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DATE: September 4, 2026

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ATTENTION: BIDDERS

The South Central Transit Authority releases Addendum No. 1 for the following project:

**READING OPERATIONS CENTER DRIVER BREAKROOM & SHOP BAY
RENOVATION PROJECT
PROJECT # 10-2026
For the
SOUTH CENTRAL TRANSIT AUTHORITY**

ADDENDUM NO. 1

Contents:

- 1) Questions and Answers #1 - #26
- 2) Pre-Bid Meeting Minutes and Attendance Sheets (6 Pages)
- 3) Certificate: PA Steel Products Procurement Act Certification to be completed and uploaded in PennBid under Requested Information supporting documents line item "Upload Certificates 1 thru 17 Here"
- 4) Approved equal request product data sheet for Flex 80 PVC Roof Membrane

THERE IS NO CHANGE IN THE DATE FOR THE RECEIPT OF BIDS. THE DATE FOR THE RECEIPT OF BIDS ELECTONICALLY VIA PENNBID IS WEDNESDAY, OCTOBER 7, 2026. BIDS ARE DUE BY 11:00 AM, AT <https://pennbid.bonfirehub.com>

ADDENDUM NO. 1 SHALL BECOME PART OF THE CONTRACT DOCUMENTS AND SHALL BE INCLUDED AND CONSIDERED IN THE PREPARATION OF THE BID.

Firms are requested to acknowledge Addendum No. 1 on SCTA's Receipt of Addenda form.

Gregory Downing, Executive Director
South Central Transit Authority
45 Erick Road
Lancaster, PA 17601
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BOARD OF DIRECTORS

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**READING OPERATIONS CENTER DRIVER BREAKROOM & SHOP BAY
RENOVATION PROJECT**

PROJECT # 10-2026

**For the
SOUTH CENTRAL TRANSIT
AUTHORITY**

Addendum #1

Questions and Answers

1. Who is responsible to dig the trench to the lactation room, the GC or the plumber?

SCTA RESPONSE: The General Construction (GC) contractor. As per the technical specifications regarding trenching, Spec 011200-1.6-A-2 states: Trenches and other excavation for the work of each contract shall be the work of the General Construction contract. The concrete replacement and associated backfill is by the GC as well since it is a Div 3 item.

2. What is the estimated value for the project and is there a breakdown per contract?

SCTA RESPONSE: To maintain a fair and competitive procurement process, SCTA is not disclosing an estimated project cost or breakdown per contract at this time.

3. Is there an engineer's estimated contract amount for the General / All contracts for bonding purposes?

SCTA RESPONSE: No.

4. Is there an estimated budget for this project?

SCTA RESPONSE: Estimated budget \$1,500,000.

5. Instructions to Bidders ¶23 requires a 5% Bid Bond or cashier's check; no bid bond form is included in the IFB package or specifications. Please confirm that a surety's standard form (e.g., AIA A310) is acceptable and how it should be uploaded in PennBid.is SCTA's target total power output for the solar array?

SCTA RESPONSE: Yes a surety's standard form such as AIA A310 is acceptable. Upload form in PennBid under Requested Information required supporting documents line item "Upload Bid Bond Here". If paying by check please have check handed in at the 1700 N 11th Street, Reading, PA, location before the bids are opened at 11AM on October 7th.

6. Is there a construction manager for this project?

SCTA RESPONSE: JMT will be filing the role as construction manager by providing oversight of the project.

7. The sample Agreement is AIA A132-2019 (Construction Manager as Adviser edition) and JMT is named as additional insured. Please confirm whether a Construction Manager (JMT or other) will administer the contract, and the submittal/RFI routing after award?

SCTA RESPONSE: JMT will perform duties and provide project oversight as the construction manager. SCTA will administer the contracts to the winning bidders. At the kickoff meeting a list of contacts will be provided as to who is to receive correspondences. JMT will review, accept, reject and signoff on all submittals and RFIs.

8.a. Are there liquidated damages associated with this project?

8.b. Sample A132-2019 Agreement §4.5 states liquidated damages "N/A." Please confirm no liquidated damages apply to this contract for schedule.

SCTA RESPONSE: Confirming no liquidated damages apply.

9. Instructions to Bidders ¶22 requires Professional Liability insurance (\$1,000,000/occurrence) from the successful bidder; the General Contract includes no design services. Please confirm whether Professional Liability applies to the General Construction Contract, or only where a contractor performs delegated design. clarification that DBE goals, and any sub-goals, for this project are 0% as mentioned during the May 1, 2026 Preproposal Meeting.

SCTA RESPONSE: A. Please do not include Professional Liability Insurance on the submitted Certificate of Insurance.

B. Verifying there are no DBE goals. DBE goal is 0%. However, SCTA encourages DBE participation.

10. Are the costs for permits and third party inspections the responsibility of the contractor? Or will the cost be refundable to the contractor via change order?

SCTA RESPONSE: SCTA will issue a check payable to the City of Reading for any permit fees. Third party inspection costs should be included in the bid price. If a third party inspection is required and is not included in the bid price the cost of the inspection will be refunded to the contractor via a change order.

11. Instructions to Bidders ¶22 requires the Contractor to purchase property/Builder's Risk insurance "for the Work to the full insurable value thereof." For this renovation within an occupied facility, please confirm the insurable value basis is the Contract Sum (renovation work only) and not the existing building value.

SCTA RESPONSE: Confirming the insurable value basis is the Contract Sum and not the existing building value.

12. At the Pre-bid it was noted that the work to the dispatch room will have to be completed off hours or on the weekends. What are the hours of operation for dispatch? What will be the working hours and days for the work to be performed in that space?

SCTA RESPONSE: A. Dispatch operates 4:30AM to midnight Monday through Saturday and Sundays 9AM to 7PM.

B. After midnight and/or on Sundays.

13. The Reading Operations Center remains an active transit operations facility; specs reference phasing only generally. Please confirm working-hours restrictions, allowable outage windows for the breakroom/shop bay, laydown/staging areas, and contractor parking.

SCTA RESPONSE: Dispatch after midnight and/or on Sundays. Breakroom phasing will be planned at kickoff. Shop bay no restrictions. Staging area and contractor parking will be discussed at kickoff. Staging will be inside the fenced-in area of the property. Parking will be on the property, some inside the fenced-in area and some on the outside of the fenced-in area.

14. IFB cover & Bid Forms: Project # 10-2026; every technical specification footer and the spec cover read "SCTA Project #11-2025. Please confirm the governing project number and that Attachment E (Specifications dated 07/23/26) applies in full to Project # 10-2026.

SCTA RESPONSE: Clarifying the Project number is 10-2026. Yes, Attachment E applies in full to Project # 10-2026. Number 11-2025 is the architectural design project number associated with construction Project #10-2026. Specifications date 07/23/26 apply in full to this project.

15. NTP is anticipated November 12, 2026 with 160 calendar days to completion ($\approx$ April 2027); roofing, coatings and sealant work have minimum-temperature limits. Please confirm phasing/temporary-enclosure expectations for winter work, and whether schedule relief will be granted for temperature-sensitive operations per ¶26 ("weather permitting").

SCTA RESPONSE: Yes, confirming dependent upon the winter weather there may be phasing/temporary-enclosure expectations and schedule relief will be granted based on weather, material lead times and acquiring permits.

16. There is new furniture noted on Drawing/Sheet # A-101. There's furniture noted in the GC specs...is the furniture on the dwg the same as what's being asked in the GC bid?

SCTA RESPONSE: Yes. As noted on the Attachment E Technical Specifications, the GC is responsible for providing and installing furniture.

17. Request for approved equal. Section: 075419 – Polyvinyl Chloride Roofing . Pg 3, Section 2.2

Attached is the product data sheet as verification the Flex Membrane product is equivalent to the specified PVC roofing system and to request to be included as an equal manufacturer for this project.

Please find attached the following:

1.) Flex 80 MIL PVC Product Sheet

SCTA RESPONSE: The existing roof is EPDM. This product is not an acceptable substitute.

18. Would you accept Versico 90-mil White EPDM?

SCTA RESPONSE: Yes.

19. Would you accept Versico 80-mil white PVC?

SCTA RESPONSE: The existing roof is EPDM. This product is not an acceptable substitute. A clarifying note will be issued on the drawings as part of an addendum.

20. Please provide a specific manufacturer and material color for the solid surface countertops.

SCTA RESPONSE: The basis of design is Corian Quartz in the color Beige Royale. Specification 123661 will be updated to include basis of design and issued as part of an addendum.

21. Which prime contractor is responsible for sprinkler work and fire alarm work?

SCTA RESPONSE: Per 010110-1.5, The Plumbing Contractor is responsible for sprinkler work under Division 21 sprinkler work. Per 010110-1.7, the Electrical Contractor is responsible for Division 28 fire alarm work.

22. Please provide a specification or basis of design for the EP1 epoxy flooring.

SCTA RESPONSE: Refer to Specification section 099600-3.6-F for product basis of design.

23. Bid Form A carries unit prices for abatement of ACM in ceilings (2,000 SF) and floor mastic (2,125 SF); no asbestos abatement specification section (e.g., 02 82 00/02 83 00) appears in the Attachment E table of contents, and no hazardous-materials survey is included.

SCTA RESPONSE: Abatement unit prices are included to cover possible discovery of hazardous materials in disturbance of insulated piping and roofing materials, floor mastics and ceilings. Specification sections will be included in addendum for additional clarity.

24. Specs include both 07 54 19 PVC Roofing and 07 53 23 EPDM Roofing; Bid Form A unit item 2 covers patching of existing EPDM at equipment removals. Please confirm which roof areas receive new PVC vs. EPDM systems versus patching only, and the extent of roof replacement in the General Contract.

SCTA RESPONSE: The existing admin building roof is EPDM. A clarifying note will be issued on the drawings as part of an addendum.

25. Spec 011200 ¶1.7.A lists site preparation, site improvements (roadways, parking, landscaping) and site storm/sewer drainage to 60" from building, but the drawings indicate interior renovation scope areas. Please confirm the actual extent of sitework, utilities and paving in the General Contract for this project.

SCTA RESPONSE: Sitework is not a planned scope requirement for the project. However, site work may be incidental to work for closing in windows and doors or cutting new openings at exterior walls. The GC is also the responsible contractor for an unforeseen issues that may require site work.

26. Drawing A-201 shows (2) exterior wall infills marked up as both infill to match existing CMU and insulated metal panel with studs. Details on A-301, note infill is to be metal panel and studs. Please confirm which is correct.

SCTA RESPONSE: Refer to wall sections on sheet A-301 for infill construction. Notes on sheet A-201 referencing matching existing construction will be updated to reference wall sections.

Certificate

Pennsylvania Steel Products Procurement Act Certification

_____ hereby certifies that it complies
with the Steel Products Procurement Act, Act No.3 of 1978, March 3, P.L. 6, as amended by Act
No. 144 of 1984, July 9 (73 P.S. Section 1871 et seq.).

Name of Individual, Partnership or Corporation

Address

Name of Authorized Person

Signature

Date

Project: INVITATION FOR BID DRIVER BREAKROOM AND SHOP
ENGINE BAY RENOVATION - READING OPERATIONS CENTER
FOR SOUTH CENTRAL TRANSIT AUTHORITY
SCTA No. 10-2026
Meeting: Non-Mandatory Pre-Bid Site Visit Meeting
Meeting Dates: August 26, 2026 at 10:00 AM

MEETING MINUTES

Introductions:

Kevin Hessler, SCTA, Assistant Director of Capital Projects & Planning, will handle procurement, contract execution and contract administration

Keith Boatman, SCTA Director of Capital Projects & Planning

Carl Albright, SCTA, Chief Operations Officer

Dave Avery, SCTA, Director of IT Services and Facilities

Dennis Chronister, SCTA, Director of Maintenance

Shawn Bender, SCTA, Facilities Manager

Tony Valadez, SCTA, Maintenance Supervisor/Parts Manager

Nichole Mandjarov, Engineer, Johnson, Mirmiran & Thompson, Inc (JMT)

Please sign the Attendance Sheet.

Discussion:

The South Central Transit Authority (SCTA) is requesting qualified firms to submit sealed bids electronically via **PennBid** for the SCTA-Reading Operations Center (BARTA) Driver Breakroom & Shop Bay Renovation at its Reading Operations Center located at 1700 N 11th Street, Reading, PA 19604.

Four individual bids, one for the General Contractor, one for the Electrical Contractor, one for the HVAC Contractor and one for the Plumbing Contractor will be awarded contracts.

1. Visits to the site after today are possible by pre-arranged appointments by contacting Kevin Hessler at 610.406.4507 or at khessler@sctapa.com
2. Bids are due online via **PennBid** (<https://pennbid.bonfirehub.com>) by 11:00 AM, prevailing time, Wednesday, October 7, 2026. All documents, specifications and solicitation details are available at no cost electronically at PennBid – <https://pennbid.bonfirehub.com>. SCTA will not accept bids through email or fax. Late bids or bids submitted by any other means other than PennBid will not be considered.

3. **All Bidders are encouraged to read the IFB document**, which includes the Instructions to Bidders and Contract Conditions. Please review the Drawings and Construction Specifications. Please complete and upload into PennBid the Contractor's Qualification Statement, the Bid Form(s), the Bidder's Checklist, receipt of Addenda and signed copies of all the required Certificates.
4. The bid shall include a cover letter transmitting the bid, a description of the firm, including history, principals and financial capacity to perform the job, and a list of five recent clients for who similar projects have been completed.
5. Bidders may be furnished Addenda for additions and/or deletions to, or alterations of, the Contract Documents. Any interpretations of this Invitation for Bid and any supplemental instructions will be in the form of a written Addendum which will be forwarded to all prospective firms on record via PennBid no later than Wednesday, September 23, 2026. No interpretation of the meaning of the specifications or other contract documents will be made to the bidders orally. **Every request for such interpretation or approved equal shall be submitted via the "Ask a Question" / Vendor Discussion feature in PennBid, to be given consideration, and must be received by 5:00 PM, Friday, September 11, 2026.** All addenda shall become part of the Contract and must be included in the bid price. Only questions answered by formal written addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

APPROVED EQUALS: The various materials and products specified in the specifications by name or description are given to establish a standard of quality and cost for bid purposes. It is not the intent to limit the acceptance to any one material or product specified, but rather to name or describe it as the absolute minimum standard that is desired and acceptable. A material or product of lesser quality would not be acceptable. Where proprietary names are used, whether or not followed by the words "or as approved equal", they shall be subject to equals only as approved by SCTA. All potential bidders may request SCTA to provide clarification, exceptions, or approved equals for portions of the technical specifications and drawings by 5:00PM, Friday, September 11, 2026. The bidder shall provide submittal (catalog cuts and manufacturer's data, etc.) with sufficient information to document its request that the material or product is equal to the material or product specified. All submittals shall match the basis of design components selected where pre-selection was agreed upon or as-equal to the equipment shown on the drawings. Notice of any changes or approved equal allowed will be released as an addendum in PennBid no later than Wednesday, September 23, 2026 to all potential bidders.

Please note that all questions asked during this Pre-Bid Site Visit Meeting shall also be submitted via the "Ask a Question" / Vendor Discussion feature in PennBid. All verbal answers provided during the Pre-Bid Meeting are not considered official unless provided in writing through an Addendum.

6. All bids and contracts are subject to a financial assistance contract between SCTA and the U.S. Department of Transportation, Federal Transit Administration, and the Pennsylvania Department of Transportation. All bidders are to familiarize themselves with Attachment A, "FTA and Commonwealth of Pennsylvania Third Party Contract Provisions". The bidders must include all 17 signed certificates and affidavits with their bids. **The Buy America Certificate 1 must be completed and submitted with a bid for any contract exceeding \$150,000 for the acquisition of goods and construction contracts. Bids**

that do not have all of the Certificates completed, signed and uploaded into PennBid will be rejected as nonresponsive.

7. The award of a contract, for each of the four awarded contracts will be made to the lowest responsive and responsible bidder whose bid conforms to the specifications documents and who has the ability and the financial resources available to perform successfully and is deemed to be in the best interests of SCTA. The bidders must comply with all specified items or its bid will be considered non-responsive. SCTA reserves the right to postpone the bid opening for its own convenience and to accept or reject any and all bids, in whole or in part, or to waive any and all informalities or technicalities, as it deems in its best interest.
8. **A Bid Bond or a Cashier's Check** payable to the South Central Transit Authority in the amount of not less than five percent (5%) of the largest possible total for the bid must accompany the submission. The Bid Bonds or Cashier's Checks of all submitters will be held by SCTA until the submissions have either been rejected in whole or in part, or the award of the contract or contracts have been made. At that point, the Bid Bond or Cashier's Check will be returned except that the Bid Bond or Cashier's Check for the successful firm will be returned after the Agreement is executed by SCTA and the successful firm.
9. The successful bidders will be required to submit within ten (10) days from the receipt of the Award of a Contract letter notification, a Certificate of Liability Insurance at the limits as described in the IFB document paragraph 22. Insurance; a performance bond and a payment bond as described in the IFB document paragraph 23. Bonds; and the signed agreement between SCTA and Contractor as described in the IFB document paragraph 24. Execution of Agreement.
10. Bidders are advised that this project is subject to and will be governed by the provisions of the federal Davis-Bacon Wage Act, including amendments and supplements thereto. Bidders shall prepare their bids after giving consideration to the applicability of said federal Davis-Bacon Wage Act to the work involved and all other laws and regulations, State and/or Federal, applicable to such projects. Please see Attachment A for additional information related to Labor Provisions. Attachment B provides the General Wage Decision from the U.S. Department of Labor applicable to this project.
11. SCTA is an Equal Opportunity Employer. Federal and State laws prohibit discrimination by a Contractor or Subcontractor in the hiring of an employee.
12. Although not required, SCTA encourages disadvantaged business enterprise (DBE) participation. DBE's shall be afforded full consideration of their response and will not be subject to discrimination. No DBE goal has been established for this contract.
13. Contractors shall be responsible for obtaining any permits required by the City of Reading in order to perform the Work.
14. **BID PRICE:** The bid price shall include all items specified including all items of labor, materials, tools, equipment, insurance, permits, bonds and other costs necessary to fully complete the work including any warranties, delivery and preparation, less any discounts. The Authority is exempt from payment of the Federal Excise and Transportation Tax and the PA Sales Tax. These costs shall not be included in the proposed price. However, the Contractor may be liable for the payment of sales and use taxes on materials purchased for fulfilling this contract. Information regarding the applicable and required taxes is available through the Pennsylvania Department of Revenue. SCTA is not responsible for any costs associated with

preparing the bid, including the fee billed from PennBid to the winning bidder that is based on a percentage of the total cost of the award. SCTA will supply the successful bidders with a Pennsylvania Sales Tax Exemption Certificate. No bids may be withdrawn for a period of sixty (60) days from the closing date for the submission of bids.

15. If all required documents are received by the Contractors in a timely manner, the Notice to Proceed shall be issued to the Contractors within fifteen (15) days of the award of the contract by the SCTA Board on October 21, 2026, unless the time is extended by the mutual written consent of SCTA and the Contractor.
16. The work shall be completed within one hundred sixty (160) calendar days from the date of receipt by Contractor of the Notice to Proceed, based upon the availability of product, the issuance of permits from the City of Reading and weather permitting. If the contractor is not able to meet the one hundred sixty day schedule, an alternative schedule must be included with the bid. Time is of the essence in the performance of this contract. The Contractor shall fully perform all of its obligations, including, without limitation, the satisfactory performance of all work to be done.

Facility Tour.



FLEX MF/R 80 PVC ROOF MEMBRANE **(60", 81" and 120" Wide, Reinforced, Thermoplastic Roof Membrane)**

PRODUCT DESCRIPTION

The Flex MF/R 80 PVC (polyvinyl chloride) Roofing Membrane is a high-performance thermoplastic membrane designed for mechanically attached or adhered roofing applications. The Flex MF/R 80 PVC is produced with high grade polyvinyl chloride resins into a polyester reinforced roofing membrane with built in chemical, UV and fire resistance. The Flex MF/R 80 PVC white membrane results in a highly reflective, low maintenance roof surface that saves the Building Owner energy and labor costs and helps reduce pollution in the surrounding environment.

FEATURES AND BENEFITS

- 120" wide membrane saves in labor costs for installation - 20% less seams to weld.
- 120" wide membrane saves in material costs - 20% less fasteners and plates.
- Hot air welded seams are the strongest, most reliable seams in the roofing industry.
- Chemical, Ozone and UV exposure do not affect surface pliability or functional integrity.
- Energy Saving Reflective Roof Surface is more in demand than ever before.
- Effectively tested to perform in high wind situations - meets or exceeds FM Class 1-90 wind uplift requirements.
- Increased cold weather flexibility allows installation in below freezing temperatures.
- Available in White, Gray and Tan colors.

MECHANICALLY ATTACHED INSTALLATIONS

The Flex MF/R 80 PVC membrane is ideal for use as a mechanically attached membrane for new construction and re-roofing. Flex's MF/R 80 PVC membrane is lightweight, just a few ounces per square foot, making it ideal for re-roofing projects where a tear off can be avoided. Flex has several fastener and plate options available to meet a wide range of wind uplift pressure requirements.

ADHERED INSTALLATIONS

The Flex MF/R 80 PVC Roofing Membrane can be installed with Flex's Bonding Adhesive for a fully adhered installation. This system is ideal for installations with unusual or odd shaped contours. Fully adhered installations are the answer for design limitations on mechanical penetrations of the deck or for situations where increased wind uplift pressure requirements must be met.

APPROVALS

The Flex MF/R 80 PVC Roofing Membrane exceeds the requirements of ASTM D4434 Type III standard for poly (vinyl chloride) thermoplastic sheet roofing. The Flex MF/R 80 PVC Roofing Membrane meets and exceeds Factory Mutual's 1-90 wind uplift requirements in numerous adhered and mechanically attached roof applications and meets Underwriters Laboratories Class A fire rating. Due to the white heat reflective surface, Flex thermoplastic membranes are approved by the Cool Roof Rating Council (CRRC).

PHYSICAL PROPERTIES

<u>Property</u>	<u>Test Procedure</u>	<u>Specification</u>
Color		White, Gray, Tan
Thickness	ASTM D751	.080" nominal
Thickness over scrim	ASTM D7635	.040"
Roll Size		60" x 65' 81" x 65' 120" x 65'
Weight		8.6 oz./ft ²
Breaking Strength (minimum, lbf/in.)	ASTM D751	256 x 242
Seam Strength	ASTM D751	297 lbf
Elongation @ Break	ASTM D751	57% x 54%
Heat Aging	ASTM D3045	>90%
Tear Strength min. lbf.	ASTM D751	99 x 70
Low Temperature Bend	ASTM D2136	PASS (-40°F)
Static Puncture Resistance	ASTM D5602	PASS @ 33 lbs.
Dynamic Puncture Resistance	ASTM D5635	PASS @ 20 J
Dimensional Change (maximum %)	ASTM D-1204 (@ 176° F, 6 hours)	0.25%
Water Immersion	ASTM D-570	1.96%
Accelerated Weathering	ASTM G-155	PASS
Solar Reflectivity	ASTM C1549	82% (White)
	ASTM C1549	68% (Gray)
	ASTM C1549	69% (Tan)
Emissivity	ASTM C1371	.91 (White)
	ASTM C1371	.87 (Gray)
	ASTM C1371	.85 (Tan)
SRI	ASTM E1980	109 (White)
	ASTM E1980	82 (Gray)
	ASTM E1980	83 (Tan)

Flex MF/R PVC membrane is thermoplastic in nature and is certified as conforming to the requirements of ASTM D4434 Type III standard specification for poly (vinyl chloride) sheet roofing and IBC 1504.7.

WARRANTY

The Flex MF/R 80 PVC Roofing Membrane may receive the manufacturer's standard five (5) year, ten (10) year, fifteen (15) year, twenty (20) year, twenty-five (25) year or thirty (30) year guarantee of watertightness.