

**Council Rock School District
Chancellor Center Renovations
30 North Chancellor Street
Newtown, PA 18940**

**Bid Form
Bid Package #01 – General/Site Construction**

Bids Due: 11/17/26 @ 2:00 PM

**Deliver Sealed bids to:
Council Rock School District
Attn: Jessica Weiss, Purchasing Secretary
Chancellor Center
30 North Chancellor Street
Newtown, PA 18940**

Date: _____

Firm Name: _____

Firm Address: _____

Contact: _____

Phone Number: _____

Email: _____

**THIS BID FORM SHALL NOT BE ALTERED IN ANY MANNER. ANY ALTERED BID FORMS SHALL BE
CONSIDERED NON-RESPONSIVE AND WILL BE REJECTED.**

This Bid is submitted in accordance with your Advertisement inviting bids to be received for the Council Rock School District Chancellor Center Renovations Bid Package #01 General/Site Construction.

The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Contract Documents to complete all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the Contract Documents.

In submitting this Bid, BIDDER represents, as more fully set forth in the agreement that:

a. BIDDER has carefully examined the Contract Documents including all Addenda which are incorporated with these documents indicating various conditions affecting this contract, the undersigned herein agrees to furnish all materials, perform all labor and do all else necessary to complete the work for the Bid Package #01 indicated above for the Contract for the above named Project in accordance with said Contract Documents.

b. BIDDER has examined the site and locality where the Work is to be performed, the legal requirements (federal, state, and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress or performance of the Work and has made such independent investigations as BIDDER deems necessary. Failure to visit and not be familiar with the Project site shall be no reason for future requests for additional compensation or costs of any kind.

LUMP SUM BASE BID – The contractor shall state the price for the completion of all work as indicated by the Contract Documents that is not included in the bid alternates listed below. This price shall be the base bid. **The base bid below shall include any and all allowances as described below.** All allowances MUST include all overhead and profit.

BASE BID LINE ITEM SUB-TOTALS				
	Line Item Scope of Work	Line Item Scope of Work Bid Subtotal		
BB1	Contractors' Cost of Work	Words: _____ Dollars Figures: (\$ _____)		
BB2	Unit Price No.	Contractor's Unit Price Bid	Bid Quantity	Unit Price Allowance (UPA) Amount (To be included in Base Bid)
	Unit Price No. 1 – Hydraulic Cement Underlayment: One unit is defined as one square foot of additional hydraulic cement underlayment over existing slabs, depths to range from 0.5 to 1.5 inches. Include cementitious self-leveling floor underlayment and primer, including floor preparation, on existing floors.	\$ _____ / SF	4000 SF	Unit Price Allowance No. UPA-1 \$ _____
	Unit Price No. 2 – GWB/Stud Partition (Type P4): One unit is defined as providing and installing one linear foot of the following assembly: 10'-0" high metal stud partition wall construction (3 5/8" metal studs with 5/8" GWB on EACH side, filled with batt insul.), painted finish PNT-1, as directed by Architect.	\$ _____ / LF	100 LF	Unit Price Allowance No. UPA-2 \$ _____
	Unit Price No. 3 – GWB Bulkhead: One unit is defined as providing and installing one linear foot of additional bulkhead construction assembly, in accordance with Detail 3/A6.2, as directed by the Architect.	\$ _____ / LF	100 LF	Unit Price Allowance No. UPA-3 \$ _____
	Unit Price No. 4 – Plaster Patching: One unit is defined as providing and installing one square foot of additional plaster patching as directed by the Architect. Refer to Detail 6/A1.0 and "Existing Plaster Repair Scope" notes on Drawing A1.0.	\$ _____ / SF	500 SF	Unit Price Allowance No. UPA-4 \$ _____
	Unit Price No. 5 – Unsuitable Soils Removal and Replacement: One unit is defined as one cubic yard of naturally occurring soil determined by the Geotechnical Engineer to be unsuitable, including excavation, removal and			

disposal, furnishing suitable soil, engineered fill, or 2A stone from on-site or off-site sources as required, placement, moisture conditioning, and compaction of replacement materials, complete in accordance with Division 31 Section "Earthwork."	\$ _____ / CY	250 CY	Unit Price Allowance No. UPA-5 \$ _____
Unit Price No. 6 Replacement Fill for Additional Excavation with Borrow Material: One unit is defined as one cubic yard of in-place material. Where authorized additional excavation occurs, provide replacement fill of satisfactory soils from an off-site source, placed and compacted, in accordance with Section 31 20 00 "Earth Moving".	\$ _____ / CY	250 CY	Unit Price Allowance No. UPA-6 \$ _____
Unit Price No. 7 – Exterior Concrete Slab Removal and Replacement: One unit is defined as one square foot. Remove existing concrete slab. Existing underslab utilities to remain unless noted otherwise. Excavate earth to depth required to install slab assembly replacement. Replace with drainage bed and reinforced concrete slab.	\$ _____ / SF	50 SF	Unit Price Allowance No. UPA-7 \$ _____
Unit Price No. 8 – Miscellaneous Steel: Furnish and install miscellaneous steel for lintels; roof openings, headers, miscellaneous angles, beams, plates, bars, etc.	\$ _____ / TON	1 TON	Unit Price Allowance No. UPA-8 \$ _____
Unit Price No. 9 – Demolish And Replace Mountable Concrete Curb Gutter: One unit consists of one linear foot of the following scope of work: Remove existing rolled mountable concrete curb gutter. Excavate, form, and install new rolled mountable concrete curb gutter on site.	\$ _____ / LF	50 LF	Unit Price Allowance No. UPA-9 \$ _____
Unit Price No. 10 – Exterior Concrete Sidewalk: One unit consists of one square foot of the following assembly: Exterior concrete sidewalk or flatwork including excavation, and consisting of 4" 2A modified stone base and 4" reinforced exterior concrete.	\$ _____ / SF	100 SF	Unit Price Allowance No. UPA-10 \$ _____
Unit Price No. 11 – Full-Depth Asphalt Paving: One unit consists of: One square yard of bituminous asphalt paving in one defined contiguous area, including excavation, and consisting of 8" 2A modified stone base, 3" binder course (SuperPave 19 mm) and			

1-1/2" wearing course (SuperPave 9.5 mm).	\$ _____ / SY	200 SY	Unit Price Allowance No. UPA-11 \$ _____
Unit Price No. 12 – Mill & Overlay Existing Asphalt Paving Repair: One unit consists of: One square yard of the following scope of work: Mill existing asphalt pavement to a depth of 1-1/2", tack, and overlay up to 5 square yards in one defined contiguous area with 1-1/2" of 9.5 mm SuperPave wearing course.	\$ _____ / SY	400 SY	Unit Price Allowance No. UPA-12 \$ _____
Unit Price No. 13 – Existing Wood Floor Repair: One unit is defined as one square foot of the following scope of work: Remove existing damaged wood flooring as directed by Architect. Replace with new flooring as described in the Construction Documents.	\$ _____ / SF	200 SF	Unit Price Allowance No. UPA-13 \$ _____
Unit Price No. 14 – Existing Exterior Wall Repair: One unit is defined as one square foot of existing exterior masonry or stone wall repair as described in the Construction Documents.	\$ _____ / SF	200 SF	Unit Price Allowance No. UPA-14 \$ _____
Unit Price No. 15 – Existing Exterior Mortar Repointing: Provide additional exterior repointing beyond what is shown in the Construction Documents. Comply with requirements for Division 04, Sections 04 03 23 and 04 03 43. Assume repointing will be completed in small quantities (±100 S.F.).	\$ _____ / SF	1000 SF	Unit Price Allowance No. UPA-15 \$ _____
Unit Price No. 16 - Contaminated Soil Removal and Disposal at a Regulated Fill Site: One unit is defined as one cubic yard of soil which has been tested on-site by Owner's third-party Construction Testing Agency and determined to be contaminated. Remove tested, contaminated soil and dispose of at a regulated fill site.	\$ _____ / CY	250 CY	Unit Price Allowance No. UPA-16 \$ _____

TOTAL LUMP SUM BASE BID
Contractors' Cost for the Work (BB1) + Unit Price Allowances (BB2)
Words: _____ Dollars
Figures: (\$ _____)

Accompanying this Proposal is a certified check, bank cashier's check, bank treasurer's check or Bid Bond required by the Checklist and Instructions to Bidders, in the amount of 10% of the total Base Bid plus ALL possible ADD Alternates, which is deposited as a proposal guarantee, and is to be retained by you and applied as provided in the Instruction to Bidders, in case the undersigned shall default in executing the Contract or in furnishing the required Bonds and insurance certificates within the time specified by the Contract Documents.

The undersigned hereby certifies that this Proposal is genuine and not sham or collusive or made in the interest of or in behalf of any person, firm or corporation not herein named and that the undersigned has not directly or indirectly induced or solicited any bidder to refrain from bidding and that the undersigned has not in any manner sought by collusion to secure for himself any advantages over any other bidder.

The undersigned, intending to be legally bound, agrees that this Proposal shall be irrevocable and shall remain subject to your acceptance for 90 days after date set for bid opening unless the Owner is delayed in awarding the Contract due to the failure to receive a required approval or permit from one or more reviewing bodies/governmental agencies having jurisdiction over the Project, the sale of bonds, or the award of a grant, in which case, Bids shall remain open for 120 days after the day of Bid Opening. BIDDER will sign the Agreement and submit the Contract Security and other documents required by the Contract Documents within ten (10) days after the date of OWNER'S Notice of Award, except as provided by Act 317 of 1978, approved November 26, 1978, which provides for possible extensions of the holding period.

The undersigned submit this Proposal with the full knowledge of the Contract Document and Project requirements and hereby agrees that each phase of the work of this Project, under this Contract, shall be fully and finally completed and ready for occupancy and use on or before the completion date identified for that specific phase in the Contract Documents.

Bidder accepts the provisions of the Agreement as to the liquidated damages for failure to meet the milestone dates defined and substantial completion of the project shall be calculated at Two Thousand Dollars (\$2,000.00) per day for each calendar day of delay until the work is substantially complete.

The contract amount stated above includes all sales taxes, excise, and other taxes for all materials and appliances subject to and upon which taxes are levied.

The undersigned must enclose the following required attachments to this Bid Form. **Each bidder shall submit one (1) hard copy of the complete bid submission.**

The following shall be included in the bid submission:

1. Form of Proposal, fully executed and notarized
2. Bid Bond or Certified Check or Cashier's check in the amount of 10% of the Bid total and shall include Consent of Surety and Power of Attorney
3. Non-Collusion Affidavit, Signed and Sealed
4. Non-Discrimination Clause, Signed and Sealed
5. PA Public Works Employment Verification Form (E-Verify)

Note that the following will be required to be submitted by ALL Bidders at the request of the Construction Manager within 48 hours of bid submission:

1. Bidder's Qualifications, AIA A305, completed
2. Schedule of Values
3. List of Subcontractors
4. Safety Questionnaire

Note that the successful bidder will be required to submit the following documents and any other documents deemed necessary by the Construction Manager upon issuance of Letter of Intent to Award:

1. Certificate of Insurance
2. Performance Bond in the amount of 100%
3. Payment Bond in the amount of 100%
4. No Lien Agreement
5. Maintenance Bond

The undersigned shall indemnify and hold harmless Council Rock School District, Boyle Construction, Inc., and Marotta / Main Architects, all consultants and each officer and employees, with respect to any claims, losses, expenses, costs and reasonable attorney's fees incurred by Council Rock School District, Boyle Construction, Inc., Marotta / Main Architects, all consultants and each officer and employees, with regard to the undersigned's failure to comply with these Bid Documents and procedures.

Permits and Inspections: Any required permit fee will be paid by the Owner. Upon award, the successful prime contractor

must complete any applicable permit form (and business licenses if required) and submit to the Borough. Inspection fees will be paid for by the Owner. Any additional costs incurred due to failed inspections shall be paid by the prime contractor. Any required contractor or business license fees required by the Borough are to be paid by the prime contractor.

The Owner also reserves the right to solicit independent proposals as required by Council Rock School District guidelines, under a separate contract to perform the services required. **The responsiveness of the Bid and if the Bid is responsible, may be determined by the Owner on the basis of the Unit Prices proposed by the bidder. Unit Prices shall be consistent with verifiable average costs for the work to be performed. Bidders agree that a proposal may be rejected if the Unit Prices submitted are inconsistent with the average cost.** Under NO circumstances will BIDDER perform Unit Price Work without prior written authorization from the OWNER. Contract Unit Price shall include costs for furnishing and installing all materials, labor, tools, equipment, and other incidentals necessary to complete the specified operation. Contract Unit Price shall also apply to deletion of "furnishing and installing" items from the Project.

In submitting this Bid, it is understood that the OWNER reserves the unrestricted right to reject any and all bids, or to waive any informalities or technicalities in said Bids.

UNIT PRICE ALLOWANCES: The Contractor must provide a change in scope of work (no change in Contract Sum or Contract Time) Change Order for the allowance work, indicating the allowance amount to be utilized, in which the Construction Manager (CMa) must review with the Owner and approve prior to the Contractor performing the Work. Should the allowance amount be exceeded and the Work approved to be performed, the Contractor will provide a Change Order for the additional Work and only be paid by an approved Change Order for the additional related Work. Similarly, should the allowance used be less than the allowance amount, the Contractor will credit the Owner for the unused allowance amount by a Change Order credit. All OH&P for allowances MUST be included within the Base Bid of the Project. NO additional OH&P will be allowed in allowances. Change Orders for the utilization of allowances shall not include OH&P. Change Orders for additional Work exceeding allowance amounts shall include OH&P. Change Orders for credit of unused allowance amounts shall be provided with OH&P in addition to the remaining allowance amount. OH&P for all stipulations noted above is to be a maximum of 5% combined.

ALTERNATES: The Bidder agrees that the Owner shall have the right to accept or reject any or all of the following alternates, which acceptance or rejection shall enter into the determination of the lowest Bidder. The Bidder agrees that the Contract Time shall not be increased on account of the acceptance of any one or combination of alternates unless specifically stated in such alternate description(s). The Bidder agrees that the Owner shall have the right to accept an alternate that is higher in price than the Base Bid or other alternate. Alternates' prices shall include the cost of furnishing and installing all materials, labor, tools, equipment and other incidentals necessary to complete the Work in accordance with the design intent, manufacturers' recommendations, building codes, authorities having jurisdiction, and the Construction Documents. Do not adjust material allowances under any alternate bid items. Indicate whether alternate cost is an Add or Deduct when a choice is provided. If there is no change in the contract amount for any alternate write "NO CHANGE" or "Zero (0)" in the blank. The failure to enter an amount or "NO CHANGE" in the blanks for an alternate shall be treated conclusively as a Bid of zero dollars for the work described in the alternate.

Alternate #1: The Bidder shall state the adjustment in price to be added to or deducted from the Base Bid to increase the Contractor's Warranty period from one-year to two-year from the date of substantial completion (excluding landscaping). This alternate does not affect other warranties required by the Contract Documents or provided by manufacturers.

ADD/DEDUCT _____ Dollars.
(Words)
(\$ _____)
(Figures)

The undersigned hereby acknowledge receipt of following Addenda and has prepared this bid accordingly:

ADDENDUM # _____ Dated _____

ADDENDUM # _____ Dated _____

ADDENDUM # _____ Dated _____

ADDENDUM # _____ Dated _____

ADDENDUM # _____ Dated _____

ADDENDUM # _____ Dated _____

ADDENDUM # _____ Dated _____

ADDENDUM # _____ Dated _____

SIGNATURES:

In witness whereof, the undersigned has caused this Proposal to be executed this _____ day of _____, 20_____.

INDIVIDUAL, PARTNERSHIP, LLC OR CORPORATION

(Firm Name)

By: _____
(Signature)

(Print Name and Title of Authorized Person to Sign)

State of Incorporation: _____

Business Address: _____

Telephone Number: _____

Email Address: _____

Attest By

Print Name of Person

Business/Corporate Seal: