



Addendum #1

Date November 24, 2025

1. This Addendum #1 shall be made part of the contract documents dated 10/30/25 and released for bid.
2. Any provisions of the Contract, which may be in conflict or be inconsistent with any of the paragraphs in this addendum, shall be voided to the extent of such conflict or inconsistency.
3. West Bradford Township is soliciting sealed bids for four multiple prime building project including contracts for General Construction, Plumbing and Fire Protection, Electrical, and Mechanical Construction.
4. There was a pre-bid attendance sheet that all bidders should have used to sign in and provide the information requested. This is a record of your attendance at this mandatory meeting. It is the responsibility of all bidding contractors to review & verify all of their respective contact information has been provided and is correct prior to the return of this addendum.
5. This is a Pennsylvania Prevailing wage rate project. Certified payrolls will be required to be submitted to the Township on State Approved forms.
6. All bidders MUST purchase a set of bid documents. We will use the information to register bidders and to issue addendum. No statements made during the Prebid meeting that are not already in the documents or issued as addendum, are binding and can be construed as a modification of the contract documents. If any Prime contractor has not paid the fee, received a set of drawings, & signed the meeting list they will not be included on the addendum notification. Addendum reception shall be acknowledged – not the bid form.
7. The Last bidding Questions are due to Architectural Alliance attention Mike Faella no later than noon on December 5th. The electronic documents are issued via an email with a link to a drop box or available in person on a flash drive from the Township building. You may use the email address from document issue to return questions during bidding. All questions must be in writing. The email address is m.faella@archalli.com.
8. Sealed bids, addressed to Mr. Scott Andress, must be clearly marked on the outside with bidder's type of prime contract and name of project bid (West Bradford Township Additions and Alterations to State Police Troop J Barracks), and are **due at the West Bradford Township Building, by December 19th, 2025 at**



2:00 pm. The Township building is located at 1385 Campus Drive, Downingtown, PA 19335. They will be opened publicly at that time.

9. The Building Contract is anticipated to be awarded on – February 13th 2026. Work must begin at a time agreed upon following contract award. The Township reserves the right to accept or reject any or all Bids, and to make or not make awards in their best interest.
10. A preliminary construction schedule has been provided for reference with this Addendum. Since the schedule is important to the phasing of the project, all Prime Contractors shall review the durations as shown & comment. If it is not feasible to complete their portion of the work required in each phase of the schedule, all Prime Contractors must notify the architect prior to the last day of questions for the addendum. If there are no objections to the proposed schedule durations, they shall be deemed to be acceptable. The General Contractor shall ultimately be responsible for providing the final overall work schedule accounting for all item lead times. Each Prime Contractor will provide their duration of work to the General Contractor for coordination. All contractors will agree to the final schedule before it is issued to the Township.
11. All contractors must register with the Township and provide proof of liability and workmen's compensation insurance.
12. Each bid shall be accompanied by bid security in the form of a bond issued by a company legally authorized to do business in the commonwealth of PA and must have a minimum rating of "A" in the AM Best Rating Guide, latest edition. The amount of 10% of the base bid shall be provided using the bid bond form, your own form, or utilizing a bank cashier's check or Treasurer's check payable to West Bradford Township. Checks for unsuccessful bidders will be returned after contract award. Note all addendums on your bid sheet.
13. All bidders are responsible to familiarize themselves with the existing site and all bidding documents including general condition requirements. There will be no other site visits after the scheduled subcontractor visit on November 25, 2025.
14. All contractors are advised that West Bradford Township has a strict no alcohol, no drugs, no weapons, and no obscenity policy. In addition, no tobacco products are to be used on the Township's property. Any violation shall be grounds for removal from the site.



15. All Prime Contractors must apply for their respective permits. West Bradford Township will be responsible for paying for all Township permit fees. Separate third party inspection fees as required are the responsibility of the Prime Contractor applying for the inspections and shall be carried in their contract.
16. Architectural Alliance Inc. has added its own survey pictures to the online Dropbox link (<https://www.dropbox.com/scl/fo/ro9rbz9kvjbgqe7t1oaj9/ANpwesUFR3iN7smv6zYi1og?rlkey=hpiymfts27vkpznjtk5t3aeyo&st=r5hi64gb&dl=0>) for all bidders to access for reference. No contractor shall be permitted to take photographs of any kind outside the immediate area of work performed within the building for that particular phase for bi-weekly updates. Written permission from the station commander must be provided to all contractors prior to any photographs taken within any/all sensitive areas.
17. The police department will continue to occupy the building & run their operations during the entirety of the project. Coordination with the station commander is necessary to maintain free & clear personnel passage to required access points within the building & free & clear vehicular passage outside the building to main thoroughfares during an emergency or daily activities. The GC will provide a fencing plan to coordinate with the township their access to the existing building.
18. Cutting and patching are the responsibility of the prime contractor performing and requiring this. It is the prime contractor's choice to use his own forces, or reimburse the GC to return the work to its previous condition. Any and all concrete floor plank cutting shall be the sole responsibility of the General Contractor.
19. All contractors are permitted to work the hours from 7AM to 5PM. Weekend work will only be permitted upon written approval from the Township & the Pennsylvania State Police.
20. General Contractors are permitted to waive the AISC certification for this project.
21. West Bradford Township will provide builder's risk insurance. The Township will respond to providing a waiver at a later date.
22. A maintenance bond is not required for the project & is not included in the specifications. The project will require a bid bond, payment bond, & a performance bond. Maintenance will be covered under the one (1) year warranty to be included in the AIA 101 contract.



- 23. There are no liquidated damages for this project.
- 24. Any fill needed for the project will need to be imported. All imported soil will be required to have properly documented clean fill certifications. Any excess fill shall be removed from the site.
- 25. The final top coat of paving shall be provided by the General Contractor's work force as part of this contract once the need for heavy equipment has ended & the majority of construction traffic is no longer required.

End of Addendum #1

It is mandatory to fill out this form and email it back to m.faella@archalli.com.

I have received Addendum #1 dated November 24, 2025 consisting of 4 pages, the pre-bid sign in sheet consisting of 1 page and the preliminary construction schedule consisting of 3 pages.

Name Date

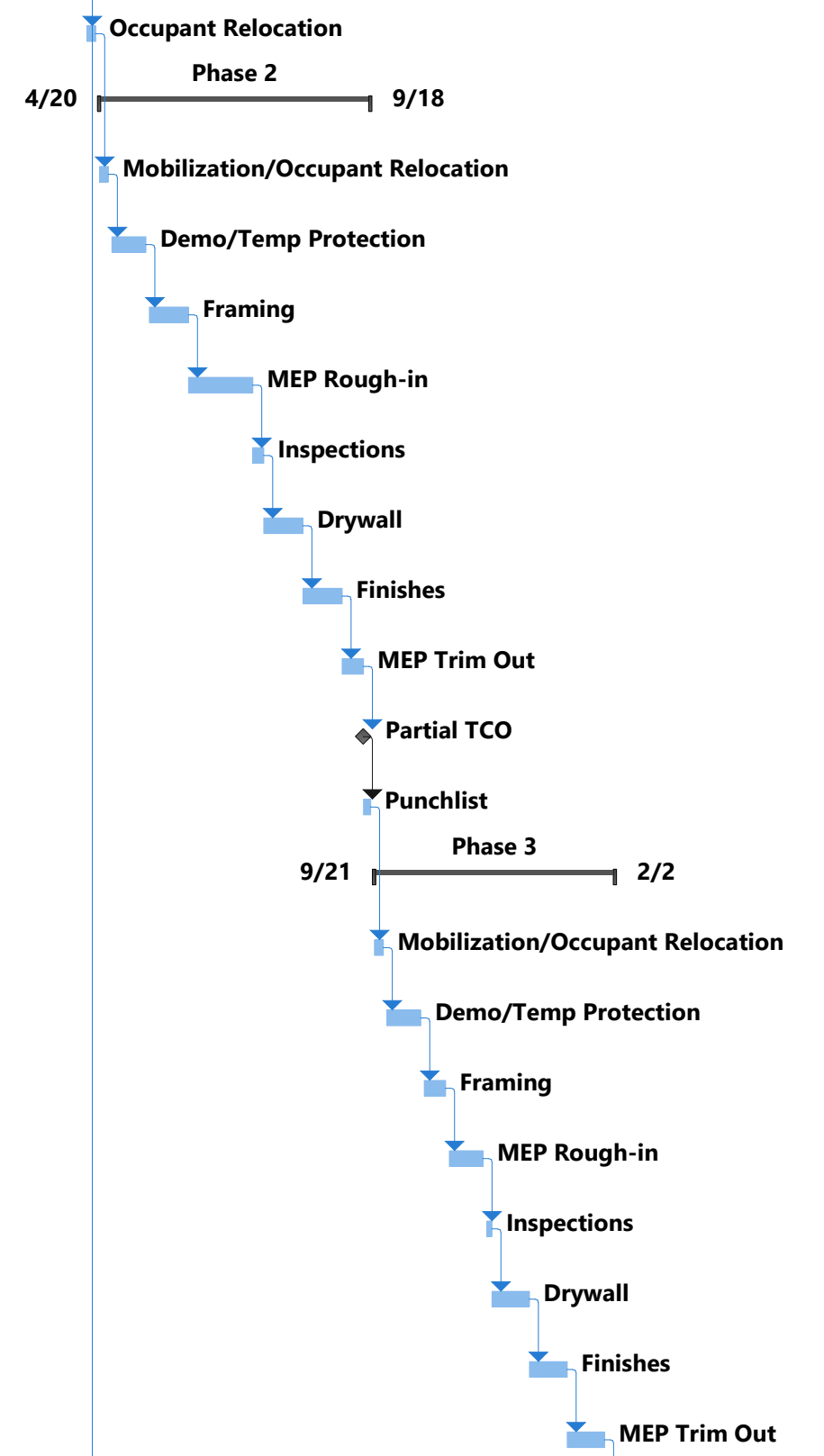
Company

West Bradford Township - PSP Barracks

| ID | Task Mode | Task Name | Duration | Start | Finish | Predecessors | Gantt Chart | | | | | | | | | | | | | |
|----|-----------|---|-----------------|--------------------|--------------------|--------------|-------------|---|--------------|--|--|--------------|--|--|--------------|--|--|--------------|--|--|
| | | | | | | | S | N | Half 1, 2026 | | | Half 2, 2026 | | | Half 1, 2027 | | | Half 2, 2027 | | |
| 1 | → | Pennsylvania State Police Barracks Construction Schedule | 417 days | Thu 11/6/25 | Fri 6/11/27 | | | | | | | | | | | | | | | |
| 2 | → | Design | 21 days | Thu 11/6/25 | Thu 12/4/25 | | | | | | | | | | | | | | | |
| 3 | → | Revise Phasing Plan/Electrical Docs | 12 days | Thu 11/6/25 | Fri 11/21/25 | | | | | | | | | | | | | | | |
| 4 | → | PSP Contract Document Review Meeting | 0 days | Wed 11/26/25 | Wed 11/26/25 | 3FS+3 days | | | | | | | | | | | | | | |
| 5 | → | Revise CD's on PSP Comments | 6 days | Thu 11/27/25 | Thu 12/4/25 | 4 | | | | | | | | | | | | | | |
| 6 | → | Ad Placement in Paper for RFP | 0 days | Fri 11/7/25 | Fri 11/7/25 | | | | | | | | | | | | | | | |
| 7 | → | Permitting | 30 days | Mon 2/23/26 | Fri 4/3/26 | | | | | | | | | | | | | | | |
| 8 | → | Building Permits | 30 days | Mon 2/23/26 | Fri 4/3/26 | 15 | | | | | | | | | | | | | | |
| 9 | → | Bidding | 76 days | Fri 11/7/25 | Fri 2/20/26 | | | | | | | | | | | | | | | |
| 10 | → | Contractor Pricing | 31 days | Fri 11/7/25 | Fri 12/19/25 | 6 | | | | | | | | | | | | | | |
| 11 | → | Subcontractor Walkthrough | 0 days | Tue 11/25/25 | Tue 11/25/25 | 10SS+13 days | | | | | | | | | | | | | | |
| 12 | → | Bids Due to Township/PSP | 0 days | Fri 12/19/25 | Fri 12/19/25 | 10 | | | | | | | | | | | | | | |
| 13 | → | Bid Review - WCS and Arch Alliance | 12 days | Mon 12/22/25 | Tue 1/6/26 | 12 | | | | | | | | | | | | | | |
| 14 | → | Township Review | 27 days | Mon 1/12/26 | Tue 2/17/26 | 13FS+3 days | | | | | | | | | | | | | | |
| 15 | → | Bid Award | 3 days | Wed 2/18/26 | Fri 2/20/26 | 14 | | | | | | | | | | | | | | |
| 16 | → | Preconstruction | 20 days | Mon 2/23/26 | Fri 3/20/26 | | | | | | | | | | | | | | | |
| 17 | → | Preconstruction | 20 days | Mon 2/23/26 | Fri 3/20/26 | 15 | | | | | | | | | | | | | | |
| 18 | → | Construction | 330 days | Mon 3/9/26 | Fri 6/11/27 | | | | | | | | | | | | | | | |
| 19 | → | Phase 1 | 30 days | Mon 3/9/26 | Fri 4/17/26 | | | | | | | | | | | | | | | |
| 20 | → | Phase 1A - Generator Work | 20 days | Mon 3/9/26 | Fri 4/3/26 | 15FS+10 days | | | | | | | | | | | | | | |
| 21 | → | Prep Area for Occupant Relocation | 5 days | Mon 4/6/26 | Fri 4/10/26 | 8,17 | | | | | | | | | | | | | | |

West Bradford Township - PSP Barracks

| ID | Task Mode | Task Name | Duration | Start | Finish | Predecessors | Calendar | | | | | | | | | | | | | |
|----|-----------|----------------------------------|-----------------|--------------------|--------------------|--------------|----------|---|--------------|---|--------------|---|--------------|---|--------------|---|---|---|---|--|
| | | | | | | | S | N | Half 1, 2026 | | Half 2, 2026 | | Half 1, 2027 | | Half 2, 2027 | | | | | |
| | | | | | | | S | N | J | M | M | J | S | N | J | M | M | J | S | |
| 22 | → | Occupant Relocation | 5 days | Mon 4/13/26 | Fri 4/17/26 | 21 | | | | | | | | | | | | | | |
| 23 | → | Phase 2 | 110 days | Mon 4/20/26 | Fri 9/18/26 | | | | | | | | | | | | | | | |
| 24 | → | Mobilization/Occupant Relocation | 5 days | Mon 4/20/26 | Fri 4/24/26 | 22 | | | | | | | | | | | | | | |
| 25 | → | Demo/Temp Protection | 15 days | Mon 4/27/26 | Fri 5/15/26 | 24 | | | | | | | | | | | | | | |
| 26 | → | Framing | 16 days | Mon 5/18/26 | Mon 6/8/26 | 25 | | | | | | | | | | | | | | |
| 27 | → | MEP Rough-in | 26 days | Tue 6/9/26 | Tue 7/14/26 | 26 | | | | | | | | | | | | | | |
| 28 | → | Inspections | 4 days | Wed 7/15/26 | Mon 7/20/26 | 27 | | | | | | | | | | | | | | |
| 29 | → | Drywall | 16 days | Tue 7/21/26 | Tue 8/11/26 | 28 | | | | | | | | | | | | | | |
| 30 | → | Finishes | 16 days | Wed 8/12/26 | Wed 9/2/26 | 29 | | | | | | | | | | | | | | |
| 31 | → | MEP Trim Out | 8 days | Thu 9/3/26 | Mon 9/14/26 | 30 | | | | | | | | | | | | | | |
| 32 | → | Partial TCO | 0 days | Mon 9/14/26 | Mon 9/14/26 | 31 | | | | | | | | | | | | | | |
| 33 | → | Punchlist | 4 days | Tue 9/15/26 | Fri 9/18/26 | 32 | | | | | | | | | | | | | | |
| 34 | → | Phase 3 | 97 days | Mon 9/21/26 | Tue 2/2/27 | | | | | | | | | | | | | | | |
| 35 | → | Mobilization/Occupant Relocation | 5 days | Mon 9/21/26 | Fri 9/25/26 | 33 | | | | | | | | | | | | | | |
| 36 | → | Demo/Temp Protection | 15 days | Mon 9/28/26 | Fri 10/16/26 | 35 | | | | | | | | | | | | | | |
| 37 | → | Framing | 10 days | Mon 10/19/26 | Fri 10/30/26 | 36 | | | | | | | | | | | | | | |
| 38 | → | MEP Rough-in | 15 days | Mon 11/2/26 | Fri 11/20/26 | 37 | | | | | | | | | | | | | | |
| 39 | → | Inspections | 3 days | Mon 11/23/26 | Wed 11/25/26 | 38 | | | | | | | | | | | | | | |
| 40 | → | Drywall | 15 days | Thu 11/26/26 | Wed 12/16/26 | 39 | | | | | | | | | | | | | | |
| 41 | → | Finishes | 15 days | Thu 12/17/26 | Wed 1/6/27 | 40 | | | | | | | | | | | | | | |
| 42 | → | MEP Trim Out | 15 days | Thu 1/7/27 | Wed 1/27/27 | 41 | | | | | | | | | | | | | | |



West Bradford Township - PSP Barracks

| ID | Task Mode | Task Name | Duration | Start | Finish | Predecessors | Half 1, 2026 | | Half 2, 2026 | | Half 1, 2027 | | Half 2, 2027 | |
|----|-----------|----------------------------------|-----------------|--------------------|--------------------|--------------|--------------|---|--------------|---|--------------|---|--------------|---|
| | | | | | | | S | N | J | M | J | S | N | J |
| 43 | → | Partial TCO | 0 days | Wed 1/27/27 | Wed 1/27/27 | 42 | | | | | | | | |
| 44 | → | Punchlist | 4 days | Thu 1/28/27 | Tue 2/2/27 | 43 | | | | | | | | |
| 45 | → | Phase 4 | 93 days | Wed 2/3/27 | Fri 6/11/27 | | | | | | | | | |
| 46 | → | Mobilization/Occupant Relocation | 7 days | Wed 2/3/27 | Thu 2/11/27 | 44 | | | | | | | | |
| 47 | → | Demo/Temp Protection | 15 days | Fri 2/12/27 | Thu 3/4/27 | 46 | | | | | | | | |
| 48 | → | Framing | 20 days | Fri 3/5/27 | Thu 4/1/27 | 47 | | | | | | | | |
| 49 | → | MEP Rough-in | 12 days | Fri 4/2/27 | Mon 4/19/27 | 48 | | | | | | | | |
| 50 | → | Inpsections | 3 days | Tue 4/20/27 | Thu 4/22/27 | 49 | | | | | | | | |
| 51 | → | Drywall | 12 days | Fri 4/23/27 | Mon 5/10/27 | 50 | | | | | | | | |
| 52 | → | Finishes | 12 days | Tue 5/11/27 | Wed 5/26/27 | 51 | | | | | | | | |
| 53 | → | MEP Trim Out | 8 days | Thu 5/27/27 | Mon 6/7/27 | 52 | | | | | | | | |
| 54 | → | Partial TCO | 0 days | Mon 6/7/27 | Mon 6/7/27 | 53 | | | | | | | | |
| 55 | → | Punchlist | 4 days | Tue 6/8/27 | Fri 6/11/27 | 54 | | | | | | | | |
| 56 | → | Garage | 127 days | Mon 4/13/26 | Tue 10/6/26 | | | | | | | | | |
| 57 | → | Sitework | 7 days | Mon 4/13/26 | Tue 4/21/26 | 21 | | | | | | | | |
| 58 | → | Garage Buildout | 120 days | Wed 4/22/26 | Tue 10/6/26 | 57 | | | | | | | | |
| 59 | → | Sally Port | 87 days | Mon 4/13/26 | Tue 8/11/26 | | | | | | | | | |
| 60 | → | Sitework | 7 days | Mon 4/13/26 | Tue 4/21/26 | 21 | | | | | | | | |
| 61 | → | Sally Port Buildout | 80 days | Wed 4/22/26 | Tue 8/11/26 | 60 | | | | | | | | |

