontractors (as such term is defined in the act) are required to comply with the Public Works Employment Verification Act, Act No. 127, July 5, 2012 (formerly Senate Bill 637) EVA and regulations issued thereunder, as the same may be amended from time to time. Within ten (10) days of receipt of a Notice of Intent to Award, and as a pre-condition of being awarded the Contract, the successful Bidder shall submit to the Owner the employment verification form required by the EVA acknowledging its responsibilities and its compliance with the EVA. Per the EVA, the employment verification form is to be obtained from the Secretary of the Pennsylvania Department of General Services. Per the EVA, the verification form shall include a certification that the information in the statement is true and correct and that the individual signing the statement understands that the submission of false or misleading information in connection with the verification shall subject the individual and the public works Contractor or subcontractor, as the case may be, to sanctions provided by law; and the verification form shall be signed by a representative of the public works Contractor or subcontractor, as applicable, who has sufficient knowledge and authority to make the representations and certifications contained in the statement. Per the EVA, Contractor's subcontractors (as defined in the EVA) shall provide, and Contractor shall cause its subcontractors to provide, their verification forms prior to commencing work on the project.

19. PROPOSAL MISTAKE CLAIMS

- A. Negligence by the Bidder in preparing his proposal confers no right of withdrawal or modification of his proposal after such proposal has been opened. No claims on account of mistakes or omissions of any proposal will be considered. Notwithstanding the above, a Bidder may withdraw his proposal within two (2) business days after the Bid opening time subject to and in accordance with the Public Contracts – Withdrawal of Bids Law, Act of January 23, 1974, P.L. 9, No. 4, 73 P.S. § 1601 et seq., as amended. A Bid which has been opened may be withdrawn only in accordance with the causes set forth in said Act and for no other reasons. Strict compliance with said Act is required to withdraw a Bid after opening.

20. IRREGULAR PROPOSALS

- A. Proposals indicating a qualification of the Bid, conditions or uninvited alternate Bids or which contain alteration of the form request for a proposal, or additions or deductions not called for shall be rejected. Bids containing minor irregularities or informalities, not relating to price, time, or changes affecting the quality of work, may be rejected at Owner's sole discretion. Owner reserves the right to waive any such informalities or irregularities.

21. FAILURE TO EXECUTE CONTRACT

- A. Failure of the Bidder to whom Notice of Intent to Award has been given to deliver appropriate Payment and Performance Bonds, Certificates of Insurance, Employment Verification Form, or execute the Agreement within the time specified, shall constitute a default by such Bidder and the Owner may, at its sole discretion, award the contract to the next lowest responsive and responsible Bidder or re-advertise for Bids, and the defaulting Bidder shall pay to the Owner the difference between the amounts of his Bid and any higher amount for which the Owner may contract for the required work, plus any advertising, consulting, legal or other expenses incurred by reason of the default. The Bid Security of such defaulting Bidder shall be applied on account of said damages, and if the amount of said damages exceeds the amount of the Bid Security, the defaulting Bidder shall pay to the Owner the full amount of the excess.

22. TAXES

- A. Contractor shall be responsible for and shall pay all applicable sales, use, excise or other taxes required by law on all materials, tools, apparatus, equipment, fixtures, services, incidentals or otherwise which may be purchased or used in connection with the Work or portions thereof. The Bid shall be made in accordance with such laws and shall include all applicable taxes in the Bid amount.

Notwithstanding the foregoing, however, Owner is exempt (excluded) from sales and/or use tax in Pennsylvania on certain transactions. Contractor and all subcontractors shall bid and shall purchase as exempt (excluded) from Pennsylvania sales and/or use tax all tangible personal property within the definition of 'building machinery and equipment' as that term is defined in Act No. 45-1998 (72 P.S. § 7201 et seq.). A copy of this portion of such Act is obtainable from Owner upon request. No charges shall be allowed for such exempt items. It shall be the Contractor's responsibility to determine those items for which an exemption will apply, and the Contractor shall obtain legal or other tax advice to determine how and to what extent an exemption from the taxes apply. In order to facilitate such purchase free of sales and/or use tax in Pennsylvania, and upon certification by Contractor that an item is, in fact, tax exempt, the Owner agrees to execute a tax exemption certificate prepared by Contractor or a subcontractor as may be required by the regulations of the Pennsylvania Department of Revenue.

23. USE OF OWNER'S FACILITIES

- A. Contractor, subcontractors and their agents and employees, shall not be permitted in existing facilities absent receiving prior approval from Owner or Owner's Representative. Contractor will comply with all regulations, resolutions, procedures and policies while on Owner property, as well as any special regulations adopted by the Owner relating to this Project. Contractor, subcontractors and their agents and employees shall not socialize with employees of the MCIU or building visitors.
- B. Inappropriate language, dress or conduct will not be tolerated on the construction site. Violations shall be grounds for dismissal.
- C. The entire construction site is 'firearms free', 'drug-free', 'tobacco-free' and 'alcohol-free'.
- D. All persons are prohibited from carrying, possessing or storing a handgun firearm, or weapon of any kind while on the project, regardless of whether the person has registered the weapon or is licensed to carry a concealed weapon.

- E. Failure of a company to abide all terms and conditions of the above policies may result in discipline up to and including termination. Further, possession of any weapon, illegal drugs or any alcohol on the Owner's property in violation of this policy will be considered an act of criminal trespass and will be grounds for immediate removal of that person from the Project Site, and may result in prosecution.

24. ALL APPLICABLE LAWS

- A. Contractor shall comply with all applicable federal, state, local, Owner and industry statutes, regulations, ordinances, codes, resolutions, policies, procedures and standards. The failure to specifically reference or include said matters in the Contract Documents does not excuse Contractor from compliance with same.
- B. All Contractors and their subcontractors are required to be registered with the local township or municipality. Contractors and their subcontractors are required to pay any registration or licensing fees as required.

END OF SECTION

DRAFT AIA® Document A132™ – 2019

Exhibit A

Insurance and Bonds

This Insurance and Bonds Exhibit is part of the Agreement, between the Owner and the Contractor, dated the « » day of « » in the year « »
(In words, indicate day, month, and year.)

for the following **PROJECT**:
(Name and location or address)

« »
« »

THE OWNER:
(Name, legal status, and address)

Montgomery County Intermediate Unit
2 West Lafayette Street
Norristown, PA 19401

»« »
«»

THE CONTRACTOR:
(Name, legal status, and address)

« , »« »
« »

TABLE OF ARTICLES

- A.1 GENERAL
- A.2 OWNER'S INSURANCE
- A.3 CONTRACTOR'S INSURANCE AND BONDS
- A.4 SPECIAL TERMS AND CONDITIONS

ARTICLE A.1 GENERAL

The Owner and Contractor shall purchase and maintain insurance, and provide bonds, as set forth in this Exhibit. As used in this Exhibit, the term General Conditions refers to AIA Document A232™–2019, General Conditions of the Contract for Construction.

ARTICLE A.2 OWNER'S INSURANCE

§ A.2.1 General

Prior to commencement of the Work, the Owner shall secure the insurance, and provide evidence of the coverage, required under this Article A.2 and, upon the Contractor's request, provide a copy of the property insurance policy or policies required by Section A.2.3. The copy of the policy or policies provided shall contain all applicable conditions, definitions, exclusions, and endorsements.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Document A232™–2019, General Conditions of the Contract for Construction. Article 11 of A232™–2019 contains additional insurance provisions

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§ A.2.2 Liability Insurance

The Owner shall be responsible for purchasing and maintaining the Owner's usual general liability insurance.

§ A.2.3 Required Property Insurance

§ A.2.3.1 Unless this obligation is placed on the Contractor pursuant to Section A.3.3.2.1, the Owner shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner's property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section A.2.3.1.3, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Contractor, Subcontractors, and Sub-subcontractors in the Project as insureds. This insurance shall include the interests of mortgagees as loss payees.

§ A.2.3.1.1 **Causes of Loss.** The insurance required by this Section A.2.3.1 shall provide coverage for direct physical loss or damage, and shall not exclude the risks of fire, explosion, theft, vandalism, malicious mischief, collapse, earthquake, flood, or windstorm. The insurance shall also provide coverage for ensuing loss or resulting damage from error, omission, or deficiency in construction methods, design, specifications, workmanship, or materials. Sub-limits, if any, are as follows:

(Indicate below the cause of loss and any applicable sub-limit.)

Causes of Loss	Sub-Limit
N/A	

§ A.2.3.1.2 **Specific Required Coverages.** The insurance required by this Section A.2.3.1 shall provide coverage for loss or damage to false work and other temporary structures, and to building systems from testing and startup. The insurance shall also cover debris removal, including demolition occasioned by enforcement of any applicable legal requirements, and reasonable compensation for the Architect's, Construction Manager's, and Contractor's services and expenses required as a result of such insured loss, including claim preparation expenses. Sub-limits, if any, are as follows:

(Indicate below type of coverage and any applicable sub-limit for specific required coverages.)

Coverage	Sub-Limit
N/A	

§ A.2.3.1.3 Unless the parties agree otherwise, upon Substantial Completion, the Owner shall continue the insurance required by Section A.2.3.1 or, if necessary, replace the insurance policy required under Section A.2.3.1 with property insurance written for the total value of the Project that shall remain in effect until expiration of the period for correction of the Work set forth in Section 12.2.2 of the General Conditions.

§ A.2.3.1.4 **Deductibles and Self-Insured Retentions.** If the insurance required by this Section A.2.3 is subject to deductibles or self-insured retentions, the Owner shall be responsible for all loss not covered because of such deductibles or retentions.

§ A.2.3.2 **Occupancy or Use Prior to Substantial Completion.** The Owner's occupancy or use of any completed or partially completed portion of the Work prior to Substantial Completion shall not commence until the insurance company or companies providing the insurance under Section A.2.3.1 have consented in writing to the continuance of coverage. The Owner and the Contractor shall take no action with respect to partial occupancy or use that would cause cancellation, lapse, or reduction of insurance, unless they agree otherwise in writing.

§ A.2.3.3 Insurance for Existing Structures

If the Work involves remodeling an existing structure or constructing an addition to an existing structure, the Owner shall purchase and maintain, until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, "all-risks" property insurance, on a replacement cost basis, protecting the existing structure against direct physical loss or damage from the causes of loss identified in Section A.2.3.1, notwithstanding the undertaking of the Work. The Owner shall be responsible for all co-insurance penalties.

§ A.2.4 Optional Extended Property Insurance.

The Owner shall purchase and maintain the insurance selected and described below.

(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. For each type of insurance selected, indicate applicable limits of coverage or other conditions in the fill point below the selected item.)

- [☐] **§ A.2.4.1 Loss of Use, Business Interruption, and Delay in Completion Insurance**, to reimburse the Owner for loss of use of the Owner's property, or the inability to conduct normal operations due to a covered cause of loss.

☐ ☐

- [☐] **§ A.2.4.2 Ordinance or Law Insurance**, for the reasonable and necessary costs to satisfy the minimum requirements of the enforcement of any law or ordinance regulating the demolition, construction, repair, replacement or use of the Project.

☐ ☐

- [☐] **§ A.2.4.3 Expediting Cost Insurance**, for the reasonable and necessary costs for the temporary repair of damage to insured property, and to expedite the permanent repair or replacement of the damaged property.

☐ ☐

- [☐] **§ A.2.4.4 Extra Expense Insurance**, to provide reimbursement of the reasonable and necessary excess costs incurred during the period of restoration or repair of the damaged property that are over and above the total costs that would normally have been incurred during the same period of time had no loss or damage occurred.

☐ ☐

- [☐] **§ A.2.4.5 Civil Authority Insurance**, for losses or costs arising from an order of a civil authority prohibiting access to the Project, provided such order is the direct result of physical damage covered under the required property insurance.

☐ ☐

- [☐] **§ A.2.4.6 Ingress/Egress Insurance**, for loss due to the necessary interruption of the insured's business due to physical prevention of ingress to, or egress from, the Project as a direct result of physical damage.

☐ ☐

- [☐] **§ A.2.4.7 Soft Costs Insurance**, to reimburse the Owner for costs due to the delay of completion of the Work, arising out of physical loss or damage covered by the required property insurance: including construction loan fees; leasing and marketing expenses; additional fees, including those of architects, engineers, consultants, attorneys and accountants, needed for the completion of the construction, repairs, or reconstruction; and carrying costs such as property taxes, building permits, additional interest on loans, realty taxes, and insurance premiums over and above normal expenses.

☐ ☐

§ A.2.5 Other Optional Insurance.

The Owner shall purchase and maintain the insurance selected below.

(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance.)

- [« »] **§ A.2.5.1 Cyber Security Insurance** for loss to the Owner due to data security and privacy breach, including costs of investigating a potential or actual breach of confidential or private information. *(Indicate applicable limits of coverage or other conditions in the fill point below.)*

« »

- [« »] **§ A.2.5.2 Other Insurance**
(List below any other insurance coverage to be provided by the Owner and any applicable limits.)

Coverage

Limits

ARTICLE A.3 CONTRACTOR'S INSURANCE AND BONDS

§ A.3.1 General

§ A.3.1.1 Certificates of Insurance. The Contractor shall provide certificates of insurance acceptable to the Owner evidencing compliance with the requirements in this Article A.3 at the following times: (1) prior to commencement of the Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Owner's written request. An additional certificate evidencing continuation of commercial liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the periods required by Section A.3.2.1 and Section A.3.3.1. The certificates will show the Owner as an additional insured on the Contractor's Commercial General Liability and excess or umbrella liability policy or policies.

§ A.3.1.2 Deductibles and Self-Insured Retentions. The Contractor shall disclose to the Owner any deductible or self-insured retentions applicable to any insurance required to be provided by the Contractor.

§ A.3.1.3 Additional Insured Obligations. To the fullest extent permitted by law, the Contractor shall cause the commercial general liability coverage to include (1) the Owner, the Architect and the Architect's consultants, and the Construction Manager and the Construction Manager's consultants, as additional insureds for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions for which loss occurs during completed operations. The additional insured coverage shall be primary and non-contributory to any of the Owner's general liability insurance policies and shall apply to both ongoing and completed operations. To the extent commercially available, the additional insured coverage shall be no less than that provided by Insurance Services Office, Inc. (ISO) forms CG 20 10 07 04, CG 20 37 07 04, and, with respect to the Architect and the Architect's consultants, and the Construction Manager and the Construction Manager's consultants, CG 20 32 07 04.

§ A.3.2 Contractor's Required Insurance Coverage

§ A.3.2.1 The Contractor shall purchase and maintain the following types and limits of insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:
(If the Contractor is required to maintain insurance for a duration other than the expiration of the period for correction of Work, state the duration.)

« [Per state Statutes](#) »

§ A.3.2.2 Commercial General Liability

§ A.3.2.2.1 Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less than «[Two million dollars](#)» (\$ «[2,000,000.00](#)») each occurrence, «[Four million dollars](#)» (\$ «[4,000,000.00](#)») general aggregate, and «[Four million dollars](#)» (\$ «[4,000,000.00](#)») aggregate for products-completed operations hazard, providing coverage for claims including

- .1 damages because of bodily injury, sickness or disease, including occupational sickness or disease, and death of any person;
- .2 personal injury and advertising injury;
- .3 damages because of physical damage to or destruction of tangible property, including the loss of use of such property;

- .4 bodily injury or property damage arising out of completed operations; and
- .5 the Contractor's indemnity obligations under Section 3.18 of the General Conditions.

§ A.3.2.2.2 The Contractor's Commercial General Liability policy under this Section A.3.2.2 shall not contain an exclusion or restriction of coverage for the following:

- .1 Claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim.
- .2 Claims for property damage to the Contractor's Work arising out of the products-completed operations hazard where the damaged Work or the Work out of which the damage arises was performed by a Subcontractor.
- .3 Claims for bodily injury other than to employees of the insured.
- .4 Claims for indemnity under Section 3.18 of the General Conditions arising out of injury to employees of the insured.
- .5 Claims or loss excluded under a prior work endorsement or other similar exclusionary language.
- .6 Claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language.
- .7 Claims related to residential, multi-family, or other habitational projects, if the Work is to be performed on such a project.
- .8 Claims related to roofing, if the Work involves roofing.
- .9 Claims related to exterior insulation finish systems (EIFS), synthetic stucco or similar exterior coatings or surfaces, if the Work involves such coatings or surfaces.
- .10 Claims related to earth subsidence or movement, where the Work involves such hazards.
- .11 Claims related to explosion, collapse and underground hazards, where the Work involves such hazards.

§ A.3.2.3 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Contractor, with policy limits of not less than «One million dollars » (\$ «1,000,000.00 ») per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles along with any other statutorily required automobile coverage.

§ A.3.2.4 The Contractor may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella insurance policies result in the same or greater coverage as the coverages required under Section A.3.2.2 and A.3.2.3, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ A.3.2.5 Workers' Compensation at statutory limits. Other States' Coverage with Pennsylvania endorsement.

§ A.3.2.6 Employers' Liability with policy limits not less than «--» (\$ « ») each accident, « » (\$ « ») each employee, and « » (\$ « ») policy limit.

§ A.3.2.7 Jones Act, and the Longshore & Harbor Workers' Compensation Act, as required, if the Work involves hazards arising from work on or near navigable waterways, including vessels and docks

§ A.3.2.8 If the Contractor is required to furnish professional services as part of the Work, the Contractor shall procure Professional Liability insurance covering performance of the professional services, with policy limits of not less than «One million dollars » (\$ «1,000,000.00 ») per claim and «Five million dollars » (\$ «5,000,000.00 ») in the aggregate.

§ A.3.2.9 If the Work involves the transport, dissemination, use, or release of pollutants, the Contractor shall procure Pollution Liability insurance, with policy limits of not less than «Two million dollars » (\$ «2,000,000.00 ») per claim and «Four million dollars » (\$ «4,000,000.00- ») in the aggregate.

§ A.3.2.10 Coverage under Sections A.3.2.8 and A.3.2.9 may be procured through a Combined Professional Liability and Pollution Liability insurance policy, with combined policy limits of not less than «Three million dollars » (\$ «3,000,000.00 ») per claim and «Five million dollars » (\$ «5,000,000.00 ») in the aggregate.

~~§ A.3.2.11 Insurance for maritime liability risks associated with the operation of a vessel, if the Work requires such activities, with policy limits of not less than « » (\$ « ») per claim and « » (\$ « ») in the aggregate.~~

~~§ A.3.2.12 Insurance for the use or operation of manned or unmanned aircraft, if the Work requires such activities, with policy limits of not less than « » (\$ « ») per claim and « » (\$ « ») in the aggregate.~~

§ A.3.3 Contractor's Other Insurance Coverage

§ A.3.3.1 Insurance selected and described in this Section A.3.3 shall be purchased from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:

(If the Contractor is required to maintain any of the types of insurance selected below for a duration other than the expiration of the period for correction of Work, state the duration.)

«- »

§ A.3.3.2 The Contractor shall purchase and maintain the following types and limits of insurance in accordance with Section A.3.3.1.

(Select the types of insurance the Contractor is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. Where policy limits are provided, include the policy limit in the appropriate fill point.)

- [☐] § A.3.3.2.1 If there is only one Contractor performing the Work on the Project, property insurance of the same type and scope satisfying the requirements identified in Section A.2.3, which, if selected in this section A.3.3.2.1, relieves the Owner of the responsibility to purchase and maintain such insurance except insurance required by Section A.2.3.1.3 and Section A.2.3.3. The Contractor shall comply with all obligations of the Owner under Section A.2.3 except to the extent provided below. The Contractor shall disclose to the Owner the amount of any deductible, and the Owner shall be responsible for losses within the deductible. Upon request, the Contractor shall provide the Owner with a copy of the property insurance policy or policies required. The Owner shall adjust and settle the loss with the insurer and be the trustee of the proceeds of the property insurance in accordance with Article 11 of the General Conditions unless otherwise set forth below:

(Where the Contractor's obligation to provide property insurance differs from the Owner's obligations as described under Section A.2.3, indicate such differences in the space below.

Additionally, if a party other than the Owner will be responsible for adjusting and settling a loss with the insurer and acting as the trustee of the proceeds of property insurance in accordance with Article 11 of the General Conditions, indicate the responsible party below.)

« »

- [☐] § A.3.3.2.2 Railroad Protective Liability Insurance, with policy limits of not less than « » (\$ « ») per claim and « » (\$ « ») in the aggregate, for Work within fifty (50) feet of railroad property.

- [☐] § A.3.3.2.3 Asbestos Abatement Liability Insurance, with policy limits of not less than «Two million dollars» (\$ «2,000,000.00 ») per claim and «Four million dollars» (\$ «4,000,000.00 ») in the aggregate, for liability arising from the encapsulation, removal, handling, storage, transportation, and disposal of asbestos-containing materials.

- [☐] § A.3.3.2.4 Insurance for physical damage to property while it is in storage and in transit to the construction site on an "all-risks" completed value form.

- [☐] § A.3.3.2.5 Property insurance on an "all-risks" completed value form, covering property owned by the Contractor and used on the Project, including scaffolding and other equipment.

- [☒] § A.3.3.2.6 Other Insurance
(List below any other insurance coverage to be provided by the Contractor and any applicable limits.)

Coverage

-Umbrella Excess Liability:

Limits

-Limit of Liability; for the Project written on an occurrence form with policy limits of not less than «Five million dollars » (\$ «5,000,000.00 »). Coverage provided shall be over auto liability and general liability.

§ A.3.4 Performance Bond and Payment Bond

The Contractor shall provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located, as follows:

(Specify type and penal sum of bonds.)

Type

Payment Bond

Performance Bond

Penal Sum (\$0.00)

«Value of Contract »

«Value of Contract »

Payment and Performance Bonds shall be AIA Document A312™, Payment Bond and Performance Bond, or contain provisions identical to AIA Document A312™, current as of the date of this Agreement.

ARTICLE A.4 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Insurance and Bonds Exhibit, if any, are as follows:

- A. Each policy and Certificate of Insurance shall contain: an endorsement naming the County as an Additional Insured party thereunder; and a provision that at least 30 calendar days prior written notice be given to the County in the event coverage is canceled or non-renewed or coverage reduced.
- A-B. All insurance provided for in this section shall be obtained under valid and enforceable policies issued by insurers of recognized responsibility which are licensed to do business in the Commonwealth of Pennsylvania. Certificates of Insurance evidencing the existence of such insurance shall be submitted to the County upon execution of the contract by the selected firm. If the term of this contract coincides with the term of the selected firm's insurance coverage, a Certificate from the expiring policy will be accepted, but a Certificate evidencing renewed coverage of a new policy must be presented to the County no later than 30 days after the effective date of the policy.
- B-C. Liability Coverage: Premise operations, blanket contractual liability, personal injury liability (employee exclusion deleted), products and completed operations, independent contractors, employees and volunteers as additional insureds, joint liability, and broad form property damage (including completed operations).»

Pre-Bid Meeting – Montgomery County Intermediate Unit Head Start Entrance Renovation

Tuesday, August 25, 2026, 10:00 AM

Introduction

Montgomery County IU – Alfred Howard, Tariq Ralls

Blackney Hayes – Troy Hill

Skanska – Michael Stewart, James Hannigan

MCIU Head Start Entrance Renovation – Project Overview

Montgomery County IU – Purchasing Particulars

Architect – Project Overview

Skanska – Michael Stewart

Pre-Bid - Mandatory, sign-in sheet, sign-in sheet will be posted to PennBid.

Bidding – All Bids must be submitted through PennBid.

Multiple Primes, (GC, EC, MC) Prevailing Wage Rate, certified payroll will be required with each pay application.

Division 01 – Specifications – requirements noted in the Div 01

Multiple Prime Contract Summary

Project Management and Coordination

Allowances – Each Prime contains allowances that need to be included in your bid.

Alternates – Each prime is to review, and price requested alternates at bid time.

Appendix

Bid Schedule, Interior & Exterior Logistics Plan

Early deliverables (submit & release materials) – Potential Early release storefront submittals.

- **Construction Timeline October 12, 2026, to April 27, 2027.**

Division 00 - Instructions to Bidders – Bid Table & Bid Form - Sample Contract – Div 00

Safety – PPE Requirements provided by each prime contractor, OSHA regulations.

Additional Building Walk throughs must be scheduled with Skanska via PennBid

Permit – Primes to apply, pay and obtain permit (with MCIU input as needed). Cost is a passthrough which will be reimbursed by MCIU via change order to project.

Testing & Inspections – Primes to coordinate for AHJ's & 3rd party inspections provided by owner

All questions in writing – submitted through PennBid. **Last date to submit questions – 9/9/2026 4 p.m.**

All questions must be submitted in writing to PennBid. Verbal questions and answers at this meeting do not take the place of the official written communications on PennBid.

After bids are submitted

Descope meeting for the apparent responsible low bidder – notified by Montgomery County IU / Skanska. Descopes will be scheduled to start 9/21/2026 after opening bids and notifying apparent low bidders starting on 9/21/2026.

Recommendation to Award contracts 9/28/2026.

A Letter of Intent will follow the recommendation to award contracts.

Contracts after approval to award - NTP Issued on or sooner: 10/12/2026.

SECTION 081113 - HOLLOW METAL DOORS AND FRAMES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes:
 - 1. Interior standard steel doors and frames.
- B. Related Requirements:
 - 1. Section 081416 "Flush Wood Doors".
 - 2. Section 087100 "Door Hardware" for door hardware for hollow-metal doors.
 - 3. Section 088000 "Glazing" for glazing types.
 - 4. Section 099123 "Interior Painting".

1.3 DEFINITIONS

- A. Minimum Thickness: Minimum thickness of base metal without coatings according to NAAMM-HMMA 803 or ANSI/SDI A250.8.

1.4 COORDINATION

- A. Coordinate anchorage installation for hollow-metal frames. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors. Deliver such items to Project site in time for installation.
- B. Coordinate requirements for installation of door hardware, electrified door hardware, and access control and security systems.

1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 - 1. Include construction details, material descriptions, core descriptions, fire-resistance ratings, and finishes.
- B. Shop Drawings: Include the following:

1. Elevations of each door type.
2. Details of doors, including vertical- and horizontal-edge details and metal thicknesses.
3. Frame details for each frame type, including dimensioned profiles and metal thicknesses.
4. Locations of reinforcement and preparations for hardware.
5. Details of each different wall opening condition.
6. Details of electrical raceway and preparation for electrified hardware, access control systems, and security systems.
7. Details of anchorages, joints, field splices, and connections.
8. Details of accessories.
9. Details of moldings, removable stops, and glazing.

- C. Product Schedule: For hollow-metal doors and frames, prepared by or under the supervision of supplier, using same reference numbers for details and openings as those on Drawings. Coordinate with final door hardware schedule.

1.6 INFORMATIONAL SUBMITTALS

- A. Product Test Reports: For each type of fire-rated hollow-metal door and frame assembly and thermally rated door assemblies for tests performed by a qualified testing agency indicating compliance with performance requirements.

1.7 CLOSEOUT SUBMITTALS

- A. Record Documents: For fire-rated doors, list of door numbers and applicable room name and number to which door accesses.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver hollow-metal doors and frames palletized, packaged, or crated to provide protection during transit and Project-site storage. Do not use non-vented plastic.
1. Provide additional protection to prevent damage to factory-finished units.
- B. Deliver welded frames with two removable spreader bars across bottom of frames, tack welded to jambs and mullions.
- C. Store hollow-metal doors and frames vertically under cover at Project site with head up. Place on minimum 4-inch-high wood blocking. Provide minimum 1/4-inch space between each stacked door to permit air circulation.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Ceco Door.
2. Curries Company.
3. Republic Doors and Frames.
4. Steelcraft.

2.2 PERFORMANCE REQUIREMENTS

- A. Fire-Rated Door Assemblies: Assemblies complying with NFPA 80 that are listed and labeled by a qualified testing agency acceptable to authorities having jurisdiction for fire-protection ratings indicated on Drawings, based on testing at positive pressure according to NFPA 252 or UL 10C.
- B. Fire-Rated, Borrowed-Lite Assemblies: Assemblies complying with NFPA 80 and listed and labeled by a qualified testing agency acceptable to authorities having jurisdiction, for fire-protection ratings indicated, based on testing according to NFPA 257 or UL 9.

2.3 INTERIOR STANDARD STEEL DOORS AND FRAMES

- A. Construct hollow-metal doors and frames to comply with standards indicated for materials, fabrication, hardware locations, hardware reinforcement, tolerances, and clearances, and as specified.
- B. Heavy-Duty Doors and Frames: ANSI/SDI A250.8, Level 2; ANSI/SDI A250.4, Level B. At interior locations indicated in the Door and Frame Schedule.

1. Doors:

- a. Type: As indicated in the Door and Frame Schedule.
- b. Thickness: 1-3/4 inches.
- c. Face: Uncoated steel sheet, minimum thickness of 0.042 inch.
- d. Edge Construction: Model 1, Full Flush.
- e. Edge Bevel: Bevel lock and hinge edges 1/8 inch in 2 inches.
- f. Core: Manufacturer's standard.
- g. Fire-Rated Core: Manufacturer's standard vertical steel stiffener core for fire-rated doors.
- h. Reinforced as required for door hardware.
- i. At STC rated assemblies identified on the drawings, provide a door with a tested STC rating of 40 minimum.

2. Frames:

- a. Materials: Uncoated steel sheet, minimum thickness of 0.053 inch.
- b. Sidelite Frames: Fabricated from same thickness material as adjacent door frame.
- c. Construction: Full profile welded.
- d. Reinforced as required for door hardware.

3. Exposed Finish: Prime.

2.4 BORROWED LITES

- A. Fabricate of uncoated steel sheet, minimum thickness of 0.053 inch.
- B. Construction: Full profile welded.
- C. Fabricate in one piece except where handling and shipping limitations require multiple sections. Where frames are fabricated in sections due to shipping or handling limitations, provide alignment plates or angles at each joint, fabricated of metal of same or greater thickness as metal as frames.
- D. Provide countersunk, flat- or oval-head exposed screws and bolts for exposed fasteners unless otherwise indicated.

2.5 FRAME ANCHORS

- A. Jamb Anchors:
 - 1. Type: Anchors of minimum size and type required by applicable door and frame standard, and suitable for performance level indicated.
 - 2. Quantity: Minimum of three anchors per jamb, with one additional anchor for frames with no floor anchor. Provide one additional anchor for each 24 inches of frame height above 7 feet.
 - 3. Post-installed Expansion Anchor: Minimum 3/8-inch-diameter bolts with expansion shields or inserts, with manufacturer's standard pipe spacer.
- B. Floor Anchors: Provide floor anchors for each jamb and mullion that extends to floor.
- C. Floor Anchors for Concrete Slabs with Underlayment: Adjustable-type anchors with extension clips, allowing not less than 2-inch height adjustment. Terminate bottom of frames at top of underlayment.
- D. Material: ASTM A879/A879M, Commercial Steel (CS), 04Z coating designation; mill phosphatized.
 - 1. For anchors built into exterior walls, steel sheet complying with ASTM A1008/A1008M or ASTM A1011/A1011M; hot-dip galvanized according to ASTM A153/A153M, Class B.

2.6 MATERIALS

- A. Cold-Rolled Steel Sheet: ASTM A1008/A1008M, Commercial Steel (CS), Type B; suitable for exposed applications.
- B. Hot-Rolled Steel Sheet: ASTM A1011/A1011M, Commercial Steel (CS), Type B; free of scale, pitting, or surface defects; pickled and oiled.
- C. Metallic-Coated Steel Sheet: ASTM A653/A653M, Commercial Steel (CS), Type B.
- D. Inserts, Bolts, and Fasteners: Hot-dip galvanized according to ASTM A153/A153M.

- E. Power-Actuated Fasteners in Concrete: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with clips or other accessory devices for attaching hollow-metal frames of type indicated.
- F. Mineral-Fiber Insulation: ASTM C665, Type I (blankets without membrane facing); consisting of fibers manufactured from slag or rock wool; with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively; passing ASTM E136 for combustion characteristics.
- G. Glazing: Comply with requirements in Section 088000 "Glazing."

2.7 FABRICATION

- A. Door Astragals: Provide overlapping astragal on one leaf of pairs of doors where required by NFPA 80 for fire-performance rating or where indicated. Extend minimum 3/4 inch beyond edge of door on which astragal is mounted or as required to comply with published listing of qualified testing agency.
- B. Hollow-Metal Frames: Fabricate in one piece except where handling and shipping limitations require multiple sections. Where frames are fabricated in sections, provide alignment plates or angles at each joint, fabricated of metal of same or greater thickness as frames.
 - 1. Sidelite Frames: Provide closed tubular members with no visible face seams or joints, fabricated from same material as door frame. Fasten members at crossings and to jambs by welding.
 - 2. Provide countersunk, flat- or oval-head exposed screws and bolts for exposed fasteners unless otherwise indicated.
 - 3. Door Silencers: Except on weather-stripped frames, drill stops to receive door silencers as follows. Keep holes clear during construction.
 - a. Single-Door Frames: Drill stop in strike jamb to receive three door silencers.
 - b. Double-Door Frames: Drill stop in head jamb to receive two door silencers.
- C. Hardware Preparation: Factory prepare hollow-metal doors and frames to receive templated mortised hardware, and electrical wiring; include cutouts, reinforcement, mortising, drilling, and tapping according to ANSI/SDI A250.6, the Door Hardware Schedule, and templates.
 - 1. Reinforce doors and frames to receive non-templated, mortised, and surface-mounted door hardware.
 - 2. Comply with BHMA A156.115 for preparing hollow-metal doors and frames for hardware.
- D. Glazed Lites: Provide stops and moldings around glazed lites where indicated. Form corners of stops and moldings with mitered hairline joints.
 - 1. Provide stops and moldings flush with face of door, and with beveled stops unless otherwise indicated.
 - 2. Multiple Glazed Lites: Provide fixed and removable stops and moldings so that each glazed lite is capable of being removed independently.

3. Provide fixed frame moldings on outside of exterior and on secure side of interior doors and frames. Provide loose stops and moldings on inside of hollow-metal doors and frames.
4. Coordinate rabbet width between fixed and removable stops with glazing and installation types indicated.
5. Provide stops for installation with countersunk flat- or oval-head machine screws spaced uniformly not more than 9 inches on center and not more than 2 inches on center from each corner.

2.8 STEEL FINISHES

- A. Prime Finish: Clean, pretreat, and apply manufacturer's standard primer.
 1. Shop Primer: Manufacturer's standard, fast-curing, lead- and chromate-free primer complying with ANSI/SDI A250.10; recommended by primer manufacturer for substrate; compatible with substrate and field-applied coatings despite prolonged exposure.
- B. Field Finish: Refer to Section 099123 for finish paint systems and requirements.
 1. Color and Gloss: As indicated on drawings, semi-gloss finish.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Remove welded-in shipping spreaders installed at factory. Restore exposed finish by grinding, filling, and dressing, as required to make repaired area smooth, flush, and invisible on exposed faces. Touch up factory-applied finishes where spreaders are removed.
- B. Drill and tap doors and frames to receive non-templated, mortised, and surface-mounted door hardware.

3.2 INSTALLATION

- A. Install hollow-metal doors and frames plumb, rigid, properly aligned, and securely fastened in place. Comply with approved Shop Drawings and with manufacturer's written instructions.
- B. Hollow-Metal Frames: Comply with ANSI/SDI A250.11.
 1. Set frames accurately in position; plumbed, aligned, and braced securely until permanent anchors are set. After wall construction is complete, remove temporary braces without damage to completed Work.
 - a. Where frames are fabricated in sections, field splice at approved locations by welding face joint continuously; grind, fill, dress, and make splice smooth, flush, and invisible on exposed faces. Touch-up finishes.
 - b. Install frames with removable stops located on secure side of opening.

2. Fire-Rated Openings: Install frames according to NFPA 80.
 3. Floor Anchors: Secure with post-installed expansion anchors.
 - a. Floor anchors may be set with power-actuated fasteners instead of post-installed expansion anchors if so indicated and approved on Shop Drawings.
 4. Solidly pack mineral-fiber insulation inside frames, unless otherwise indicated on Drawings.
 5. Masonry Walls: Coordinate installation of frames to allow for solidly filling space between frames and masonry with grout or mortar.
 6. In-Place Concrete or Masonry Construction: Secure frames in place with post-installed expansion anchors. Countersink anchors, and fill and make smooth, flush, and invisible on exposed faces.
 7. Installation Tolerances: Adjust hollow-metal frames to the following tolerances:
 - a. Squareness: Plus or minus 1/16 inch, measured at door rabbet on a line 90 degrees from jamb perpendicular to frame head.
 - b. Alignment: Plus or minus 1/16 inch, measured at jambs on a horizontal line parallel to plane of wall.
 - c. Twist: Plus or minus 1/16 inch, measured at opposite face corners of jambs on parallel lines, and perpendicular to plane of wall.
 - d. Plumbness: Plus or minus 1/16 inch, measured at jambs at floor.
- C. Hollow-Metal Doors: Fit and adjust hollow-metal doors accurately in frames, within clearances specified below.
1. Non-Fire-Rated Steel Doors: Comply with ANSI/SDI A250.8.
 2. Fire-Rated Doors: Install doors with clearances according to NFPA 80.
- D. Glazing: Comply with installation requirements in Section 088000 "Glazing" and with hollow-metal manufacturer's written instructions.

3.3 REPAIR

- A. Prime-Coat Touchup: Immediately after erection, sand smooth rusted or damaged areas of prime coat and apply touchup of compatible air-drying, rust-inhibitive primer.
- B. Metallic-Coated Surface Touchup: Clean abraded areas and repair with galvanizing repair paint according to manufacturer's written instructions.
- C. Factory-Finish Touchup: Clean abraded areas and repair with same material used for factory finish according to manufacturer's written instructions.
- D. Touchup Painting: Cleaning and touchup painting of abraded areas of paint are specified in painting Sections.

END OF SECTION 081113

SECTION 081416 - FLUSH WOOD DOORS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:

- 1. Five-ply flush wood veneer-faced doors for transparent finishes.
 - 2. Factory priming and finishing flush wood doors.
 - 3. Factory fitting flush wood doors to frames and factory machining for hardware.

- B. Related Requirements:

- 1. Section 081113 "Hollow Metal Doors and Frames" for hollow metal frames.
 - 2. Section 087100 "Door Hardware" for door hardware and door prep requirements.
 - 3. Section 088000 "Glazing" for glass view panels in flush wood doors, glazing not scheduled to be polycarbonate.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product, including the following:

- 1. Door core materials and construction.
 - 2. Door edge construction
 - 3. Door face type and characteristics.
 - 4. Door trim for openings.
 - 5. Door frame construction.
 - 6. Factory-machining criteria.
 - 7. Factory priming and finishing specifications.
 - 8. Polycarbonate glazing.

- B. Shop Drawings: Indicate location, size, and hand of each door; elevation of each type of door; construction details not covered in Product Data; and the following:

- 1. Door schedule indicating door location, type, size, fire protection rating, and swing.
 - 2. Door elevations, dimension and locations of hardware, lite and louver cutouts, and glazing thicknesses.
 - 3. Details of frame for each frame type, including dimensions and profile.
 - 4. Details of electrical raceway and preparation for electrified hardware, access control systems, and security systems.
 - 5. Dimensions and locations of blocking for hardware attachment.

6. Dimensions and locations of mortises and holes for hardware.
7. Clearances and undercuts.
8. Requirements for veneer matching.
9. Doors to be factory primed and finished, and application requirements.
10. Apply AWI Quality Certification Program label to Shop Drawings.

C. Samples for Initial Selection: For factory-finished doors.

D. Samples for Verification:

1. Factory finishes applied to actual door face materials, approximately 8 by 10 inches, for each material and finish. For each wood species and transparent finish, provide set of three Samples showing typical range of color and grain to be expected in finished Work.
2. Corner sections of doors, approximately 8 by 10 inches, with door faces and edges representing actual materials to be used.
3. Frames for light openings, 6 inches long, for each material, type, and finish required.

1.4 INFORMATIONAL SUBMITTALS

A. Sample Warranty: For special warranty.

1.5 CLOSEOUT SUBMITTALS

- A. Special warranties.
- B. Quality Standard Compliance Certificates: AWI Quality Certification Program certificates.
- C. Record Documents: For fire-rated doors, list of door numbers and applicable room name and number to which door accesses.

1.6 QUALITY ASSURANCE

A. Manufacturer's Certification: Licensed participant in AWI's Quality Certification Program.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Comply with requirements of referenced standard and manufacturer's written instructions.
- B. Package doors individually in plastic bags or cardboard cartons.
- C. Mark each door on top and bottom rail with opening number used on Shop Drawings.

1.8 FIELD CONDITIONS

A. Environmental Limitations: Do not deliver or install doors until building is enclosed and weathertight, wet work is complete, and HVAC system is operating and maintaining

temperature between 60 and 90 deg F and relative humidity between 43 and 70 percent during remainder of construction period.

1.9 WARRANTY

- A. Special Warranty: Manufacturer agrees to repair or replace doors that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:
 - a. Delamination of veneer.
 - b. Warping (bow, cup, or twist) more than 1/4 inch in a 42-by-84-inch section.
 - c. Telegraphing of core construction in face veneers exceeding 0.01 inch in a 3-inch span.
2. Warranty shall also include installation and finishing that may be required due to repair or replacement of defective doors.
3. Warranty Period for Solid-Core Interior Doors: Life of installation.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Source Limitations: Obtain flush wood doors from single manufacturer.

2.2 PERFORMANCE REQUIREMENTS

- A. Fire-Rated Wood Door Assemblies: Assemblies complying with NFPA 80 that are listed and labeled by a qualified testing agency acceptable to authorities having jurisdiction, for fire-protection ratings indicated on Drawings, based on testing at positive pressure in accordance with UL 10C or NFPA 252.
- B. Smoke- and Draft-Control Door Assemblies: Listed and labeled for smoke and draft control by a qualified testing agency acceptable to authorities having jurisdiction, based on testing in accordance with UL 1784 and installed in compliance with NFPA 105.

2.3 FLUSH WOOD DOORS, GENERAL

- A. Quality Standard: In addition to requirements specified, comply with AWI/AWMAC/WT's "Architectural Woodwork Standards."
1. Provide labels and certificates from AWI certification program indicating that doors comply with requirements of grades specified.
 2. The Contract Documents contain requirements that are more stringent than the referenced quality standard. Comply with the Contract Documents in addition to those of the referenced quality standard.

3. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Graham.
 - b. Marshfield Doors.
 - c. Mohawk Doors.
 - d. VT Industries Inc. (Eggers).

2.4 SOLID-CORE FIVE-PLY FLUSH WOOD VENEER-FACED DOORS FOR TRANSPARENT FINISH

A. Interior Solid-Core Doors:

1. Performance Grade: ANSI/WDMA I.S. 1A Heavy Duty.
2. ANSI/WDMA I.S. 1A Grade: Premium.
3. Door Thickness: 1-3/4 inch.
4. Faces: Single-plywood veneer not less than 1/50 inch thick.
 - a. Species: Select white birch.
 - b. Cut: Plain sliced (flat sliced).
 - c. Match between Veneer Leaves: Book match.
 - d. Assembly of Veneer Leaves on Door Faces: Running match.
 - e. Pair and Set Match: Provide for doors hung in same opening.
5. Exposed Vertical and Top Edges: Same species as faces - Architectural Woodwork Standards edge Type A.
 - a. Fire-Rated Single Doors: Provide edge construction with intumescent seals concealed by outer stile. Comply with specified requirements for exposed vertical edges.
6. At doors identified to be sound rated on the Drawings, provide doors that have been tested with a minimum STC rating of 40, without glass lites in a hollow metal frame.
7. Core for Non-Fire-Rated Doors:
 - a. Either glued wood stave or WDMA I.S. 10 structural composite lumber.
8. Core for Fire-Rated Doors: As required to achieve fire-protection rating indicated on Drawings.
 - a. Blocking for Mineral-Core Doors: Provide composite blocking with improved screw-holding capability approved for use in doors of fire-protection ratings indicated on Drawings as needed to eliminate through-bolting hardware.
9. Construction: Five plies, hot-pressed bonded (vertical and horizontal edging is bonded to core), with entire unit abrasive planed before veneering.

2.5 LIGHT FRAMES

- A. Wood Beads for Light Openings in Wood Doors: Provide manufacturer's standard wood beads unless otherwise indicated.
 - 1. Wood Species: Same species as door faces.
 - 2. Profile: Flush rectangular beads.
 - 3. At wood-core doors with 20-minute fire-protection ratings, provide wood beads and metal glazing clips approved for such use.
- B. Wood-Veneered Beads for Light Openings in Fire-Rated Doors: Manufacturer's standard wood-veneered noncombustible beads matching veneer species of door faces and approved for use in doors of fire-protection rating indicated on Drawings. Include concealed metal glazing clips where required for opening size and fire-protection rating indicated.

2.6 FABRICATION

- A. Factory fit doors to suit frame-opening sizes indicated.
 - 1. Comply with clearance requirements of referenced quality standard for fitting unless otherwise indicated.
 - 2. Comply with NFPA 80 requirements for fire-rated doors.
- B. Factory machine doors for hardware that is not surface applied.
 - 1. Locate hardware to comply with DHI-WDHS-3.
 - 2. Comply with final hardware schedules, door frame Shop Drawings, ANSI/BHMA-156.115-W, and hardware templates.
 - 3. Coordinate with hardware mortises in metal frames, to verify dimensions and alignment before factory machining.
 - 4. For doors scheduled to receive electrified locksets, provide factory-installed raceway and wiring to accommodate specified hardware.
 - 5. Metal Astragals: Factory machine astragals and formed-steel edges for hardware for pairs of fire-rated doors.
- C. Openings: Factory cut and trim openings through doors.
 - 1. Light Openings: Trim openings with moldings of material and profile indicated.
 - 2. Glazing: Factory install glazing in doors indicated to be factory finished. Comply with applicable requirements in Section 088000 "Glazing."
 - 3. Polycarbonate Glazing: Factory install glazing in doors indicated to receive polycarbonate glazing. Provide glazing product specified on Drawings.

2.7 FACTORY FINISHING

- A. Comply with referenced quality standard for factory finishing.
 - 1. Complete fabrication, including fitting doors for openings and machining for hardware that is not surface applied, before finishing.

2. Finish faces, all four edges, edges of cutouts, and mortises.
 3. Stains and fillers may be omitted on bottom edges, edges of cutouts, and mortises.
- B. Factory prime and finish doors.
1. Transparent Finish:
 - a. ANSI/WDMA I.S. 1A Grade: Premium.
 - b. Finish: Architectural Woodwork Standards System-11, Polyurethane, Catalyzed.
 - c. Staining: As selected by Architect from manufacturer's full range.
 - d. Effect: Open-grain finish.
 - e. Sheen: Semigloss.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine doors and installed door frames, with Installer present, before hanging doors.
1. Verify that installed frames comply with indicated requirements for type, size, location, and swing characteristics and have been installed with level heads and plumb jambs.
 2. Reject doors with defects.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Hardware: For installation, see Section 087100 "Door Hardware."
- B. Install doors to comply with manufacturer's written instructions and referenced quality standard, and as indicated.
- C. Factory-Fitted Doors: Align in frames for uniform clearance at each edge.
- D. Factory-Finished Doors: Restore finish before installation if fitting or machining is required at Project site.

3.3 TOLERANCES

- A. Comply with specified quality standard for fit and clearance tolerances.
- B. Comply with specified quality standard for telegraphing, warp, and squareness.

3.4 ADJUSTING

- A. Operation: Rehang or replace doors that do not swing or operate freely.

- B. Finished Doors: Replace doors that are damaged or that do not comply with requirements. Doors may be repaired or refinished if Work complies with requirements and shows no evidence of repair or refinishing.

END OF SECTION 081416

SECTION 01 23 00 – ALTERNATES

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section identifies each Alternate by number and describes the basic changes to be incorporated into the Work, if that Alternate is made part of the Contract.

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements and other Division 1 sections.

1.3 ADMINISTRATIVE PROCEDURES

- A. Referenced Sections of Specifications stipulate pertinent requirements for products and methods to achieve the Work stipulated under each Alternate.
- B. Coordinate pertinent related Work and modify surrounding Work as required to properly integrate the Work under each Alternate, and to provide the complete construction required by the Contract Documents.
- C. Immediately following the award of the Contract, prepare and distribute to each party involved, notification of the status of each Alternate. Indicate whether Alternates have been accepted, rejected or deferred for consideration at a later date.
- D. A "Schedule of Alternates" is included at the end of this Section. Specification Sections referenced in the Schedule contain requirements for materials and methods necessary to achieve the Work described under each Alternate. Include as part of each Alternate, miscellaneous devices, accessory objects and similar items incidental to or required for a complete installation whether or not mentioned as part of the Alternate.
- E. Award of Alternates will be made in any order.

PART 2 PRODUCTS (Not Used)

PART 3 EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. Alternate No. 1 – Complete Areas A-100A, A-145 and C-101 concurrently on a Friday to Sunday schedule.

1. General Prime Contractor (GC): To provide labor, material, tools and equipment on a concurrent schedule basis to complete all three (3) areas non-phased:

Alt.1-GC: Add / Deduct (circle one) \$_____

2. Electrical Prime Contractor (EC): To provide labor, material, tools and equipment on a concurrent schedule basis to complete all three (3) areas non-phased:

Alt.1-EC: Add / Deduct (circle one) \$_____

B. Alternate No. 2 – Complete Areas 1A and 1B (Rooms A-152, A-153, A-154, A-155 and A-101) Selective Demolition on second shift between the hours of 3:00 PM to 9:00 PM.

1. General Prime Contractor (GC): To provide labor, material, tools and equipment to complete all selective demolition in Areas 1A and 1B (Rooms A-152, A-153, A-154, A-155 and A-101) on second shift between the hours of 3:00 PM to 9:00 PM in lieu of base bid first shift work schedule.

Alt.2-GC: Add / Deduct (circle one) \$_____

2. Mechanical Prime Contractor (MC): To provide labor, material, tools and equipment to complete all selective demolition in Areas 1A and 1B (Rooms A-152, A-153, A-154, A-155 and A-101) on second shift between the hours of 3:00 PM to 9:00 PM in lieu of base bid first shift work schedule.

Alt.2-MC: Add / Deduct (circle one) \$_____

3. Electrical Prime Contractor (EC): To provide labor, material, tools and equipment to complete all selective demolition in Areas 1A and 1B (Rooms A-152, A-153, A-154, A-155 and A-101) on second shift between the hours of 3:00 PM to 9:00 PM in lieu of base bid first shift work schedule.

Alt.2-EC: Add / Deduct (circle one) \$_____

END OF SECTION