

**PENN-BERNVILLE FLOORING REPLACEMENT  
TULPEHOCKEN AREA SCHOOL DISTRICT**

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AEM ARCHITECTS  
PHONE (610) 779-3220

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This Addendum forms a part of the Contract Documents for the above referenced project; and hereby modifies and takes precedence over the original bidding documents as though originally included therein at length. Bidding contractors shall acknowledge receipt of this Addendum in the space provided on the Bid Form. **This Addendum consists of 1 page plus attachments.**

**CHANGES TO BIDDING REQUIREMENTS**

- 1.1 Minutes from the Pre-Bid Meeting held on November 6, 2025, are issued herewith and shall become part of this Addendum.

**CHANGES TO SPECIFICATIONS**

- 1.2 Section 01 10 00 – Summary  
A. On page 01 10 00 – 3, the date for Item 1.6.A.2.a shall be revised to June 3, 2026.
- 1.3 Section 01 23 00 – Alternates  
A. On page 01 23 00 – 2 at Alternate A130, the Corridor designation in the first line of the Alternate description shall be revised from “129” to “136”.
- 1.4 Section 03 36 01 – Dyed and Polished Concrete System  
A. This Section is issued herewith and shall become part of the Bidding and Contract Documents.

**END OF EMAIL ADDENDUM NUMBER ONE**



## PRE-BID MEETING MINUTES

PROJECT: Penn-Bernville Flooring Replacement  
Tulpehocken Area School District (TASD)

MEETING DATE: November 6, 2025 @ 9:30 A.M.

ATTENDANCE: Matt Shirk – TASD  
Philip Leinbach – AEM  
Seth Henry – AEM  
Tom Wise – H&P Construction  
Trey Eberly – Balton Construction  
Jon McCormack – Patcraft

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### ITEMS DISCUSSED:

1. Mr. Leinbach introduced the Owner's representative and AEM representatives for the Project. He provided a brief Project overview and explained that a separate Project to upgrade the Central Plant for the building would be running from the beginning of 2026 until August 2026.
2. Bids are due on November 13, 2025 at 1:00 P.M. Bids are to be delivered to the Tulpehocken District Office, 27 Rehrersburg Road, Bethel, PA 19507, not the Project site. Prevailing time for delivery of bids will be gauged according to the clock in the District Office. All bidders are advised to deliver their bids in a timely manner. Bids received after this time are late and will not be considered.
3. All information on the Bid Form must be completed otherwise the Bid may be rejected as non-conforming. These items include but are not limited to, Unit Prices, Alternate Bids, Labor and Material Allowance values, receipt of addenda, Base Bid amount, Contract for which the Bid is being provided, etc. Clearly label the Bid submitted to comply with the information provided in the Bidding Documents.
4. A response shall be provided for each Alternate Bid listed. Alternate Bids are inclusive of all costs of coordination, modifications, and adjustments that are required to incorporate the work of the Alternate Bid into the Project. Mr. Leinbach reviewed the Project Alternates. There were no questions.
5. All Labor and Material Allowances on the Bid Form and indicated on Drawings and in Specifications are in addition to work indicated in the Construction Documents. **The value of the Allowances is to be included in the Base Bid and any unused allowance, or portion thereof, will be credited to the Owner at the close of the Project.**
6. It is required that all Bidders register their intent to bid with AEM Architects. All registered Bidders will receive an official Bid Form and will be on the addenda distribution list.

7. Bidders obtaining their documents from a source other than AEM Architects do so at their own risk. The Owner and AEM Architects will not be responsible for incomplete or inaccurate information which these Bidders may base their bids upon. Should a bid be submitted on forms other than those provided by AEM Architects as part of the Bidding Documents or if they are submitted on an altered Bid Form, the Bid will be rejected.
8. All addenda for the Project will be issued electronically via email. Bidders are required to provide AEM Architects with the appropriate email address to ensure receipt of addenda. Bidders shall confirm receipt of all addenda with AEM Architects.
9. The Project shall be bid as indicated in the Bidding Documents and subsequent addenda. Voluntary alternate bids will be ignored and will cause a bid to be rejected and deemed nonresponsive.
10. Per state law and in accordance with the policies of the District, all Contractors are required to provide child abuse background checks (Act 151) and criminal history reports (Acts 34 and 114) for all personnel working on the construction site at any time. No Contractor, or any of its employees or subcontractors, will be permitted to work on site until clearances have been reviewed and accepted by the Owner. All policies and District procedures shall be explicitly followed.
11. All Contractors shall comply with the Pennsylvania Public Works Employment Verification Act. Contractors shall submit a "Public Works Employment Verification Form" to the Owner through the Architect at the same time when performance and payments bonds are submitted. Submission of this form is a precondition of the Contract being awarded and executed. These requirements apply to all employees hired by the Contractors and Subcontractors regardless of whether the employee will be working onsite or offsite. Subcontractors will not be granted access to the site until their "Public Works Employment Verification Form" is submitted.
12. This is a prevailing wage project, and the wage rates are included in the Specifications.
13. Penn Township does not require a construction permit for this Work. All contractors are responsible to purchase and obtain any other permits, contractor licenses, certifications, etc., Penn Township may require relating to their portion of the work.
14. A Contractor's Statement of Qualifications (AIA Document A305 2020, including Exhibits A through E) is required to be submitted (one copy) by the Bidder along with its Bid. The fully executed and notarized statement shall be provided with Project-specific information. A generic statement is not acceptable.
15. All questions regarding the Project shall be submitted in writing via email and a written response will be provided in a timely manner.  
  
AEM Architects: Philip Leinbach ([pmleinbach@aem-arch.com](mailto:pmleinbach@aem-arch.com))  
Seth Henry ([srhenry@aem-arch.com](mailto:srhenry@aem-arch.com))
16. The site and building will be open to bidders immediately following the Pre-Bid Meeting.

17. Access to the building and grounds shall be coordinated through Mr. Matt Shirk. Access will be available from 8:00 A.M. to 3:00 P.M. (access outside these hours is also possible when it can be accommodated by the Owner). Mr. Shirk shall be given adequate notice (minimum 48 hours) to provide accommodations for contractor access to the building or site. Contractors seeking access to the building/site without prior approval will be denied access. Mr. Shirk may be reached at (484) 663-4526 (mobile phone).
18. Contractors are required to review all Bidding Documents to determine their complete scope of Work. Any issues requiring clarification shall be brought to the attention of the Architect immediately.
19. CAD files are available only from AEM Architects to the successful low Bidders. Fees and terms of use are outlined in the General Conditions of the Contract. No CAD files will be made available during bidding.
20. The schedule and phasing narrative for the Project is included in Section 01 10 00 "Summary". Every Bidder, by submitting a Bid, indicates that they understand and commit to these schedule requirements and that their Bid includes all costs necessary, including premium time, to meet this schedule.
21. The anticipated timeline for the Project to commence is as follows:  
  
Receive Bids: November 13, 2025  
Owner reviews Bids and authorizes issuance of the Letters of Intent: November 18, 2025  
Issuance of the Notice to Proceed: December 2025  
Work commences on Project Site: June 3, 2026, or February 1, 2026 if Alternate 100 is selected.  
Substantial Completion Date: July 31, 2026 or April 30, 2026 if Alternate 100 is selected.
22. Liquidated damages are as listed in Division 01 Section "Summary".
23. Requests for substitutions were to have been made in writing and submitted to the Architect through a Prime Bidder no later than 10 days prior to receipt of bids. The last day for receipt of substitution requests was the close of business on November 3, 2025. Bids shall be based solely upon those items that have been reviewed and subsequently approved as an equal substitution by the Architect. A Bid based on a substitution that has not been approved and noted in an Addendum does not meet the requirements of the Contract Documents and will be declared non-responsive.
24. Upon receipt of Notice to Proceed, Contractors shall review their procurement schedule with all subcontractors and shall advise the Architect within 30 days of any delivery issues that may be realized during the Project based upon the Project Schedule.
25. Where deemed reasonable by the Architect and Owner, Contractors may be granted permission to purchase the materials and equipment in bulk shipments and store them off site until the Work requires them to be delivered to the Project. To be paid for stored materials, the procedures in the "Payment Procedures" Section of the Specifications and the Contract requirements must be followed explicitly, or payment will not be authorized. The Owner and/or their Representative must be given access to view the quantity and type of materials or equipment that are being stored and for which payment is being sought at any time with no advance notice.

26. Policies concerning the collation and submission of Product Data, Shop Drawings, Payment Applications, inspections, etc., are outlined in the Specifications. A Submittal Schedule shall be developed by the Contractor immediately after Notice to Proceed. Submittals must be carefully reviewed prior to being submitted to the Architect. Contractors shall use the Submittal Cover Sheet included in the Specifications for all submittals and shall certify the submittal does not deviate from the Project requirements as indicated in the "Submittal Procedures" Specification Section. Submittals not having been reviewed thoroughly in the opinion of the Architect will be returned without review. All costs and delays associated with these submittals will be the responsibility of the offending Contractor.
27. Where a Basis of Design product is listed in a Specification, a product from a listed acceptable manufacturer may be submitted as long as the product meets or exceeds the published design and performance data of the Basis of Design product. The Contractor is responsible to confirm compliance prior to making the submittal for the product.
28. Mockups shall be provided as indicated in the individual Specification Sections. Contractors shall plan the installation of mockups in accordance with the Project Schedule and shall allow enough time for the mockup installation to be reviewed by the Architect and Owner prior to the work being scheduled to start. It should be assumed that mockups will be reviewed on a scheduled job conference day.
29. Pre-installation meetings required by the individual Specification Sections shall be held on site with the Owner present in advance of the specific work starting. Where the Architect is noted to be in attendance, the pre-installation meeting shall be held on a scheduled job conference day. The Prime Contractor responsible for the pre-installation meeting shall create minutes of the meeting and provide copies to the Architect and Owner.
30. Testing for quality control and code compliance shall be the responsibility of the Contractor.
31. Dust curtains shall be installed where work areas meet occupied areas for all dust-generating operations. If Contractor fails to maintain temporary facilities and controls, the Owner reserves the right to immediately augment the provided temporary facilities and back charge the Contractor for all costs including cleanup costs.
32. Contractor's supervision and coordination shall include advance review of existing conditions at least five days prior to any work commencing. Failure to review existing conditions thoroughly prior to starting any work will not be a cause for an extension of time request.
33. Mr. Leinbach opened the meeting for questions. None were asked.

**END OF PRE-BID MEETING MINUTES**

SECTION 03 36 01 - DYED AND POLISHED CONCRETE SYSTEM

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes dyed and polished concrete system.
- B. Related Sections:
  - 1. Division 07 Section "Joint Sealants."

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated.
  - 1. Provide manufacturer's surface preparation and concrete grinding procedures.
  - 2. Provide manufacturer's written surface protection requirements for completed areas.
- B. Shop Drawings: Provide drawings indicating the following:
  - 1. Plan view of the floor and all joints including construction joints.
  - 2. Areas to receive colored surface treatment.
- C. Samples for Initial Selection: Dye selection guides.
- D. Samples for Verification: For each exposed product requested of color and texture, prepared on 12"x12" samples.

1.4 INFORMATION SUBMITTALS

- A. Qualification Data: Installer shall provide manufacturer's written certification that Installer is approved to provide manufacturer's dye and polishing system. Provide list of five similar projects completed in the last three years using the same system of similar size and scope that resulted in successful installations of dye and polishing system.
- B. Material Certificates: For each type of material, finish, and component from manufacturer.
- C. Product Test Reports:
  - 1. Certification from National Floor Safety Institute confirming system passes Phase Two Certification when tested using Method 101-A
  - 2. Compliance with ADAAG wet and dry slip-resistance requirements.

DYED AND POLISHED CONCRETE SYSTEM

- D. Warranties: Sample of Special Warranty.

1.5 QUALITY ASSURANCE

- A. Installer Qualification: Certification from manufacturer as an approved Installer.
- B. Source Limitations: Obtain all products from a single manufacturer.

1.6 STORAGE AND HANDLING

- A. Protect packaging and product from damage, loss and freezing.
- B. Obtain proper materials and quantities to be applied to the project. Written confirmation shall be submitted to issuance of warranty.

1.7 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of the Dyed and Polished Concrete finish that fail(s) in materials or workmanship within specified warranty period including the use of cleaning solution
1. Warrant installed systems to be free from defects in material and workmanship for one (1) year from the date of Substantial Completion.
  2. Installed system shall be warranted by the Manufacturer to resist dusting from abrasion, be free from manufacturing defects, and will not break down or deteriorate under normal conditions of use for a period of ten (10) years from the date of Substantial Completion.
  3. Manufacturer through Installer shall warrant that the system finish will meet slip-resistance for wet and dry conditions as required by ADAAG and current building code being enforced at the time of installation.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Basis of Design Product: Subject to compliance with requirements, Dyed and Polished Concrete Systems incorporated into the project shall be based on products as follows:
1. L&M Construction Materials, Inc.:
    - a. Liquid Hardener, Sealer and Densifier: "L&MTM FGS Hardener Plus™."
    - b. Semi-Rigid Joint Filler: "L&MTM Joint Tite 750™."
    - c. Oil Repellant Sealer: "L&MTM Petrotex™."
    - d. Concrete Dye: "L&MTM Vivid Dye™."
    - e. Cleaning Solution: "L&MTM FGS Concrete Conditioner™."
- B. Acceptable Manufacturers: None.

## 2.2 FINISHES

### A. Cut:

1. Level 3: Medium Aggregate. Expose more of the overall girth of the coarse aggregate within the concrete. This level of cut is achieved within 1/8-inch of the surface.

### B. Sheen

1. Level B Sheen (high gloss) as determined by a gloss reading of 60 – 70.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Concrete shall have been cured a minimum of 28 days, or shall attain a minimum of 4,000 psi prior to beginning any part of the dye and polish system.
- B. Examine substrates areas and conditions, with Installer present, for compliance with requirements and other conditions affecting performance of the Work.
  1. Remove all surface contamination.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 CONCRETE FINISHING

- A. Concrete surfaces shall be polished with a hard steel-trowel finish (three passes) during placement.
- B. Fill joints to ensure smooth traffic passage over joints.

### 3.3 INSTALLATION

#### A. Floor Surface Polishing and Treatment:

1. Provide polished concrete floor treatment in entirety of slab indicated by drawings. Provide consistent finish in all contiguous areas.
2. Prior to polishing, fill joints flush to floor surface.
3. Diamond polish concrete floor surfaces with power disc machine recommended by floor finish manufacturer. Sequence with coarse to fine grit. Installer to determine the optimum starting grit in order to achieve the specified aggregate exposure.
  - a. Comply with manufacturer's recommended polishing grits for each sequence to achieve desired finish level. Following the initial passes of metal bond diamonds, the installer shall drop back a minimum of one grit level when transitioning to resin bond diamonds. The separation in grit designation shall be a minimum of 50 for the transitioning step. The installer shall refine each abrasive grit to its fullest potential before moving on to the next level. Floor shall be thoroughly scrubbed between each grit pass to remove all loose material. Level of sheen shall match that of approved mockup.
  - b. Expose aggregate in concrete surface only as determined by approved mockup.
  - c. All concrete surfaces shall be uniform in appearance.



DYED AND POLISHED CONCRETE SYSTEM

4. Dyed and Polished Concrete:
  - a. Locate demarcation line between dyed surfaces and other finishes and provide protection to prevent damage to adjacent surfaces.
  - b. Polish concrete to the cut level and sheen indicated.
  - c. Apply pre-mixed dyes to polished concrete surface and allow to dry.
  - d. Remove residue with water and buffer pad; reapply as necessary for desired result.
5. Apply two coats of liquid hardener, sealer, and densifier:
  - a. First coat at 250 ft<sup>2</sup>/gal, following the 400 grit level.
  - b. Second coat at 350 ft<sup>2</sup>/gal, prior to the final polishing pass.
  - c. Follow manufacturer's recommendations for drying time between successive coats.
6. Remove defects and re-polish defective areas.
7. Finish edges of floor finish adjoining other materials in a clean and sharp manner.
8. Finish system and match approved mockup(s).

3.4 FIELD QUALITY CONTROL

- A. Manufacturer's representative shall inspect and verify for proper installation. Any defects identified shall immediately be remedied.

3.5 CLEANING

- A. Floor shall be mechanically scrubbed for seven (7) days with soft to medium pads (white or red pads) with cleaning solution in accordance with manufacturer's instructions.

3.6 PROTECTION

- A. All areas shall be protected using specified protection board throughout the course of the Work. This includes the time after concrete is initially placed and after polishing is complete.
- B. Prior to installation/application of the dry polished concrete, all surfaces shall be covered with a durable sheet material able to withstand construction traffic. All seams shall be taped/sealed in accordance with manufacturer's requirements to prevent contamination of concrete from moisture, spills, oils, gouges, etc. Edges shall also be taped/sealed to prevent seepage.
- C. Remove and replace after completion of dry-polish concrete system until Substantial Completion.
- D. Protection may be achieved by other method(s) acceptable to manufacturer when submitted in writing and approved by the Architect.

END OF SECTION 03 36 01