HAMMEL ASSOCIATES ARCHITECTS, LLC
25 EAST GRANT STREET, SUITE 102 LANCASTER, PENNSYLVANIA 17602

Oakbrook Homes Recreational Field Improvements
1001 Scott Street
Reading, PA 19611

Architect's Project No: 2532

Addendum Issue Date: November 02, 2026

BID DUE DATE: **November 10, 2026**

ADDENDUM # 6:

Total pages: 2 addendum pages
4 drawings (2 architectural + 1 struct + 1 ELEC)
12 specifications pages
25 Q&A
12 pages updated prevailing wages

55 pages total

Attachments

Drawing: A1.0, A1.2, S1.1, E103
Specifications 110000,011200
Prevailing wages
Q&A

THE CONTENTS OF THIS ADDENDUM ALTER AND AMEND DRAWINGS AND SPECIFICATIONS DATED **SEPTEMBER 2026** FOR THE ABOVE REFERENCED PROJECT. THIS ADDENDUM SUPERSEDES AND SUPPLEMENTS ALL PORTIONS OF THE CONTRACT DOCUMENTS WITH WHICH IT CONFLICTS. ALL ASPECTS OF THE GENERAL CONDITIONS APPLY TO THIS ADDENDUM. ALL OTHER PROVISIONS OF THE CONTRACT DOCUMENTS NOT ALTERED OR AMENDED REMAIN PART OF THE CONTRACT WORK. COSTS FOR ALL ITEMS ENUMERATED IN THIS ADDENDUM SHALL BE ADDED OR DELETED TO THE CONTRACTOR'S BID, AS APPROPRIATE.

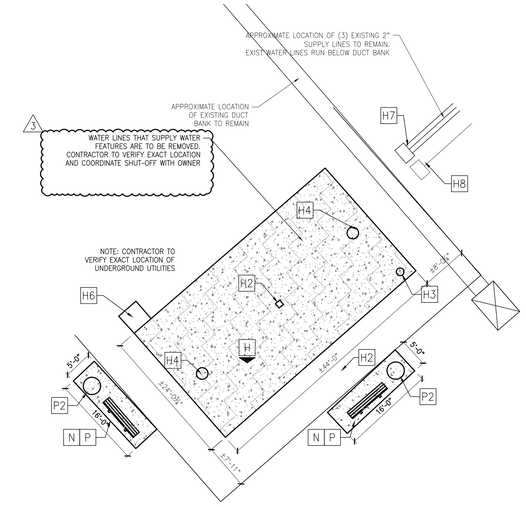
SPECIFICATION / DRAWING NO	ACTION	DESCRIPTION
REVISIONS		
Q&A	ADD/CLARIFY	RFI / Q&A QUESTIONS HAVE BEEN ATTACHED AND ARE PART OF THIS ADDENDUM. ANSWER TO SEVERAL QUESTIONS ARE REVISED BASED ON EARLIER RESPONSE
110000	ADD	PLAYGROUND FLOORING SPECIFICATIONS HAVE BEEN ADDED
011200	REPLACE	Q&A QUESTIONS HAVE BEEN ADDED TO MULTIPLE CONTRACT SUMMARY
A1.0	REPLACE	Replace the previous drawing with the one attached
A1.2	REPLACE	Replace the previous drawing with the one attached
S1.1	REPLACE	Replace the previous drawing with the one attached
E103	REPLACE	Replace the previous drawing with the one attached

BIDDERS ARE REQUIRED TO RETURN A SIGNED COPY OF THIS ADDENDUM WITH THE BID FOR CONSTRUCTION.

NAME TITLE

COMPANY DATE

END OF ADDENDUM #6 2026.11.02



2 A1.0 **SPLASH PAD**
3/32"= 1'-0"

SPLASH PAD FINISH INFORMATION: REF NR(2003311) 1
EQUIPMENT TO BE: SUNFLOWER-003-LOWFLOW-OMNI
6" BELLE SPRAY JET, LOW FLOW, OMNI, STAINLESS STEEL
(2) UPSTREAM JETS, OMNI, STAINLESS STEEL
CONTROLS TO BE: RAIN-DROP LEAF BOLLARD ACTIVATOR
1 TIMER FOR ONE ZONE
PRESSURE CONTROL VALVE

3 A1.0 **WATER FEATURES BY PLUMBING CONTRACTOR**
3/32"= 1'-0"

1 A1.0 **SITE PLAN DIAGRAM**
3/32"= 1'-0"

PROPOSED KEYNOTES

- A — AREA TO BE INCORPORATED INTO PLAYGROUND
- A2 — RELOCATED FENCE POSTS & RETAINING WALL
- A3 — RETAINING WALL & NEW ALUM FENCE TO MATCH EXISTING
- B — POURED IN PLACE RUBBER & NEW PLAYGROUND ON RE-LEVELED SURFACE
- B2 — POURED IN PLACE RUBBER & NEW PLAYGROUND ON RE-LEVELED SURFACE
- B3 — NEW CONC PAD
- C — POURED IN PLACE RUBBER & NEW PLAYGROUND ON RE-LEVELED SURFACE
- D — INTERIOR CONCRETE SLAB REPLACEMENT
- D2 — ASPHALT PAD
- D3 — CONCRETE PAD - COLORED - SMOOTH FINISH
  NOTE: UNDERNEATH PAVILION AND ADJACENT PATIO TO BE SEPARATE POUR, COLOR & FINISH
- D4 — CONCRETE PAD - COLORED - CLEFT/SLATE TEXTURED STAMPED FINISH
  NOTE: UNDERNEATH PAVILION AND ADJACENT PATIO TO BE SEPARATE POUR, COLOR & FINISH
- E — INSTALL 8" WIDE x 12" HIGH CURB UNDERNEATH EXISTING METAL FENCE. CURB TO EXTEND ±2" ABOVE EXISTING GRADE. VERIFY CONDITIONS WHERE FENCE SLOPES WITH GRADING AND FIELD ADJUST ACCORDINGLY. CONCRETE CURB BECOMES EDGE FOR NEW POURED IN PLACE RUBBER AT PLAYGROUND. RAISED CURB ONLY TO EXTEND ALONG AREA WHERE RUBBER PLAYGROUND IS INTENDED. TRANSITION NEAR PAVILION AND SOUTH ATHLETIC SUPPORT BUILDING TO BE LEVEL W/ ADJACENT AREAS. NEW DRIVEWAY SEAL OVER EXISTING PAD TO REMAIN. INCLUDING RAILING FOOTERS
- E2 — EXISTING FENCE TO REMAIN. SWING GATE TO RECEIVE NEW PICKET INFILL PANEL TO MATCH EXISTING. NEW DRIVEWAY SEAL OVER EXISTING PAD TO REMAIN. INCLUDING RAILING FOOTERS.
  EXISTING OPENING IN FENCE FACING SOUTH-WEST TO RECEIVE PICKETS INFILL AND DOUBLE PICKET SWINGING FENCE GATE
- F — TOOTH-IN JAMB CONDITIONS, PAINT EXPOSED CMU & HEADER. REINSTALL RELOCATED OVERHEAD DOOR. INSTALL OPERATOR ON EXISTING ROLL-UP DOOR, SEE DOOR HARDWARE FOR SPECIFICATIONS
- F2 — TOOTH IN JAMB CONDITIONS, PAINT EXPOSED CMU & HEADER. NEW HM DOOR & FRAME, PNT.
- G — INFILL OPENING W/ NEW CMU. TOOTH IN JAMB CONDITIONS AS REQUIRED. INSTALL NEW HEADER TO ACCOMODATE HM, PNT MANDOOR. PAINT DOOR & CMU. SIZE TO MATCH ADJACENT DOOR OPENING
- G2 — VERIFY CONDITIONS IN FIELD: EXISTING DOOR HARDWARE TO BE EXCHANGED FOR NEW RESTROOM LOCKSETS. SEE DOOR HARDWARE FOR MORE INFORMATION. IF EXISTING DOOR AND FRAME CAN NOT ACCOMMODATE NEW HARDWARE CONFIGURATION, REPLACE DOOR & FRAME ENTIRELY. WITH NEW SET OF FRAME & DOOR AT NO ADDITIONAL COST.
  IN THAT CASE THE EXISTING, TO BE REMOVED, DOOR MAY BE REINSTALLED ON OPPOSITE WALL WHERE A STORAGE DOOR IS REQUIRED.
- H — NEW 6" CONCRETE SPLASH PAD. CUSTOM COLOR PAINTED, SLOPE TO DRAIN W 3-COAT TOPICAL (CLOVERLEAF) SAFE DECK COATING - MULTICOLOR
- H2 — NEW SPLASH PAD DRAIN AND DRAIN PIPE
- H3 — NEW SPLASH PAD CONTROLS. REPLACE PORTION OF CONDUITS BELOW SLAB AND ASPHALT TO ENSURE WATER TIGHT TIE-IN
- H4 — NEW WATER FEATURE. ADJUST 2" WATER SUPPLY LINES AS NEEDED
- H5 — NEW WATER FEATURE. ADJUST 2" WATER SUPPLY LINES AS NEEDED
- H6 — EXISTING DRINKING FOUNTAIN TO REMAIN. SUPPLY LINES TO BE REPLACED FROM JUNCTION BOX
- H7 — NEW JUNCTION BOX FOR NEW WATER SUPPLY LINES TO FEED WATER FEATURE. EXISTING LINES TO BE MODIFIED FOR NEW CONNECTION
- H8 — NEW JUNCTION BOX FOR NEW ELEC LINES TO FEED WATER FEATURE. EXISTING LINES TO BE MODIFIED FOR NEW CONNECTION
- I — NEW & MODIFIED FENCE NEAR PLAYGROUND. MODIFY TO TIE NEW INTO EXISTING.
- J — NEW GAS-STRUT WINDOW W/ ALUM INSULATED PANEL & CUSTOM CUT POLYCARBONATE PANEL IN OPENING. SEE A1.2 FOR ADDITIONAL DETAILS
- K — NEW LIGHT POST
- L — ELEC JUNTION BOX FOR FUTURE ELEC GATE
- M — NEW 34X20 PAVILION /W INTEGRAL LIGHTING
- N — CONC SLAB ON GRADE
- O — NEW EMERGENCY GENERATOR ON CONC PAD
- O2 — SHADOW BOX WD FENCE 6 FT HT
- P — PICNIC GROVE BENCHES
  BASIS OF DESIGN: FROG FURNITURE HERITAGE BRO - 8 FT LENGTH ON 14X5 FT CONCRETE PAD. CONCRETE PAD TO EXTEND 5 FT MIN FOR WHEELCHAIR SEATING ON 1 SIDE.
- P2 — TRASH CAN W/ FLAT LID
  BASIS OF DESIGN: FROG FURNITURE JACKSON PB36JACBLA OR ULINE H-2865BL
  ALL TRASH CANS MOUNTED TO 36" DEEP - 12" SONA-TUBE
- P3 — PICNIC GROVE TABLES: BASIS OF DESIGN: (3) BARCO GOLIATH KBM1455-GY + (1) GOLIATH KBM1460-GY
- 1 Q — EXISTING HANDRAILS TO REMAIN TO BE PREPARED, PRIMED AND PAINTED

ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DIFFERENCES, IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND OR NOTIFICATION.

STAMP

LEGEND:

- EXISTING WALL STRUCTURE TO REMAIN. PROVIDE ADDITIONAL FRAMING AND BLOCKING AS REQUIRED BY NEW CONSTRUCTION REQUIREMENT.
- EXISTING CONSTRUCTION TO BE REMOVED
- NOTE APPLIES TO CEILING, OR ABOVE
- # KEYNOTE
- NOTE APPLIES TO FLOOR, OR ABOVE

GENERAL NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE, VERIFY IN FIELD.
2. ALL CIRCUITS FOR NEW LIGHTS AND ELECTRICAL RECEPTACLES TO BE ARC FAULT PROTECTED IN ADDITION TO REQUIRED GROUND FAULTING
3. EXISTING EMERGENCY EXIT SIGNAGE & EGRESS LIGHTING TO REMAIN
4. EXISTING SMOKE DETECTORS AND FIRE DETECTION SYSTEM TO REMAIN. PROVIDE NEW STROBES/ANNUNCIATORS TO TIE IN WITH OPERATION OF EXISTING SYSTEM
5. ANY EXISTING GWB WALL TO REMAIN, THAT RECEIVES MEP UTILITIES ARE TO OPENED TO MINIMUM FOR INSTALLATION PURPOSES. PATCH AND PAINT SEAMLESS
6. ANY MEP SYSTEMS IN CMU AND NEW CONSTRUCTED BATHROOM TO BE INSTALLED RECESSED IN CMU WALL.
7. EXISTING GRADING INDICATERS ARE APPROXIMATES. GENERAL CONTRACTOR TO ESTABLISH BASE POINT AND ADJUST SLOPES EVENLY TO TIE INTO ADJACENT SURFACES.
8. GC TO COORINDATE ALL FOOTERS AND CAST-IN-PLACE FLOORING AND SUBGRADE REQUIREMENTS WITH SUPPLIER / INSTALLER AND ROTATE/SHIFT ACCORDINGLY TO AVOID EXISTING UNDERGROUND UTILITIES
9. ALL EXISTING FENCING TO REMAIN SURROUNDING THE PLAYGROUND IS TO BE PAINTED

REVISIONS
1 ADDENDUM #1 - 2026.09.28
3 ADDENDUM #3 - 2026.10.05
6 ADDENDUM #6 - 2026.11.02

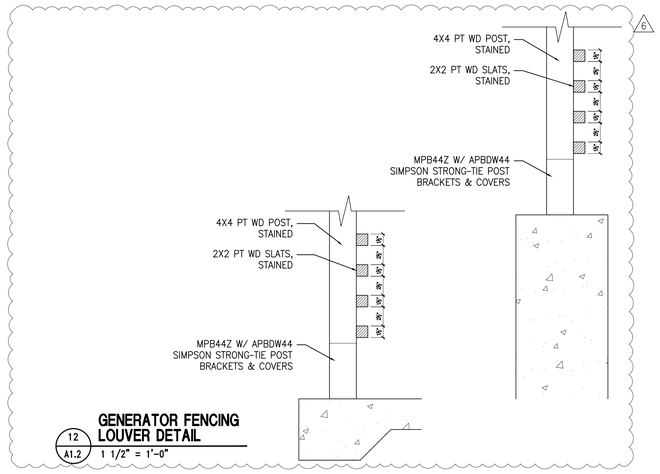
HAMMEL ASSOCIATES ARCHITECTS, LLC
25 E. Grant St.|Suite 102 |Lancaster, PA 17602 |717.393.3713|www.hammelarch.com

READING
HOUSING AUTHORITY

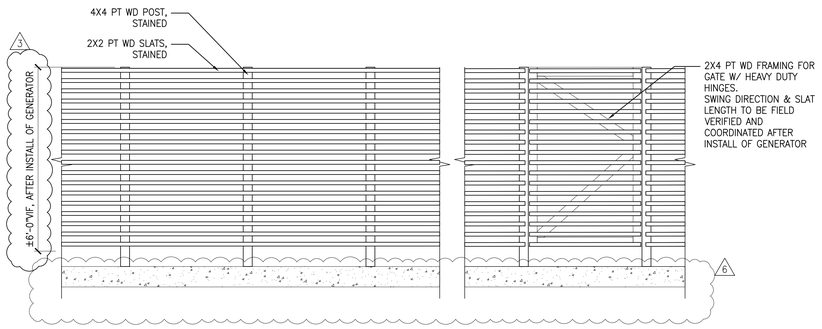
PROJECT DESCRIPTION
OAKBROOK HOMES
OPPORTUNITY HOUSE PLAYGROUND IMPROVEMENTS
1001 SCOTT STREET
READING, PA 19611

SHEET TITLE	SITE PLAN		
ISSUE DATE	2026.09.11	SCALE	AS NOTED
FILE NUMBER	2532	DRAWN BY SK	CHECKED BY SK

A1.0



12 / A1.2 GENERATOR FENCING LOUVER DETAIL
1 1/2" = 1'-0"



11 / A1.2 GENERATOR FENCING LOUVER DETAIL
1/2" = 1'-0"

Bill of materials

Oakbrook Playground (2)

RHA Reading Housing Authority

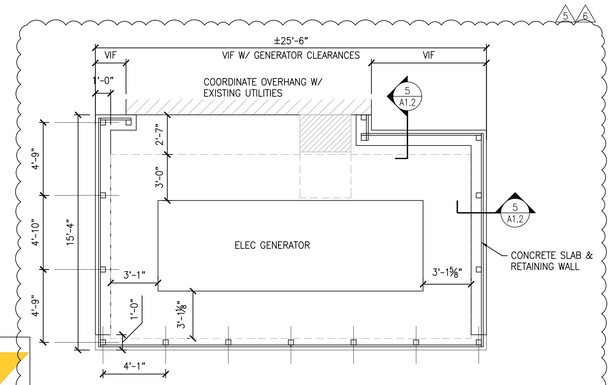
Torrey Cooper
PA
United States

Axis products

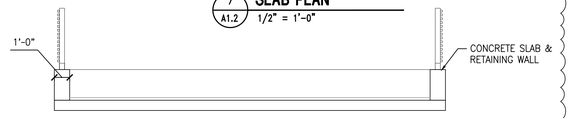
	Part number	Qty
Cameras		
AXIS M4348-PLVE	03133-001	1
AXIS P3827-PVE	02450-001	1
AXIS P5654-E Mk II 60HZ	02915-001	1
Audio/visual alerters		
AXIS D4200-VE Network Strobe Speaker	02930-001	1
Accessories		
AXIS T91B57 Pole Mount 100-410 mm	01470-001	1
AXIS T91G61 Wall Mount	5506-951	1
AXIS T94S01P Conduit Back Box	01190-001	1

Products and part numbers for installation in: United States

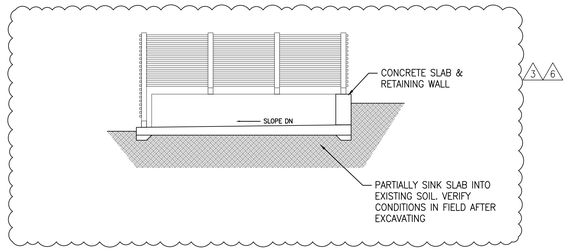
10 / A1.2 ELEC PRODUCTS
NTS



7 / A1.2 SLAB PLAN
1/2" = 1'-0"



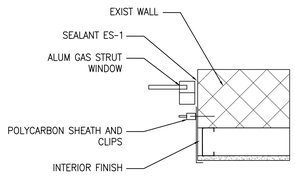
6 / A1.2 SLAB SECTION
1/2" = 1'-0"

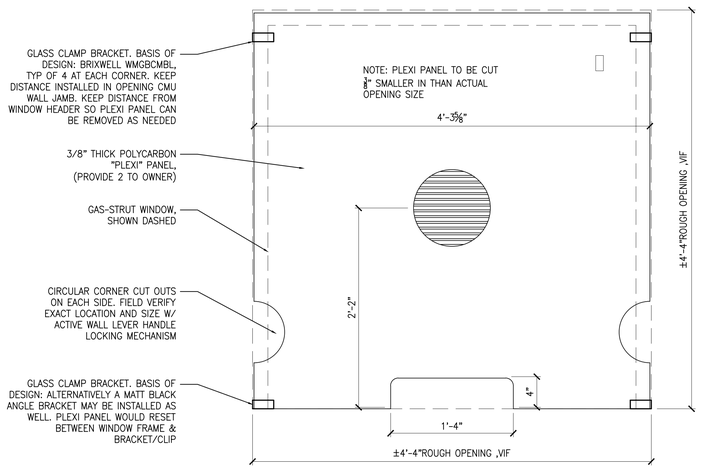


5 / A1.2 SLAB SECTION
1/2" = 1'-0"

TILT-UP WINDOW IN EXSTING OPENING:

- BASIS OF DESIGN: ACTIV-WALL GAS-STRUT WINDOWS
- ±52"x52" (VERIFY CUSTOM SIZE IN FIELD)
- THERMALLY BROKEN ALUMINUM
- NO SILL
- BLACK SATIN POWDERCOAT FINISH
- INSULATED METAL ALUM PANEL INSTEAD OF GLAZING IN OPENING PANEL COLOR TO BE MATCHING ATAS REGAL BLUE
- CONTRACTOR TO SUPPLY & INSTALL EXTERIOR GRADE 24"X24" FULL COLORED DECAL LOGO INSTALLED CENTERED ON ALUM PANEL
- HANDLE ON INTERIOR SIDE ONLY

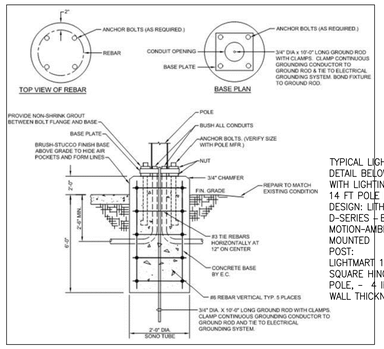




4 / A1.2 LOUVER DETAIL
1 1/2" = 1'-0"



8 / A1.2 FENCE SCOPE
NTS

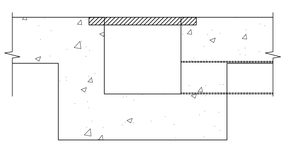


TYPICAL LIGHT POLE MOUNTING DETAIL BELOW. FINAL COORDINATION WITH LIGHTING REP & SUPPLIER. 14 FT POLE LIGHT: BASIS OF DESIGN: LITHONIA LIGHTING D-SERIES - BLACK WITH MOTION-AMBIENT SENSOR – POST MOUNTED POST: LIGHTMART 14A4SSH125 14 FOOT SQUARE HINGED ALUMINUM LIGHT POLE, – 4 INCH WIDE, 0.125 INCH WALL THICKNESS

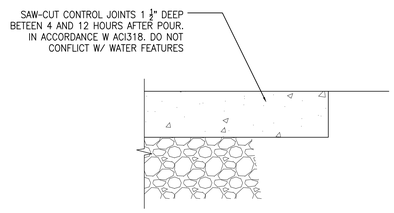
9 / A1.2 LIGHTPOST FOOTER
NTS



3 / A1.2 SLATE TEXTURED STAMP CONCRETE PATTERN
NTS



2 / A1.2 DRAIN SLAB DETAIL
1 1/2" = 1'-0"



1 / A1.2 SLAB DETAIL
1 1/2" = 1'-0"

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STAMP

REVISIONS
3 ADDENDUM #3 - 2026.10.05
5 ADDENDUM #5 - 2026.10.26
6 ADDENDUM #6 - 2026.11.02

HAMMEL ASSOCIATES ARCHITECTS, LLC
25 E. Grant St.|Suite 102 |Lancaster, PA 17602 |717.393.3713|www.hammelarch.com

READING HOUSING AUTHORITY

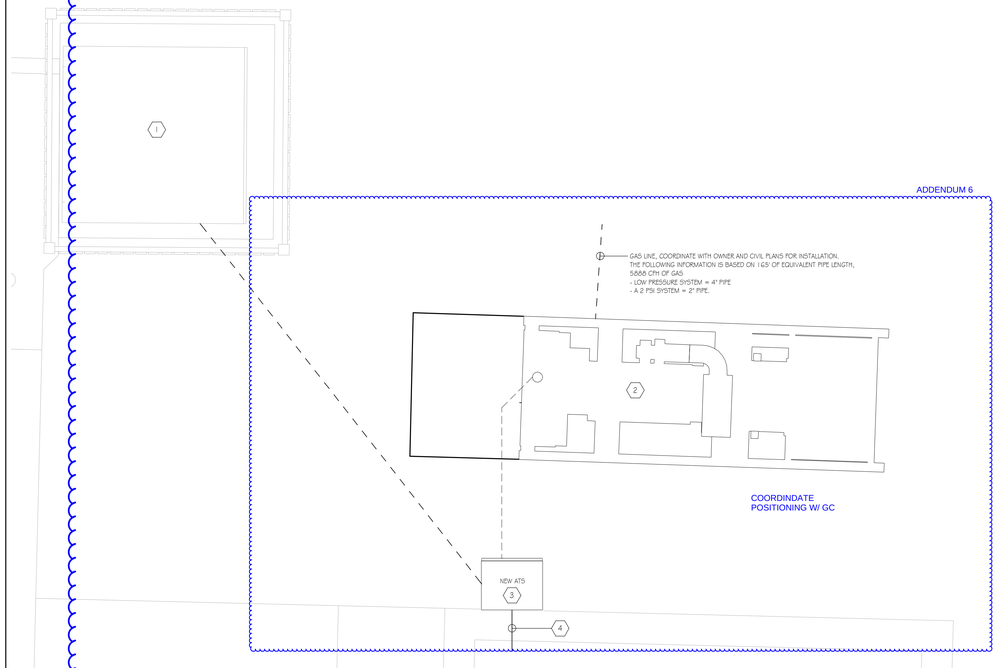
PROJECT DESCRIPTION
OAKBROOK HOMES
OPPORTUNITY HOUSE PLAYGROUND IMPROVEMENTS
1001 SCOTT STREET
READING, PA 19611

SHEET TITLE MISC DETAILS

ISSUE DATE	2026.09.11	SCALE	AS NOTED
FILE NUMBER	2532	DRAWN BY	SK
		CHECKED BY	SK

A1.2

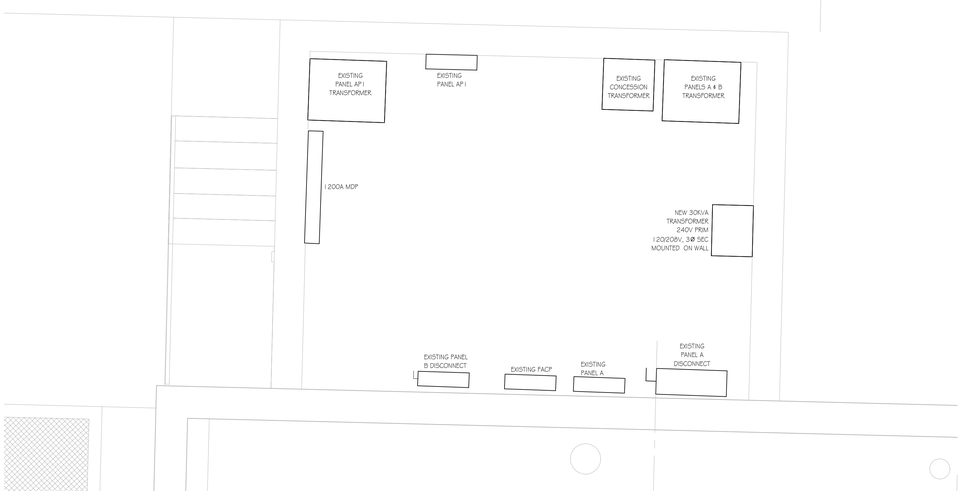
ADDENDUM #5



1 ENLARGED PLAN - TRANSFORMER/GENERATOR AREA

SCALE: 1/2" = 1'-0"

0 1' 2' 4'



2 ENLARGED FLOOR PLAN - EXISTING ELECTRICAL ROOM

SCALE: 1/2" = 1'-0"

0 1' 2' 4'

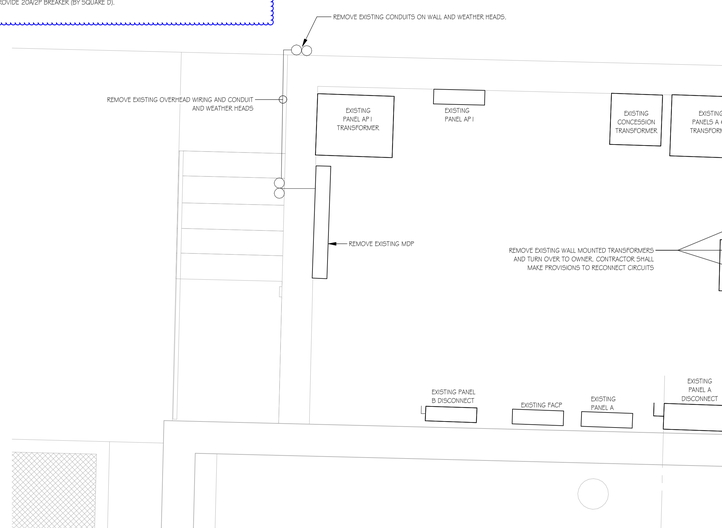
ADDENDUM 6

SHEET KEY NOTES

1. EXISTING UTILITY TRANSFORMER - SHALL BE REMOVED AND REPLACED WITH NEW 500KVA, 120/**240** V, 3 PHASE TRANSFORMER. COORDINATE ALL EFFORTS WITH OWNER.
2. 500kW GASEOUS-FUELED GENERATOR - GENERAC MODEL SG500, WITH (1) 1200A BREAKER, OR APPROVED EQUAL. PAD TO BE PROVIDED BY G.C. ALL STARTUP, TESTING AND TRAINING SHALL BE PROVIDED BY MANUFACTURER UNDER CONTRACTORS CONTRACT. COORDINATE WITH OWNER FOR LOCATION OF E-STOP AND ANNUCIATOR PANEL IN ELECTRICAL ROOM. GENERATOR SHALL BE CONNECTED TO EXISTING FACP BY SIEMENS. FACP SHALL MONITOR GENERATOR FUNCTIONS. WITH ALUMINUM WEATHER PROTECTED ENCLOSURE
3. ATS - 1200A, SERVICE RATED, 120/240V, 3 PHASE, 4 POLE, BYPASS ISOLATION, NEMA 3R; GENERAC MODEL PSTS.
4. INSTALL NEW CONDUITS FROM TRANSFORMER AND GENERATOR UNDERGROUND TO NEW ATS
5. INSTALL BATTERY CHARGER CIRCUIT TO A-21, PROVIDE 20A/1P BREAKER (BY SQUARE D). INSTALL BLOCK HEATER CIRCUIT TO A-23,25, PROVIDE 20A/2P BREAKER (BY SQUARE D).

GENERAL NOTES

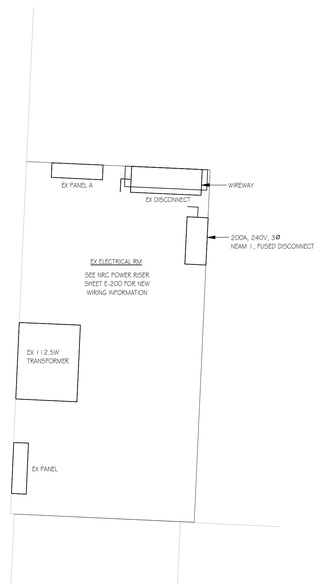
1. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY POWER AND DOWNTIME SHALL BE KEPT AT A MINIMUM. NOTIFY OWNER 7 DAYS PRIOR TO ANY POWER SHUT-DOWN. SEE ARCHITECTURAL SPECIFICATIONS FOR TEMPORARY POWER REQUIREMENTS.
2. CONTRACTOR SHALL TURN OVER ALL WIRING REMOVED FROM THE ENTIRE PROJECT TO THE OWNER.



3 ENLARGED FLOOR PLAN - EXISTING ELECTRICAL ROOM DEMO

SCALE: 1/2" = 1'-0"

0 1' 2' 4'



4 ELECTRICAL ROOM - NRC - ELECTRICAL

SCALE: 1/2" = 1'-0"

0 1' 2' 4'

All dimensions, measurements and project conditions shall be checked and verified in the field by the contractor. Refer all differences, in writing, to the architect for consideration prior to proceeding with the work. The contractor shall bear the cost of rectifying work not approved by the architect, caused by lack of coordination and or notification.

STAMP

GREEN BUILDING ENGINEERS
2548 Brandywine Lane, York, PA 17404
412-841-4901

REVISIONS

No.	Description	Date
1	ADDENDUM #2	10-01-26

HAMMEL ASSOCIATES ARCHITECTS, LLC
25 E. Grant St. | Suite 102 | Lancaster, PA 17602 | 717.393.3713 | www.hammelarch.com

READING HOUSING AUTHORITY

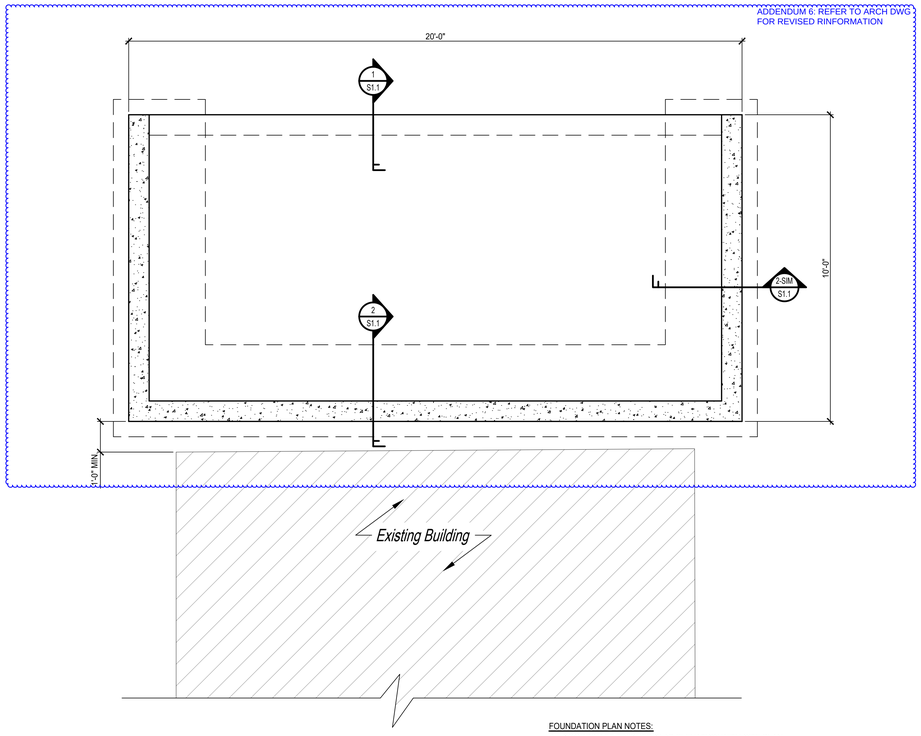
PROJECT DESCRIPTION
OAKBROOK HOMES
OPPERTUNITY HOUSE PLAYGROUND IMPROVEMENTS

1001 SCOTT STREET
READING, PA 19611

SHEET TITLE
ENLARGED PLANS

ISSUE DATE	SCALE	
10.23.2026	AS NOTED	
FILE NUMBER	**DRAWN BY**	**CHECKED BY**
2532	SEA	SEA

E-103

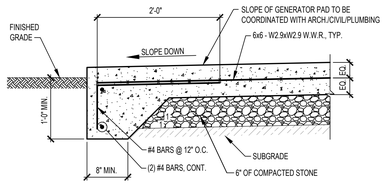


FOUNDATION PLAN NOTES:

1. COORDINATE FINISHED SLAB ELEVATION WITH SITE PLAN.
2. ALL ELEVATIONS NOTED THUS (-X'-X") DESIGNATE TOP OF FOOTING OR PIER ELEVATIONS AND ARE WITH RESPECT TO THE FINISHED FIRST FLOOR ELEVATION.
3. ALL EXTERIOR CONCRETE SLABS SHALL BE 5" THK. AIR ENTRAINED CONCRETE W/6x6 W2.9xW2.9 W.W.R. ON 6" PennDOT 2A COMPACTED STONE, U.N.O. ALL EXTERIOR SLABS SHALL BE TURNED DOWN AROUND PERIMETER AND EXTEND TO (-3'-0") BELOW FINISHED GRADE. SEE SLAB TURNDOWN DETAIL.
4. SEE ARCHITECTURAL DRAWINGS FOR ALL NECESSARY EMBEDDED ITEMS, RAMPS, STAIRS, LANDINGS, AND FINISH DETAILS.
5. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT SHOWN.
6. CONTRACTOR SHALL VERIFY WALL LOCATIONS WITH ARCHITECTURAL PLANS PRIOR TO FOUNDATION LAYOUT. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND ENGINEER.

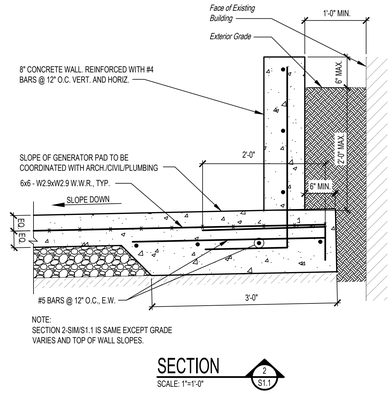
GENERATOR PAD AND RETAINING WALL FOUNDATION PLAN

SCALE: 1/2"=1'-0"



SECTION 1 S1.1

SCALE: 1"=1'-0"



NOTE:
SECTION 2-SIM/S1.1 IS SAME EXCEPT GRADE VARIES AND TOP OF WALL SLOPES.

SECTION 2 S1.1

SCALE: 1"=1'-0"

ALL DIMENSIONS, MEASUREMENTS AND PROJECT CONDITIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR. REFER ALL DIFFERENCES, IN WRITING, TO THE ARCHITECT FOR CONSIDERATION PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BEAR THE COST OF RECTIFYING WORK NOT APPROVED BY THE ARCHITECT, CAUSED BY LACK OF COORDINATION AND OR NOTIFICATION.

STAMP

DURST & TAYLOR
Structural Engineering, LLC
1228 Copper Beech Dr. York, PA 17403
211 Glenview Road Spring Grove, PA 17403
133 Delp Road Lancaster, PA 17601

REVISIONS

HAMMEL ASSOCIATES ARCHITECTS, LLC
25 E. Grant St.|Suite 102 |Lancaster, PA 17602 |717.393.3713|www.hammelarch.com

READING
HOUSING AUTHORITY

PROJECT DESCRIPTION

OAKBROOK HOMES
OPPORTUNITY HOUSE PLAYGROUND IMPROVEMENTS
1001 SCOTT STREET
READING, PA 19611

SHEET TITLE	GENERATOR PAD & RETAINING WALL FOUNDATION PLAN		
ISSUE DATE	2026.09.01	SCALE	AS NOTED
FILE NUMBER	2532	DRAWN BY JEM	CHECKED BY EDL

S1.1

SECTION 011200 - MULTIPLE CONTRACT SUMMARY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. All drawings and general provisions of the Contract, including General and Supplementary Conditions and other Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes a summary of each contract, including responsibilities for coordination and temporary facilities and controls.

B. Specific requirements for Work of each contract are also indicated in individual Specification Sections and on Drawings.

C. Related Requirements:

1. Section 011000 "Summary" for the Work covered by the Contract Documents, restrictions on use of Project site, coordination with occupants, and work restrictions.
2. Section 013100 "Project Management and Coordination" for general coordination requirements.

1.3 DEFINITIONS

A. Permanent Enclosure: As determined by Architect, the condition at which roofing is insulated and weathertight; exterior walls are insulated and weathertight; and openings are closed with permanent construction or substantial temporary closures equivalent in weather protection to permanent construction.

1.4 PROJECT COORDINATOR

A. Project coordinator shall be responsible for coordination between the General Construction & Electrical Contract
1. The **General Construction Contract** is responsible for project coordinator

B. Project coordinator shall coordinate all primes

C. Project coordinator shall be MEPFP coordinator

1.5 PROJECT COORDINATOR RESPONSIBILITIES

A. Project coordinator shall perform Project coordination activities for the multiple contracts, including, but not limited to, the following:

1. Conduct **bi-weekly** job progress meetings between the Owner, Architect and all Prime Contractors, as well as prepare and distribute meeting minutes, 3 week look ahead construction schedules as well as maintain overall project schedule.

2. Provide typical overall coordination of the Work.
3. Coordinate shared access to workspaces.
4. Provide overall coordination of temporary facilities and controls.
5. Coordinate, schedule, and approve interruptions of permanent and temporary utilities, including those necessary to make connections for temporary services.
6. Coordinate construction and operations of the Work with work performed by each Contract.
7. Coordinate sequencing and scheduling of the Work. Include the following:

    a. Initial Coordination Meeting: At earliest possible date, arrange and conduct a meeting with contractors for sequencing and coordinating the Work; negotiate reasonable adjustments to schedules.
    b. Prepare combined Contractors' Construction Schedule for entire Project. Base schedule on preliminary construction schedule. Secure time commitments for performing critical construction activities from contractors. Show activities of each contract on a separate sheet. Prepare a simplified summary sheet indicating combined construction activities of contracts.

        1) Submit schedules for approval.
        2) Distribute copies of approved schedules to contractors.
8. Locate existing permanent benchmarks, control points, and similar reference points, and establish permanent benchmarks on Project site.
9. Coordinate progress cleaning of areas or pieces of equipment where more than one contractor has worked.
10. Coordinate cutting and patching.
11. Coordinate protection of the Work.
12. Coordinate firestopping.
13. Coordinate completion of interrelated punch list items.
14. Coordinate preparation of Project Record Documents if information from more than one contractor is to be integrated with information from other contractors to form one combined record.
15. Collect record Specification Sections from contractors, collate Sections into numeric order, and submit complete set.
16. Coordinate preparation of operation and maintenance manuals if information from more than one contractor is to be integrated with information from other contractors to form one combined record.
17. Temporary facilities, including the following:
    a. Site enclosure fencing

B. MEPFP Coordinator: Coordination activities of MEPFP coordinator include, but are not limited to, the following:
1. Coordinate the preparation and resolution of coordination drawings.
2. Schedule and sequence mechanical and electrical activities.
3. Coordinate sharing access to workspaces by mechanical and electrical contractors.
4. Coordinate integration of mechanical and electrical work into limited spaces.
5. Coordinate protection of mechanical and electrical contractors' work.
6. Coordinate cutting and patching for mechanical and electrical work.

7. Prepare mechanical and electrical coordination drawings.
8. Coordinate tests and inspections for mechanical and electrical work.
9. Coordinate mechanical and electrical temporary services and facilities.

1.6 GENERAL REQUIREMENTS OF CONTRACTS

A. Extent of Contract: Unless the Agreement contains a more specific description of the Work of each Contract, requirements indicated on Drawings and in Specification Sections determine which contract includes a specific element of Project.

1. **General, Electrical and Plumbing contractor should familiarize themselves with drawings of other trades. Information needed for each trade is spread through civil/structural/arch/MEP drawings.**

2. Unless otherwise indicated, the work described in this Section for each contract shall be complete systems and assemblies, including products, components, accessories, and installation required by the Contract Documents.
3. Each contractor is responsible to obtain and pay for all required permits and plan review fees for its own work.
4. Exterior trenches and other excavation for the work of each contract shall be the work of the Each contract for their own work.
5. Blocking, backing panels, sleeves, and metal fabrication supports for the work of each contract shall be the work of each contract for its own work.
6. Furnishing of access panels for the work of each contract shall be the work of each contract for its own work. Installation of access panels shall be the work of each contract for its own work. All access panels must be provided by the same manufacturer,
7. Interior equipment pads for the work of each contract shall be the work of each contract for its own work.
8. Painting for the work of each contract shall be the work of each contract for its own work.
9. Coordinate product selections for compatibility shall be the work of each contract for its own work.
10. Provide photographic documentation of existing conditions shall be the work of each contract for its own work.
11. Providing storage and office trailers for each contractor shall be the work of each contractor, including connection and disconnection of utilities.
12. Provide quality-assurance and quality-control services specified in Section 014000 "Quality Requirements" shall be the work of each contract for its own work.
13. Coordinate sequence of activities to accommodate tests and inspections, and coordinate schedule of tests and inspections shall be the work of each contract for its own work.
14. Provide information necessary to adjust, move, or relocate existing utility structures affected by construction shall be the work of each contract for its own work.
15. Prepare coordination drawings in collaboration with each contractor to coordinate work by more than one contract shall be the work of each contract for its own work.
16. Cutting and Patching: Provided by the General Construction Contract. General contractor shall be responsible to review mechanical, electrical, plumbing and sprinkler drawings to determine the location and extent of all cutting and patching.
17. Through-penetration firestopping for the work of each contract shall be provided by each contract for its own work.

18. Contractors' Startup Construction Schedule: Within five working days after startup horizontal bar-chart-type construction schedule submittal has been received from Project coordinator, submit a matching startup horizontal bar-chart schedule showing construction operations sequenced and coordinated with overall construction.

B. Substitutions: Each contractor shall cooperate with other contractors involved to coordinate approved substitutions with remainder of the work.

1. Project coordinator shall coordinate substitutions.

C. Temporary Facilities and Controls: In addition to specific responsibilities for temporary facilities and controls indicated in this Section and in Section 015000 "Temporary Facilities and Controls," each contractor is responsible for the following:

1. Installation, operation, maintenance, and removal of each temporary facility necessary for its own normal construction activity, and costs and use charges associated with each facility, except as otherwise provided for in this Section.
2. Plug-in electric power cords and extension cords, supplementary plug-in task lighting, and special lighting necessary exclusively for its own activities.
3. Its own field office, complete with necessary furniture, utilities, and telephone service.
4. Its own storage and fabrication sheds.
5. Temporary enclosures for its own construction activities.
6. Staging and scaffolding for its own construction activities.
7. General hoisting facilities for its own construction activities, up to 2 tons (2000 kg).
8. Progress cleaning of work areas affected by its operations on a daily basis.
9. Secure lockup of its own tools, materials, and equipment.
10. Construction aids and miscellaneous services and facilities necessary exclusively for its own construction activities.

D. Temporary Heating, Cooling, and Ventilation: The **General Construction Contract** is responsible for temporary heating, cooling, and ventilation before weathertight enclosure of building is complete. The **General Construction Contract** is responsible for temporary heating, cooling, and ventilation after permanent enclosure of building is complete. (since HVAC is not a separate prime)

1.7 GENERAL CONSTRUCTION CONTRACT

A. Work of the General Construction Contract includes, but is not limited to, the following:

1. Remaining work not identified as work under other contracts.
2. Site preparation, including clearing, earthwork, grading, asphalt and concrete paving and similar work.
3. Site improvements, including, pedestrian paving, site development furnishings and equipment, and landscaping.
4. Traffic controls related to sitework and improvements along streets
5. Selective demolition.
6. Cutting and patching of concrete /asphalt slab for the work of this contract and all other contracts
7. Interior trenching, excavation and concrete patching for utilities required by other contracts

8. Foundations, including footings, foundation walls ~~and underpinning.~~
9. Slabs-on-grade, including earthwork, and insulation.
10. Railings, stairs and guardrails
11. Below-grade building construction, including excavation, backfill, and insulation and water/dampproofing.
~~12. Steel structure, including floor and roof and canopy work~~
13. Masonry construction include concrete masonry units.
14. Exterior closure, including walls, parapets, doors, and windows.
15. Cast-in-place concrete work
~~16. Roofing, including roof insulation, coverings, flashings, gutters and downspouts. Includes EPDM~~
17. Interior construction, including partitions, doors, interior glazed openings, and fittings.
18. Hollow metal doors and frames
~~19. Wood doors~~
20. Door hardware
~~21. Interior & Exterior stairs, including railings and finishes.~~
22. Interior finishes finish carpentry architectural woodwork interior specialties, wall, floor and ceiling finishes.
~~23. Wood casework.~~
24. Interior and exterior painting
25. Exterior concrete slabs required for equipment provided by other contracts
~~26. Hydraulic elevator conveyance systems.~~
27. Site furnishings, sitework, finishes, equipment
~~28. Sprinkler system working drawing/shop drawings coordination with utilities and permit coordination where required~~
~~29. Coordination of sprinkler heads and piping with architectural, structural, mechanical, electrical drawings, and field conditions.~~
30. Playground field equipment & furnishings including retaining walls, fences and finishes
31. Pavilion and all footers – cut outs for electric
32. Unpiped toilet fixtures
33. Supply and Install operator on existing relocated garage door.
34. All excavating and boring all boring under roads and pathways where indicated to serve MEP. Including backfill
35. **Gas piping for backup generator**

B. Temporary facilities and controls in the General Construction Contract include, but are not limited to, the following:

1. Temporary facilities and controls that are not otherwise specifically assigned to the Plumbing Contract, HVAC Contract, Electrical Contract and Sprinkler Contract.
2. General waste disposal facilities, including collection and legal disposal of hazardous, dangerous, unsanitary, or other harmful waste materials for all prime contracts.
3. Sediment and erosion control.
4. Unpiped sewers and drainage, including drainage ditches, dry wells, stabilization ponds, and containers.
5. Stormwater control.

6. Unpiped temporary toilet fixtures, wash facilities, and drinking water facilities, including disposable supplies. A minimum of 2 temporary toilets shall be provided and maintained throughout the duration of the construction period.
7. Temporary enclosure for building exterior, except as indicated.
8. Temporary roads and paved areas.
9. Dewatering facilities and drains.
10. Excavation support and protection, unless required solely for the Work of another contract.
11. Temporary signs.
12. Pest control.
13. Protection of permanent stairs used by all prime contractors during construction
14. Temporary fire-protection facilities.
15. Covered walkways.
16. Security enclosure and lockup.
17. Environmental protection.
18. Maintenance and restoration of Owner's existing facilities used as temporary facilities.
19. Perform all work assigned in accordance with OSHA regulations.
20. Coordinating, verifying and providing documentation of background checks for all employees and subcontractors working on the jobsite.

C. PLUMBING CONTRACTOR SCOPE

D. Work of the Plumbing Contract includes, but is not limited to, the following:

~~**1. Gas piping for backup generator**~~
2. Plumbing fixtures material and equipment. (sink + toilet)
3. Domestic water distribution.
4. Sanitary waste drains and vent systems.
5. Water heater system
6. Plumbing connections to equipment furnished by the General Construction Contract, Plumbing Contract, Mechanical Contract and Electrical Contract and Sprinkler contract.
~~7. Excavation, trenching, patching of asphalt paving and/or concrete walks, seeding and other associated site restoration required for installation of exterior utilities associated with this contract~~
8. Exterior splashpad fountain features including water control device **and fixtures**
9. Misc plumbing rework near splash pad
10. Exhaust piping for bathroom exhaust fans

E. Temporary facilities and controls in the Plumbing Contract include, but are not limited to, the following:

1. Piped sewerage and drainage.
2. Piped gas service.
3. Piped water service.
4. Perform all work assigned in accordance with OSHA regulations.
5. Coordinating, verifying and providing documentation of background checks for all employees and subcontractors working on the jobsite.

~~F. MECHANICAL DUTIES UNDER GENERALS CONTRACTOR SCOPE~~

~~G. Work of the Mechanical Contract includes, but is not limited to, the following:~~

~~1. Energy supply, including heating and cooling systems.~~
~~2. HVAC systems and equipment.~~
~~3. HVAC instrumentation and controls.~~
~~4. HVAC testing, adjusting, and balancing.~~
~~5. Radiant heating systems and equipment~~
~~6. Automatic Temperature control.~~
~~7. Mechanical connections to existing and new equipment furnished by the General Construction Contract Plumbing Contract HVAC Contract and Electrical Contract.~~
~~8. Excavation, trenching, patching of asphalt paving and/or concrete walks, seeding and other associated site restoration required for installation of exterior utilities associated with this contract~~

H. Temporary facilities and controls in the Mechanical SUB-Contract (And Therefore the General contractor) include, but are not limited to, the following:

1. Temporary heat required after the building is enclosed.

2. Perform all work assigned in accordance with OSHA regulations.
3. Coordinating, verifying and providing documentation of background checks for all employees and subcontractors working on the jobsite

1.8 ELECTRICAL CONTRACT

A. Work of the Electrical Contract includes, but is not limited to, the following:

1. Site electrical distribution.

~~2. Excavation, trenching, patching of asphalt paving and/or concrete walks, seeding and other associated site restoration required for installation of exterior utilities~~
3. Exterior and interior lighting.
4. Electrical items related to backup generator, ATS & Wiring
5. Communication and security, including conduit with pull string and boxes for communications systems to be provided and installed by owner.
6. Access control systems, including card reader.
7. Fire alarm system.

   Electrical connections to equipment furnished by the General Construction Contract, Plumbing Contract, ~~HVAC Contract, Electrical Contract and Sprinkler Contract.~~
8. Coordinating, verifying and providing documentation of background checks for all employees and subcontractors working on the jobsite
9. Security cameras & IT wiring
10. Provide and coordinate existing security provider.
~~11. Bring Power all electronic hardware components. Power up the power supply, incl batteries and wiring, Power up all the elec components and bring cable to center point. Coordinate installation and programming with owners building security provider~~
12. Coordinate and install internet / data cables, equipment and power, coordinate locations with owner & elec drawings.

13. Install and wire all interior & exterior cameras and speakers. Coordinate with owners building security about hook-up. EC to bring all cables to hook-up points
14. Coordinate powering up of IT equipment with owners building service provider
15. Hook up controls fountain control feature
16. Misc electric rework near splash pad
17. Wire operator for relocated existing garage door operator
18. bathroom exhaust fan and associated wiring.
19. Adjusting heights of existing electrical vault boxes on site

B. Temporary facilities and controls in the Electrical Contract include, but are not limited to, the following:

1. Electric power service and distribution.
2. General OSHA compliant construction lighting, including site lighting.
3. Electrical connections to existing systems and temporary facilities and controls furnished by the General Construction Contract, Plumbing Contract, HVAC Contract, Electrical Contract and Sprinkler Contract.
4. Perform all work assigned in accordance with OSHA regulations.

1.9 FIRE PROTECTION CONTRACT – NOT APPLICCABLE

~~A. Work of the Fire Protection Contract includes, but is not limited to, the following:~~
~~1. Sprinkler system working drawing/shop drawings and coordination with utilities and permits where required~~
~~2. Coordination of sprinkler heads and piping with architectural, structural, mechanical, electrical drawings, and field conditions.~~
~~3. Wet and/or Dry sprinkler system~~
~~4. Concrete slabs required for the equipment provided under this contract~~

~~B. Temporary facilities and controls in the Fire Protection Contract include, but are not limited to, the following:~~
~~1. Perform all work assigned in accordance with OSHA regulations.~~
~~2. Coordinating, verifying and providing documentation of background checks for all employees and subcontractors working on the jobsite~~

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011200

SECTION 110000 – PLAYGROUND FLOORING

1. General

1.1. Summary

A Safety Turf is a poured-in-place resilient rubber surface installed over a base as specified. It consists of a polyurethane binder mixed with 100% recycled shredded buffing which makes up the cushion layer. The cushion layer is capped with TPV (Thermal Plastic Vulcanized) rubber granules mixed with a polyurethane binder creating the wear course. A wide variety of colors and color mixes are available.

B Safety Turf shall be responsible for all labor, materials, tools, and equipment to perform all work and services for installing the surface.

C Surfaces shall comply with ADA and CPSC guidelines as well as ASTM standards.

1.2. References

A American Society for Testing and Materials (ASTM):

1 ASTM-F1292 (Latest Edition) - Standard Specification for Impact Attenuation of Surfacing Materials within the Use Zone of Playground Equipment.

2 ASTM-F3313 (Latest Edition) – Standard Test Method for Determining Impact Attenuation of Playground Surfaces Within the Use Zone of Playground Equipment as Tested in the Field.

3 ASTM-F2223 (Latest Edition) – Standard Guide for ASTM Standards on Playground Surfacing.

4 ASTM-F1951 (Latest Edition) – Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment.

5 ASTM-D2047 (Latest Edition) – Standard Test Method for Static Coefficient of Friction of Polish-Coated Flooring Surfaces as Measured by the James Machine.

6 ASTM E303 (Latest Edition) – Standard Test Method for Measuring Surface Frictional Properties Using the British Pendulum Tester.

7 ASTM D2859 (Latest Edition) – Standard Test Method for Ignition Characteristics of Finished Textile Floor Covering Materials.

8 ASTM D412 (Latest Edition) – Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers— Tension.

9 ASTM D624 (Latest Edition) – Standard Test Method for Tear Strength of Conventional Vulcanized Rubber and Thermoplastic Elastomers.

10 ASTM F1551-09(2017) - Standard Methods for Comprehensive Characterization of Synthetic Turf Playing Surfaces and Materials, Section 42 (per DIN 19-035, Part 6 – Water Permeability of Synthetic Turf Systems and Permeable Bases)

1.3. Quality Assurance:

A Impact attenuation test results will be provided to the owner's representative. This will also include HIC test results.
Test results shall meet or exceed ASTM-F1292 Impact Attenuation Guidelines peak deacceleration of 200 G-max or less from the actual fall height and the HIC (Head Injury Criteria) test results shall be 1000 or less at this fall height.
B Impact attenuation results shall be provided per ASTM-F3313 Impact Attenuation of Playground Surfaces Within the Use Zone of Playground Equipment as Tested in the Field for an additional cost.
C Surface shall meet the requirements of ASTM- F1951 Determination of Accessibility of Surface Systems under and Around Playground Equipment.
D Surfacing should be installed per ASTM and CSPC guidelines.
E Installers / Applicators to be trained and approved by manufacturer of the playground surfacing system.
F If sub-base is stone it must be installed by a Safety Turf approved vendor. Contact Safety Turf for an approved vendor list.

1.4. Project / Job Conditions:

A Environmental Requirements: Install cushion layer when minimum ambient temperature is 40 degrees F, wear layer when minimum ambient temperature is 50 degrees F, and maximum ambient temperature is 100 degrees F. Do not install in steady or heavy rain.
B Installation in weather conditions where the temperature is less than 50 degrees F and / or high humidity may affect cure time and structural integrity of the surface. Contractor shall consult manufacturer for recommendations on installation during these conditions and adjust types and / or quantities of binding agents to compensate for weather conditions.
C Immediate surrounding sites must be reasonably free of dust conditions as this could affect the final look.
D Barricade area to prohibit foot traffic on the surface for the time specified by the manufacturer.

2. Products

2.1. Manufacturer – Safety Turf, Inc. P.O. Box 908, Royersford PA 19468. 1-800-804-4595

2.2. Materials:

A **Poured Cushion Layer** – A precise combination of recycled tire buffing mixed on site with a MDI based polyurethane binder. Depth of the cushion layer shall be per

the performance requirements of ASTM-F1292.

B **Poured ½" Wear Course Layer** – TPV rubber granules (1-4mm size) and an MDI based polyurethane binder (Note: An Aliphatic Binder may be used if initial "yellowing" of light-colored TPV granules is undesirable). Please consult the surfacing manufacturer for details.

C **Color** – Colors will be chosen by owner & architect

3. Procedure

3.1. Sub Base

A If the surface is existing (or new) asphalt or concrete, a not larger than a 1" deep by 1" wide keyway is to be cut into the surface along the perimeter of the safety surface area. This will provide for a stopping point for the beveled perimeter edge allowing for a barrier free accessibility.

B If asphalt or concrete is not used, then the sub base will be a compacted stone base. This base shall be prepared with a minimum of 4-6" of PennDOT 2B (3/4" clean) stone that is spread and compacted to a flat surface, no more than 2% slope per ADA standards and ASTM F1951 section 5.2.1, leaving the thickness of the required safety surface below finish level. Please note that a greater thickness of stone may be required if the existing material being removed is, for example, wood chips.

C Finished Grade: Verify that finished elevations of adjacent areas are as indicated on the drawings, that the appropriate sub-grade elevation has been established for the particular safety surface to be installed, and that the subsurface has been installed true, even plane, and sloped to drain as indicated on the drawings.

3.2. Installation

A **Thickness** - Total minimum depth of the safety surface will be 2". The thickness may be adjusted to meet the fall height requirements noted in section 1.3 section A.

B **Poured Cushion Layer** - The cushion layer of recycled tire buffing will be mixed on site with an MDI based polyurethane binder in a mortar mixer. Mix buffing until they are coated uniformly. This layer will be poured in place by means of a screed and hand trowel at the thickness required to meet the performance requirements as referenced in ASTM-F1292. Edge conditions shall be per project requirements. The minimum temperature requirement for installation of the cushion layer is 40 degrees. Cure time increases at lower temperatures and humidity.

C **Poured Wearing Course Layer** - The 1/2" poured wearing course layer shall be composed of TPV granular rubber. The TPV rubber granules will be mixed on site with a MDI polyurethane binder in a mortar mixer. Mix granules until they are coated uniformly. The wearing course layer will be poured-in-place and hand trowel or rolled. If the safety matting is installed over existing asphalt or concrete, the TPV granules will be troweled into the keyway to provide a smooth transition from the existing surface onto the safety matting. The minimum temperature requirement for installation of the wearing course layer is 50 degrees. Cure time increases at lower temperatures and humidity. Day seams may be required for areas greater than 2,000 square feet.

D **Edges** - Surface edges shall be flush with the edge of adjacent area, or be such that there is a smooth transition onto the safety matting from the existing surface, or per owner's requirements.

E **Porosity** - Surface shall be porous to the extent of allowing the equivalent of 877" per hour of rainfall to flow through it based on 5" system per TUV SUD America

test report #72199589-3 dated 5/15/2024 (reference ASTM F1551-09(2017) Section 42 per DIN 18-035, Part 6 – Water Permeability of Synthetic Turf Systems and Permeable Bases).

F **Traction** - Surface shall be non-skid, wet or dry.

G **Softness** - Surface deflection with a 30 lb. Load shall be ¼" to ½" with 99% recovery.

H **Health & Environment After Curing** - Surface shall be non-toxic, non-allergenic and non-polluting.

3.3. Cleaning

A Upon completion of installation of the safety surfacing, clean all work areas of PIP materials and trash.

3.4. Protection

A The safety surface should be protected from foot traffic for a minimum of 24 hours after installation to allow surface to cure. (Note: This curing time may be longer in colder weather.)

Warning: Like so many surfaces, including asphalt, sand, metal and plastic, all of which can be found in playground environments, rubber surfaces will get hot when exposed to direct sunlight. Safety Turf strongly recommends that children wear shoes when playing or walking on any rubber surface, regardless of the manufacturer or specific type of surface.

Public Q&A

#1 - Bid Bond

L.J. Paolella Construction, Sep 14, 2026 1:48 PM EDT, Not Public - Pending
What is the required percentage of the bid bond - 5% or 10%?
Steve Notario, Sep 14, 2026 2:07 PM EDT, Public - In Review
Steve Notario, Sep 14, 2026 2:07 PM EDT, Public - Answered
5%

#2 - Job Title/Address

L.J. Paolella Construction, Sep 14, 2026 3:13 PM EDT, Public - Pending
Is the official title and address of the project "Oakbrook Center for Early Education Playground Improvements & Renovations" (located at 1000 Patton Ave., Reading, PA 19611) or "Oakbrook Homes Playground Improvements" (located at 400 Hancock Blvd, Reading, PA 19611 and 1001 Scott Street, Reading PA 19611)?
Steve Notario, Sep 17, 2026 9:04 AM EDT, Public - Answered
a. "Oakbrook Center for Early Education Playground Improvements & Renovations" (located at 1000 Patton Ave., Reading, PA 19611 b. the 400 Hancock Blvd address is our main office address.

#3 - Required Documents

L.J. Paolella Construction, Sep 14, 2026 3:16 PM EDT, Public - Pending
To confirm, the documents to be uploaded to PennBid under the "Required Documents" tab (and as included in the zip file titled "Bid Documents") are: Bid Form, Unit Prices, Bid Bond/Certificate as to Corporate Principal, Non-Collusion, Public Wage Rates form, Bidders Qualifications,

Certification for Business Concerns Seeking Section 3 Preference..., BABA Acknowledgement form, and HUD 5369-A? If not, please update the bid form to include a complete list.
Steve Notario, Sep 17, 2026 9:05 AM EDT, Public - Answered
correct

#4 - Documents Not Submitted With the Bid

L.J. Paolella Construction, Sep 14, 2026 3:20 PM EDT, Public - Pending
In the "Bid Documents" zip folder are forms that either have no signature page or are to be submitted upon award. Can you please confirm this? Contractor's Reporting & Documentation Requirements (nothing to sign/acknowledge), General Conditions (nothing to sign/acknowledge), Schedule of Amounts (submitted upon award), Periodic Estimate for Partial Payment (submitted upon award), and Schedule of Stored Material (submitted upon award).
Steve Notario, Sep 17, 2026 9:06 AM EDT, Public - Answered
a. Those documents will be completed after award. Contractor’s Reporting and General Conditions are just forms to review. The other 3 are part of the construction contract documents once an award is made.

#5 - Section 3 Certifications

L.J. Paolella Construction, Sep 14, 2026 3:22 PM EDT, Public - Pending
The Section 3 Certifications & Compliance Agreement consists of 7 pages for information and then 2 pages that must be completed and signed. Do all 9 pages need to be submitted with the bid or just the 2 pages that need to be completed/signed?
Steve Notario, Sep 17, 2026 9:06 AM EDT, Public - Answered
All pages should be included in the signed documents.

#6 - Cert for Business Concerns Seeking Section 3 Preference

L.J. Paolella Construction, Sep 15, 2026 2:25 PM EDT, Public - Pending
Is the Certication for Business Concerns Seeking Section 3 Preference...form and associated attachments to be completed by all bidders or just Section 3 bidders?
Steve Notario, Sep 17, 2026 9:05 AM EDT, Public - Answered
All Bidders

#7 - Bid Form

Balton Construction Inc, Sep 16, 2026 11:48 AM EDT, Public - Pending
The Penn Bid bid form doesn't have a place to put the base bid. Just unit prices and alternates.
Steve Notario, Sep 17, 2026 9:04 AM EDT, Public - Answered
we will engage Pennbid for the corrections

#8 - Clearances

L.J. Paolella Construction, Sep 17, 2026 2:46 PM EDT, Public - Pending
Are employee clearances required for this project? If so, please state the exact ones (Act 24, State Police, Child Abuse, FBI Fingerprinting, Act 168) as some incur a cost and others do not.
Steve Notario, Sep 18, 2026 7:19 AM EDT, Public - Answered
no

#9 - Requested Information

L.J. Paolella Construction, Sep 18, 2026 10:25 AM EDT, Public - Pending
What has changed regarding the requested information?

Steve Notario, Sep 18, 2026 11:46 AM EDT, Public - Answered
the change was Penn Bid missed line items for base bid $'s to be entered, they have corrected.

#10 - Bid Submission

Keystruct Construction, Sep 21, 2026 4:27 PM EDT, Public - Pending
The Instructions to Bidders and Supplemental Instructions to Bidders indicates the bid is to be hand delivered. Please confirm the bid is only to be submitted electronically via PennBid.
Steve Notario, Sep 23, 2026 8:35 AM EDT, Public - Answered
all bids are to be submitted in Penn Bid

#11 - Indian Preference Requirements

Keystruct Construction, Sep 21, 2026 4:30 PM EDT, Public - Pending
The Instructions to Bidders / 12. references Indian Preference Requirements. Please clarify if IHA is required on this project.
Steve Notario, Sep 23, 2026 8:43 AM EDT, Public - Answered
This is not required

#12 - HVAC

Garden Spot Mechanical, Inc., Sep 23, 2026 8:22 AM EDT, Public - Pending
Is the HVAC work on this project to be bid by the GC??
Steve Notario, Sep 28, 2026 7:40 AM EDT, Public - Answered
the exhaust piping is currently with the PC (plumbing contractor) and the exhaust equipment and wiring is with the EC (electrical contractor)

#13 - HUD 5369-A

L.J. Paolella Construction, Sep 23, 2026 9:41 AM EDT, Public - Pending
Answer #11 states that there are no Indian Preference requirements. Does this mean that the HUD 5369-A is not required to be submitted with the bid?
Steve Notario, Sep 28, 2026 7:43 AM EDT, Public - Answered
incorrect, the HUD 5369-A must be filled out

#14 - Pavilion

SMJ Contracting, Inc., Sep 23, 2026 2:15 PM EDT, Public - Pending
Drawing S0.1, Project Key Plan #5, notes Final design of pavilion and associated foundations to be completed by pavilion supplier. Please advise if this scope of work is to be included in the GC bid or is it a separate prime contract to RHA.
Steve Notario, Sep 28, 2026 10:22 AM EDT, Public - Answered
This under the GC's Scope

#15 - Casework and Countertops

SMJ Contracting, Inc., Sep 23, 2026 2:23 PM EDT, Public - Pending
Can elevations and specifications be provided for the casework and countertops for the concession stand?
Steve Notario, Sep 28, 2026 10:22 AM EDT, Public - Answered
Concessions Does not need counter top of case work

#16 - GWB Schedule and Wall Type

SMJ Contracting, Inc., Sep 24, 2026 8:49 AM EDT, Public - Pending
Please provide a wall type schedule. Is GWB to be installed in toilet room, concession room, and storage room ceilings? What is the wall type, insulation, GWB, FRP, etc. in concession A101 and concession storage A102?
Steve Notario, Sep 28, 2026 10:22 AM EDT, Public - Answered
Finish schedule will be issued under ASI 1. There is no work apart from ceiling tile removal and MEP tie-in in concession A101 and concession storage A102
Steve Notario, Sep 28, 2026 10:23 AM EDT, Public - Answered
: You can add finish schedule is on A1.1

#17 - Electrical One-Line

HB Frazer, Sep 25, 2026 8:55 AM EDT, Public - Pending
Can the engineer please verify the FSC and NRC Building's One-Lines. Our records show that what is shown in the Bid Documents are not a true reflection of the current electrical infrastructure.
Steve Notario, Oct 01, 2026 10:59 AM EDT, Public - Answered
~~will be answered in Addendum #2~~ **This has been revised in Addendum #5**

#18 - Automatic Transfer Switches

HB Frazer, Sep 25, 2026 8:58 AM EDT, Public - Pending
With the current electrical infrastructure in place, would a single ATS installed in the FSC Electrical Room be acceptable?

Steve Notario, Oct 01, 2026 10:59 AM EDT, Public - Answered
~~Will be answered in addendum #2~~ **This has been revised in Addendum #5**

#19 - NRC House Panel

HB Frazer, Sep 25, 2026 9:05 AM EDT, Public - Pending
There is an existing Panel installed in the NRC Building that is not shown on the One-Line on E-200. This Panel is shown on E-103 in Detail 5. This panel is fed from a separate transformer from the ones shown in the project documents. After this project is over, this panel which currently feeds rooftop HVAC units, card access, and other items will not be on Generator Power.
Steve Notario, Oct 01, 2026 10:59 AM EDT, Public - Answered
~~Will be answered in addendum #2~~ **This has been revised in Addendum #5**

#20 - Bond Info

Irish Creek Construction, Sep 28, 2026 3:39 PM EDT, Public - Pending
Please specify the bid bond percentage. Will a performance, payment & maintenance bond be required. Is consent of surety required?
Steve Notario, Sep 29, 2026 11:20 AM EDT, Public - Answered
percentage = 5% Peformance & Payment bonds for 100% of the contract amount will be required as part of the contract documents to awarded prime contracts. Consent: Yes, to the awarded prime contractors.

#21 - Geotech Report

Irish Creek Construction, Sep 28, 2026 3:41 PM EDT, Public - Pending
Is a geotechnical report available for bidders?
Steve Notario, Sep 30, 2026 9:52 AM EDT, Public - Answered
No

#22 - Hazardous Materials

Irish Creek Construction, Sep 28, 2026 3:47 PM EDT, Public - Pending
Have hazardous material surveys been completed, and if so, will reports be provided to bidders?
Steve Notario, Sep 30, 2026 9:52 AM EDT, Public - Answered
No

#23 - Slab Thickness

Irish Creek Construction, Sep 29, 2026 12:01 PM EDT, Public - Pending
Note 3 on S1.1 states all exterior slabs shall be 5" thick with a turn down edge. Does this apply to the stamped concrete, pavilion slab, generator pad, and bench pads? Are turn downs required?
Steve Notario, Oct 01, 2026 10:30 AM EDT, Public - Answered
Turn down edge on generator pad only

#24 - Utility Transformer

HB Frazer, Sep 29, 2026 4:20 PM EDT, Public - Pending
What is the primary voltage of the new utility transformer?

Steve Notario, Oct 02, 2026 11:49 AM EDT, Public - Answered
~~Refer to addendum 2~~ **This has been revised in Addendum #5** **13,200**

#25 - Gas Strut WIndow

Irish Creek Construction, Sep 30, 2026 10:53 AM EDT, Public - Pending
Note J on DA1.0 states to prepare opening for new window. Will any modifications be required? Can a section through the window be provided? Detail 1 on A1.1 shows a new metal stud wall. Will the returns be gwb? Will any trim, flashing or countertop be required? If so, please specify materials.
Steve Notario, Sep 30, 2026 2:39 PM EDT, Public - Answered
This is sheet metal return on CMU. Metal stud and interior finish is existing. This is identified in addendum 1

#26 - Generator Gas Line Design

Uhrig Construction, Sep 30, 2026 11:40 AM EDT, Public - Pending
At the pre-bid meeting it was discussed that the GC may be responsible to contact UGI to develop a gas line design for the proposed generator. The GC would be able to assist the Owner with this process, but ultimately the Owner would have to contact UGI. Additionally, it will not be possible for the bidders to get a design cost from UGI during the bidding phase of this project. Please advise if there is an allowance to carry for this gas line design work.
Steve Notario, Sep 30, 2026 2:39 PM EDT, Public - Answered
Correct coordination is by GC and coordination with UGI is required. identified in addendum 1

#27 - Gas Line Installation

Uhrig Construction, Sep 30, 2026 11:40 AM EDT, Public - Pending
Who is responsible to lay/install the pipe for the generator gas line? Will this be by the GC?
Steve Notario, Sep 30, 2026 2:39 PM EDT, Public - Answered
This will be by GC, identified in addendum 1

#28 - Utility Excavation

Uhrig Construction, Sep 30, 2026 11:41 AM EDT, Public - Pending
It was mentioned during the pre-bid meeting that the GC owns all site excavation for utilities. Please confirm.
Steve Notario, Sep 30, 2026 2:38 PM EDT, Public - Answered
Yes, as it is described in multiple contract summary

#29 - Utility Installation

Uhrig Construction, Sep 30, 2026 11:41 AM EDT, Public - Pending
If the GC is providing all site excavation for utilities, who owns the piping/conduit itself? Will the EC install conduit and wire? And will the PC install water and drain lines for the splash pad area? Drawing EP100 seems to capture majority of the underground utility work.
Steve Notario, Sep 30, 2026 2:38 PM EDT, Public - Answered
Correct, including backfill: Piping and conduit is by EC or PC. The exception is the gas pipe for the generator , which moves to GC Contractors are to look at drawings of all trades

#30 - Site Security Devices

Uhrig Construction, Sep 30, 2026 11:42 AM EDT, Public - Pending

In reference to Drawing A1.2, Detail 10 “Elec Products”. Which prime contractor is responsible for supplying and installing this security related equipment?
Steve Notario, Sep 30, 2026 2:38 PM EDT, Public - Answered
Electrical contractor

#31 - Site Lighting

Uhrig Construction, Sep 30, 2026 11:42 AM EDT, Public - Pending
Will the EC supply and install the site lighting fixture per A1.0, Key Note K?
Steve Notario, Sep 30, 2026 2:37 PM EDT, Public - Answered
GC excavating , footer and rebar, EC: post, fixture, camera and wiring: Refer to Multiple contract summary

#32 - Painting of Existing Fencing

Uhrig Construction, Sep 30, 2026 11:42 AM EDT, Public - Pending
It was mentioned during the pre-bid meeting that all existing fencing shall be painted by the GC. Please confirm.
Steve Notario, Sep 30, 2026 2:37 PM EDT, Public - Answered
Correct: This is on

#33 - Civil Drawings Scale

Uhrig Construction, Sep 30, 2026 11:43 AM EDT, Public - Pending
The scale on civil drawings appears to be incorrect. 1 Inch = 20 Feet is called out as the scale. However, based on the dimensions called out on the drawings (such as Drawing C.1.0, Patton Avenue Cartway 30’ wide), the scale seems to be 1 Inch = 10 Feet. Please advise.

Steve Notario, Sep 30, 2026 2:37 PM EDT, Public - Answered
It appears that 1” = 10 ft is correct scale on C1.0 and C2.0

#34 - Existing Water Fountain at Splash Pad

Uhrig Construction, Sep 30, 2026 11:44 AM EDT, Public - Pending
In reference to the splash pad area on Drawing DA1.0. The drawing calls out: “Water line to recently replaced water fountain is to remain.” However, Demolition Keynote H6 calls out: “Existing drinking fountain to remain. Supply lines to be partially removed and replaced.” The same is true for Drawing A1.0. Please advise what the water line scope is for the water fountain.
Steve Notario, Sep 30, 2026 2:37 PM EDT, Public - Answered
Keynote H6 is correct: All water lines are to be replaced. The drinking fountain is to remain

#35 - Deduct Alternates

Irish Creek Construction, Sep 30, 2026 1:28 PM EDT, Public - Pending
Deduct alternate 2-1- Delete pavilion and concrete slab. What should we include for the finished product? Topsoil and seed, stone base for future slab or playground surface?
Steve Notario, Sep 30, 2026 2:36 PM EDT, Public - Answered
Stone base
Steve Notario, Sep 30, 2026 2:52 PM EDT, Public - Answered
Stone finish

#36 - Builders Risk

Irish Creek Construction, Oct 01, 2026 12:02 PM EDT, Public - Pending

Will builders risk insurance be required? Who is responsible, the owner or the contractor?
Steve Notario, Oct 05, 2026 10:05 AM EDT, Public - Answered
It’s the contractor’s responsibility to secure materials against theft, vandalism, etc. this is not covered by RHA. Liability/Insurance Coverage is covered in the HUD 5370 Form

#37 - Storage Slab

Irish Creek Construction, Oct 01, 2026 3:34 PM EDT, Public - Pending
A1.1 shows 292'-5" for the restroom ff and 291'-10" for storage ff what is the top of footing for WF2.0?
Steve Notario, Oct 05, 2026 10:04 AM EDT, Public - Answered
0’-8” as noted on structural drawings. This will need field verification w/ new adjacent grading

#38 - ATS

New London Electric, Oct 02, 2026 7:31 AM EDT, Public - Pending
On the NRC Building- if they are using the existing utility transformer at 240V how can they use the 208Y/120 feed from the generator and 2 different voltages with the ATS?
Steve Notario, Oct 02, 2026 11:49 AM EDT, Public - Answered
~~Existing transformer is removed, being fed from FSC, refer to addendum 2~~ **See addendum #5 for additional revisions**

#39 - Colored Concrete

Purcell Construction, Oct 02, 2026 7:46 AM EDT, Public - Pending
Sheet A1.0, notes D3 & D4 call for colored concrete. Can you specify the color for both areas? I see slate textured pattern but color?

Steve Notario, Oct 05, 2026 10:04 AM EDT, Public - Answered
Slate gray

#40 - RHA Sign

Uhrig Construction, Oct 02, 2026 12:03 PM EDT, Public - Pending
Just to clarify, is the RHA Sign on Drawing C.3.0 part of this contract? There is a note that the sign is to be installed under separate contract.
Steve Notario, Oct 02, 2026 3:54 PM EDT, Public - Answered
This sign is not part of this project

#41 - Trench Drain Detail

Uhrig Construction, Oct 02, 2026 12:08 PM EDT, Public - Pending
Does the trench drain detail on Drawing S0.2 apply to this project?
Steve Notario, Oct 02, 2026 3:54 PM EDT, Public - Answered
This detail does not apply to this project

#42 - Electrical Specs

HB Frazer, Oct 02, 2026 12:33 PM EDT, Public - Pending
Are there electrical specs (Div26) for this project?
Steve Notario, Oct 05, 2026 2:04 PM EDT, Public - Answered
No additional specifications apart from what is on drawings is required

#43 - Addendum #2 Electrical Update

HB Frazer, Oct 02, 2026 12:38 PM EDT, Public - Pending

With the utility transformer being changed from 240V to 208V, the drawings are not showing any provisions for equipment that is rated for strictly 240V to be changed out.

Locations with possible issues would be the NRC Building and the Concession stand.

Steve Notario, Oct 05, 2026 2:05 PM EDT, Public - Answered

~~Electrical contractor to verify in field prior installation: The existing transformer that is serving the concession building is likely to remain due to the water heater in the concession. If equipment allows this transformer can be removed.~~

~~Additionally the triple transformer bank serving the maintenance shop panels is to be removed and returned to owner.~~

~~Regarding the NRC Panel EX that is currently on 120/240: Electrical contractor to verify whether the most current installed equipment and items are fed from the panel are suitable for 208V feed. EC to Include cost for local 208 to 240V transformer serving NRC EX panel~~

See addendum #5 for additional revisions

#44 - Wood Fence

Irish Creek Construction, Oct 02, 2026 12:41 PM EDT, Public - Pending

Keynote O2 calls out a 6'0" wood fence and detail 11 on A1.2 notes an 8'0" wood fence. Which is correct?

Steve Notario, Oct 02, 2026 3:54 PM EDT, Public - Answered

~~8 feet, may be reduced to 6 feet based on generator size 6'~~

See addendum #5 for additional revisions.

4’-0” & 6’-0”
Fence is moved to on top of retaining wall.
Retaining wall thickness increased from 8 to 12”

#45 - Re-asking Question #24 - Utility Transformer

HB Frazer, Oct 02, 2026 12:46 PM EDT, Public - Pending
What is the primary voltage of the new utility transformer? This was not included in Add #2.
Steve Notario, Oct 05, 2026 2:05 PM EDT, Public - Answered
~~new utility transformer: 120/208V, 3 phase~~ **See addendum #5 for additional revisions: 120/240 instead**

#46 - Existing Handrails

Irish Creek Construction, Oct 02, 2026 12:47 PM EDT, Public - Pending
Keynote Q calls to prep existing handrails. Will the existing finish need to be removed prior to priming and refinishing?
Steve Notario, Oct 02, 2026 3:54 PM EDT, Public - Answered
scraped clean, primed and painted

#47 - 96723- Resinous Flooring

Irish Creek Construction, Oct 02, 2026 1:19 PM EDT, Public - Pending
Part 2 specifies Sanseam epoxy flake flooring while the system application appears to describe a quartz broadcast flooring system with a 3/16" self-leveling topcoat. Please confirm we are to include a Sanseam 1/4" system.
Steve Notario, Oct 02, 2026 3:53 PM EDT, Public - Answered

: this is incorrect: use match existing in concession instead: basis of design: HYBRI-FLEX® AC ONE – Flaxseed finish

#48 - Transfer Switch Size

Hirneisen Electric, Inc., Oct 06, 2026 10:00 AM EDT, Public - Pending
Should the transfer switch be 1200A instead of 800A? There is a 1200A breaker and feed from the generator and 1200A feed to a 1200A MDP Panel and only 800A from the transformer.
Steve Notario, Oct 06, 2026 1:44 PM EDT, Public - Answered
ATS shall be 1200A

#49 - Transfer Switch

Hirneisen Electric, Inc., Oct 06, 2026 10:01 AM EDT, Public - Pending
Does the transfer switch need to be NEMA 3R?
Steve Notario, Oct 06, 2026 1:44 PM EDT, Public - Answered
ATS shall be NEMA 3R and located outside **See addendum #5 for additional revisions**

#50 - Electrical One-line Clarification

Hirneisen Electric, Inc., Oct 06, 2026 10:08 AM EDT, Public - Pending
Note 18 on the FSC Building Power Riser detail says 4 - 500Kcmil & 1 #1/0 ground in existing conduit. Does this match up to Note 4 & 5 from the NRC Power Riser? Is the wiring installed in existing conduit?
Steve Notario, Oct 06, 2026 1:45 PM EDT, Public - Answered

Correct **See addendum #5 for additional revisions**

#51 - Electrical One-line Clarification 2

Hirneisen Electric, Inc., Oct 06, 2026 10:10 AM EDT, Public - Pending
What does Note 10 on the NRC Power Riser Feed? What size is it?
Steve Notario, Oct 06, 2026 1:45 PM EDT, Public - Answered
This is the existing 400amp feeder. 500KCMIL **See addendum #5 for additional revisions**

#52 - Electrical One-line Clarification 3

Hirneisen Electric, Inc., Oct 06, 2026 10:11 AM EDT, Public - Pending
What size fuses are needed for the 600A disconnect in the NRC Building.
Steve Notario, Oct 06, 2026 1:45 PM EDT, Public - Answered
600amp **See addendum #5 for additional revisions**

#53 - UG Conduit Destination

Hirneisen Electric, Inc., Oct 06, 2026 10:14 AM EDT, Public - Pending
On drawing EP100 a note on the site plan says "Existing spare conduits from FSC per owner as-builts. Where does this conduit terminate in the FSC building?
Steve Notario, Oct 06, 2026 1:46 PM EDT, Public - Answered

Coordinate with owner.

There is a conduit path from FSC to outside transformer, to transformer bank towards NRC building

See addendum #5 for additional revisions

#54 - Transfer Switch Size

Hirneisen Electric, Inc., Oct 06, 2026 10:22 AM EDT, Public - Pending

An 800A NEMA 3R will not fit through the door to the electric room in the FSC Building. Who is responsible to create the opening and close it up?

Steve Notario, Oct 06, 2026 1:46 PM EDT, Public - Answered

ATS shall be located outside at corner and be rated 3R

See addendum #5 for additional revisions

#55 - In reference to Question #54

Hirneisen Electric, Inc., Oct 06, 2026 10:24 AM EDT, Public - Pending

An 800A NEMA 3R transfer switch *** will not fit...

Steve Notario, Oct 06, 2026 1:47 PM EDT, Public - Answered

See above question 54

See addendum #5 for additional revisions

#56 - Paving

Purcell Construction, Oct 08, 2026 1:50 PM EDT, Public - Pending

C2.0 says replace concrete pad next to Concession with paving - see Detail. Where is the detail?

Steve Notario, Oct 22, 2026 8:22 AM EDT, Public - Answered

Detail will be provided in addendum 4:

1.5" WEARING COURSE, SUPERPAVE ASPHALT MIX DESIGN: HMA WEARING PG 64-22 9.5MM

4" BITUMINOUS CONC BASE COURSE, SUPERPAVE ASPHALT MIX DESIGN: HMA BASE COURSE PG 64-22 25mm

ON 6" AGGREGATE BASE PENNDOT 2A

#57 - Fence Brand and Type

New Holland Chainlink LLC, Oct 09, 2026 4:11 PM EDT, Public - Pending

The fence appears to be IRONWORLD Aberdean ornamental steel fence. Are we to match exact in steel or is it confirmed that it is aluminum as sated in the drawing notes?

Steve Notario, Oct 22, 2026 8:20 AM EDT, Public - Answered

Match Existing Steel Fence

#58 - ATS Transition Type

Kinsley Power Systems, Oct 12, 2026 9:41 AM EDT, Public - Pending

Drawings call for model KBS which is standard open transition but also mention programmed and closed transition. Which type should we provide?

Steve Notario, Oct 22, 2026 8:22 AM EDT, Public - Answered

This will be clarified in addendum #4

See addendum #5 for additional revisions

#59 - Q & A

L.J. Paolella Construction, Oct 12, 2026 3:22 PM EDT, Public - Pending

Once RFI's are closed will Q & A be posted in an addendum?
Steve Notario, Oct 13, 2026 11:01 AM EDT, Public - Answered
Yes **See addendum #6 for additional revisions**

#60 - Door Hardware

Irish Creek Construction, Oct 26, 2026 9:46 AM EDT, Public - Pending
1. Hardware set numbering: The specification schematic identifies Set 1 as Exterior Storage and Set 2 as Exterior Restroom, while the plans identify Group 1 as Restroom and Group 2 as Storage. Please confirm the correct set assignments. 2. Manufacturer basis: The final schematic hardware schedule directs use of McKinney, Pemko, Securitron, Rockwood, SARGENT, HES, and Norton; however, individual product articles earlier in Section 08 71 00 identify different manufacturers. Examples include Schlage ND as the scheduled cylindrical lock, Corbin-Russwin/LCN/SARGENT as acceptable closers, and Zero International/National Guard/Reese/DHSI/Legacy for gasketing and thresholds. Hardware Spec Hardware Spec Hardware Spec Please confirm that the manufacturer directive contained in the final schematic hardware sets is intended to govern. 3. Cylinder/keying system: Section 2.06 requires Schlage Everest 29T or match existing, no substitute, while the final schematic hardware schedule states “ALL CYLINDERS SCHLAGE PRIMUS.” Hardware Spec Hardware Spec Please confirm whether the project requires Schlage Primus, Everest 29T, or exact matching of the Owner’s existing key system, and confirm the required interchangeable-core format. 4. Restroom hinges: The plan hardware group calls for three heavy-duty butt hinges, while the specification schematic calls for one set of stainless continuous hinges. Please confirm which hanging device is required. 5. Restroom locking: The plans call for one restroom mortise lock with lever handles. The specification schematic separately calls for a mortise lock with occupancy indicator, deadbolt, and emergency release, a mortise cylinder + core, and an additional bathroom lockset with lever handles. Hardware Spec Please confirm whether one integrated privacy/occupancy-indicator mortise lock is intended or whether multiple locking devices are required. 6. Restroom stop arrangement: The plans call for both a surface-mounted overhead stop and wall stop, while the specification schematic lists only the overhead stop. Section 2.13 generally

indicates wall, floor, and overhead stops as alternatives based on field conditions. Hardware Spec Please confirm whether both devices are required. 7. Restroom threshold: The specification schematic includes an ADA threshold, while the plan hardware group does not. Please confirm whether a threshold is required. 8. Storage closer: The specification schematic includes a closer, while the plan storage hardware group does not. Please confirm whether the storage opening requires a closer. 9. Storage overhead stop: Section 2.12 requires a positive overhead stop at doors with a closer and a friction-type stop at doors without a closer. Hardware Spec The closer discrepancy therefore also affects the required overhead-stop function. Please confirm the intended configuration. 10. Storage door sweeps: The specification schematic calls for one door sweep, while the plan hardware group calls for two door sweeps. Please confirm the required quantity and, if two are intended, their respective locations/functions. 11. Storage threshold: The specification schematic includes an ADA threshold, while the plan hardware group does not. Please confirm whether the storage opening requires a threshold. 12. Tamper-resistant fasteners: The final schematic hardware schedule includes the note “All tamper-resistant fasteners.” Hardware Spec Please confirm whether this requirement applies to both hardware sets and all exposed hardware at these openings.
Steve Notario, Oct 27, 2026 3:28 PM EDT, Public - Answered
Cylinder to be Schlage, other hardware from rockwood/sargent series to match existing facility

#61 - Site Equipment

Irish Creek Construction, Oct 26, 2026 9:48 AM EDT, Public - Pending
Will benches and site trash cans by DuMor, inc. be an approved equal to Frog furniture?
Steve Notario, Oct 27, 2026 3:29 PM EDT, Public - Answered
These are not acceptable: Existing site features need to be matched

#62 - Playground Equipment

Irish Creek Construction, Oct 26, 2026 9:51 AM EDT, Public - Pending

Will equipment by Playcore be an approved substitute to Playworld Systems?
Steve Notario, Oct 29, 2026 7:19 AM EDT, Public - Answered
No

#63 - Poured in Place Rubber Surface

Irish Creek Construction, Oct 26, 2026 10:32 AM EDT, Public - Pending
1. Basis of design: Please provide a basis of design manufacturer and product, or confirm that any system meeting ASTM F1292 at the indicated fall heights and ASTM F1951 is acceptable. 2. a. Base: DA1.0 keynote C calls for re-leveling the existing gravel bed, while keynotes B and B2 call for compacted soil and removal of the existing gravel bed. Is a new compacted aggregate base required under all surfacing areas? If so, what aggregate type and thickness? May the existing gravel in area C remain as the base? 3. Wear course color: Is the wear course 100% colored EPDM, an EPDM/black SBR blend (what percentage), or standard black? How many colors, and are any patterns or graphics required? 4. Testing and warranty: Is third-party ASTM F1292 impact testing required after installation? What warranty term is required?
Steve Notario, Oct 29, 2026 7:19 AM EDT, Public - Answered
1. Surface shall meet or exceed ASTM F1292 requirement. Test certificates are required. Surface shall meet ASTM F1951. Spec sheet will be provided. BOD SafetyTurf Inc – SafetyTurf 2. Both notes are applicable: Note B & B2 indicates the demo of slab and preparation of subsurface to accommodate extending the playground ±15 feet closer to the street level. This area requires some excavation for playground surface and retaining wall. This area will need to be prepped with ±4”-6” compacted stone base ¾” clean (PennDOT 2B . Note C is the existing gravel bed which may remain but will be partially disturbed for installation of footers and requires some releveling to accommodate grade tie ins. Existing gravel is existing Penndot 2B and will require compacting to accommodate playground rubber surface. Thickness of rubber surface will need coordinated w/ playground installer 3. Wearing course will be multi colors: Separate color directly underneath equipment & walking surrounding surfaces. 4. Testing is to be included

#64 - Pavilion

Irish Creek Construction, Oct 26, 2026 10:35 AM EDT, Public - Pending

Will a pavilion package by MRC Recreation be an accepted alternate to the Cedar Forest Pavilion?

Steve Notario, Oct 29, 2026 7:20 AM EDT, Public - Answered

: This is accepted if equal: Refer to 012500 & section 2.1A, 2.1C & section 1.4A provide all information necessary information required and product for product comparisons. submitted products min 7 days before bid day for review. Failure to do so will automatically results in rejection.

#65 - Multiple Contract Summary

Keystruct Construction, Oct 27, 2026 1:16 PM EDT, Public - Pending

Addendum #3A / 011200 - Multiple Contract Summary / 1.7 - General Construction Contract / A states several items that do not appear to be in the contact documents, specifically numbers 8, 12, 16, 19, 21, 23, 26, 28, & 29. Please review this General Construction Contract Summary and remove items that do not apply to this project.

Steve Notario, Oct 29, 2026 7:21 AM EDT, Public - Answered

Some of these terms are generic

8: Foundations, footings/walls is included (playground,pavilion,restroom dividing wall), underpinning is not expected.

12: Correct: this is not included

16: Correct: this is not included

19: Correct: this is not included

21: Correct: this is not included

23: Correct: this is not included

26: Correct: this is not included

28: Correct: this is not included

29: Correct: this is not included

#66 - Utility Transformer

HB Frazer, Oct 28, 2026 10:04 AM EDT, Public - Pending

Is there a basis of design/manufacturer for the utility transformer?

That way we can be sure the new utility transformer will fit on the existing vault?

Steve Notario, Oct 30, 2026 8:51 AM EDT, Public - Answered

Maddox Industrial Transformers

- tamper-proof, compartmentalized, liquid-filled, pad-mounted transformers are all-in-one units. tested in accordance with the highest industry standards including NEMA, ANSI C.57, DOE, and IEEE as applicable

- Approximate Enclosure Dimensions & Weights

Height: 59"

Width: 59.5"

Depth: 60.5"

Weight: 5,023 lbs

Fluid: 210 Gallons

"General Decision Number: PA20260076 05/18/2026

State: Pennsylvania

Construction Types: Building

Counties: Pennsylvania Counties of
Berks

Modification Number	Publication Date
1	01/09/2026
2	05/18/2026

ASBE0023-008 07/01/2024

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR - MECHANICAL (DUCT, PIPE & MECHANICAL SYSTEM INSULATION)	$ 40.00	29.81

BOIL0013-008 01/01/2025

	Rates	Fringes
BOILERMAKER	$ 55.00	35.48

BRPA0001-017 05/01/2022

	Rates	Fringes

TILE FINISHER.....$ 26.05
21.00
TILE SETTER.....$ 51.36
30.02

BRPA0001-017 05/01/2024

Rates
Fringes
TILE FINISHER.....$ 26.05
21.00
TILE SETTER.....$ 51.36
30.02

BRPA0005-067 05/01/2022

Rates
Fringes
BRICKLAYER (INCLUDING POINTING, CAULKING, AND
CLEANING).....$ 37.83
16.98

CARP0492-005 06/01/2025

Rates
Fringes
CARPENTER (INCLUDING DRYWALL HANGING, METAL STUD
INSTALLATION, FLOOR LAYING-VINYL, AND FORM WORK)....$ 36.84
20.19

ELEC0743-014 09/01/2025

Rates
Fringes
ELECTRICIAN (INCLUDES ALARM INSTALLATION,
INSTALLATION OF SOUND AND COMMUNICATION SYSTEMS,
AND LOW VOLTAGE WIRING; EXCLUDES HVAC/TEMPERATURE
CONTROLS INSTALLATION).....$ 46.02
27.98

ELEV0084-005 01/01/2025

	Rates	Fringes
ELEVATOR MECHANIC FOOTNOTES: A. VACATION CREDIT: EMPLOYER CONTRIBUTES 8% BASIC HOURLY RATE FOR 5 YEARS OR MORE OF SERVICE AS VACATION PAY CREDIT, AND 6% FOR 6 MONTHS TO 5 YEARS OF SERVICE. B. EIGHT PAID HOLIDAYS (PROVIDED EMPLOYEE HAS WORKED 5 CONSECUTIVE DAYS BEFORE AND THE WORKING DAY AFTER THE HOLIDAY): NEW YEARS'S DAY; MEMORIAL DAY; INDEPENDENCE DAY; LABOR DAY; VETERAN'S DAY; THANKSGIVING DAY AND THE FRIDAY AFTER THANKSGIVING DAY, AND CHRISTMAS DAY	$ 61.41	38.44

ENGI0066-004 06/01/2014

	Rates	Fringes
POWER EQUIPMENT OPERATOR (MECHANIC)	$ 32.59	18.10

ENGI0542-033 05/01/2020

	Rates	Fringes
POWER EQUIPMENT OPERATOR: CRANE, GRADALL, BULLDOZER, BOBCAT/SKID STEER/ SKID LOADER, GRADER/BLADE, LOADER, PAVER (ASPHALT, AGGREGATE, AND CONCRETE)	$ 40.57	28.15
POWER EQUIPMENT OPERATOR (PUMP)	$ 34.18	26.26
POWER EQUIPMENT OPERATOR (OILER)	$ 32.86	25.86
POWER EQUIPMENT OPERATOR (HOIST (WITH TWO TOWERS), FORKLIFT (20 FT AND OVER, EXCLUDES MASONRY WORK))	$ 38.05	27.39
POWER EQUIPMENT OPERATOR (HOIST (SINGLE DRUM),		

FORKLIFT (UNDER 20 FT., EXCLUDES MASONRY WORK).....$ 35.32
26.59

IRON0401-005 07/01/2025

Rates
Fringes
IRONWORKER, REINFORCING.....$ 56.50
45.30

IRON0404-024 07/01/2024

Rates
Fringes
IRONWORKER, STRUCTURAL.....$ 37.26
32.63

LABO0135-001 05/01/2024

Rates
Fringes
LABORER (MASON TENDER- BRICK).....$ 36.37
25.32

LABO0413-009 05/01/2014

Rates
Fringes
LABORER (MASON TENDER- CEMENT/CONCRETE).....$ 26.00
23.97

LABO1174-011 05/01/2017

Rates
Fringes
LABORER (FORKLIFT (MASONRY WORK ONLY)).....$ 27.27
15.04
LABORER (CONCRETE SAW (HAND HELD/WALK BEHIND);

CONCRETE WORKER; FIRE WATCH).....$ 21.57
15.04

PAIN0021-036 05/01/2021

Rates
Fringes
PAINTER: SPRAY ONLY.....$ 29.51
20.15

PLUM0420-011 05/01/2024

Rates
Fringes
PIPEFITTER: INCLUDING HVAC PIPE INSTALLATION.....$ 59.65
42.78

ROOF0030-009 05/01/2021

Rates
Fringes
ELECTRICIAN (COMMUNICATION TECHNICIAN ONLY) ZONE
PAY ZONE A: 1-25 MILES - $0.00 ZONE B: 25-55
MILES - $7.00 ZONE C: OVER 55 MILES NNSS - $7.00
ZONE D: NTTR - $7.50.....$ 40.33
32.62

SFPA0669-004 04/01/2025

Rates
Fringes
SPRINKLER FITTER (FIRE SPRINKLERS).....$ 49.75
28.96

SHEE0019-015 06/01/2024

Rates
Fringes
SHEET METAL WORKER: INCLUDES HVAC DUCT INSTALLATION

FOOTNOTE: PAID HOLIDAY: ELECTION DAY.....$ 43.09
42.52

SUPA2011-034 08/20/2014

Rates
Fringes
TRUCK DRIVER: DUMP TRUCK.....$ 22.64
0.00
PLUMBER.....$ 40.90
18.13
PAINTER (BRUSH AND ROLLER ONLY).....$ 27.07
15.79
OPERATOR: DRILL.....$ 28.55
15.78
OPERATOR: BACKHOE/EXCAVATOR/TRACKHOE.....$ 34.34
15.47
LABORER: COMMON OR GENERAL.....$ 19.43
8.63
LABORER: ASBESTOS ABATEMENT (REMOVAL FROM FLOORS,
WALLS, & CEILINGS).....$ 21.43
11.13
IRONWORKER, ORNAMENTAL.....$ 34.27
22.55
GLAZIER.....$ 41.14
3.94
CEMENT MASON/CONCRETE FINISHER.....$ 24.95
16.78

UAVGPA0017 01/01/2025

Rates
Fringes
ELECTRICIAN (HVAC/TEMPERATURE CONTROLS INSTALLATION
ONLY).....$ 40.84
28.36

WELDERS - Receive rate prescribed for craft performing

operation to which welding is incidental.
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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at https://www.dol.gov/agencies/whd/government-contracts.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts

regardless of when they were awarded. If a contract is subject to
Executive Order 13658, the contractor must pay all covered workers
at least $13.65 per hour (or the applicable wage rate listed on this
wage determination, if it is higher) for all hours spent performing on
the contract from May 11, 2026, through December 31, 2026. The
applicable Executive Order minimum wage rate will be adjusted annually.
Additional information on contractor requirements and worker
protections under Executive Order 13658 is available at
www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within
the scope of the classifications listed may be added after
award only as provided in the labor standards contract clauses
(29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications
and wage rates that have been found to be prevailing for the
type(s) of construction and geographic area covered by the wage
determination. The classifications are listed in alphabetical
order under rate identifiers indicating whether the particular
rate is a union rate (current union negotiated rate), a survey
rate, a weighted union average rate, a state adopted rate, or a
supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than
□SU□, □UAVG□, □SA□, or □SC□ denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for
this classification, which in this example would be Plumbers.
0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next
number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the
example, is the effective date of the most current negotiated
rate.

Union prevailing wage rates are updated to reflect all changes
over time that are reported to WHD in the rates
in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for
those classifications, but that 100% of the data reported for
the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio.
The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024
in the example, indicates the date the wage determination was
updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to

reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The □SU□ identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

□SU□ wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The □SA□ identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007

01/03/2024. SA reflects that the rates are state adopted. ME
refers to the State of Maine. 2023 is the year during which the
state completed the survey on which the listed classifications
and rates are based. The next number, 007 in the example, is an
internal number used in producing the wage determination.
The date, 01/03/2024 in the example, reflects the date on which
the classifications and rates under the □SA□ identifier took
effect under state law in the state from which the rates were
adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can
be:

a) a survey underlying a wage determination
b) an existing published wage determination
c) an initial WHD letter setting forth a position on
a wage determination matter
d) an initial conformance (additional classification
and rate) determination

On survey related matters, initial contact, including requests
for summaries of surveys, should be directed to the WHD Branch
of Wage Surveys. Requests can be submitted via email to
davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as
conformance decisions, requests for initial decisions should be

directed to the WHD Branch of Construction Wage Determinations.
Requests can be submitted via email to BCWD-Office@dol.gov or
by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7).
Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION