MW STUDIOS
ARCHITECTURE
MASTER PLANNING

410.344.1460
8098 Sandpiper Circle, Suite H
Nottingham, Maryland 21236

ADDENDUM 07

PROJECT:	Exeter Twp ESC	MWS PROJECT NO:	25-049
ADDRESS:	70 Gibraltar Road Reading, PA 19606	ISSUE DATE:	11/10/2026

The following changes shall be incorporated into the work in accordance with all general requirements as if incorporated in the original documents.

GENERAL CHANGES:

Alternate #14 has been added to the GC Bid Form and updated on the list of Alternates. All other Bid Packages are to utilize the latest bid forms issued with Addendum #4 and Alternate #14 is Not Applicable to ALL other Bid Packages.

CHANGES TO DRAWINGS: NONE

CHANGES TO SPECIFICATIONS:

1. 00 1200.2 - General Construction Bid Proposal Form – Revised and reissued.
2. 01 2300 – Alternates – List of Alternates revised and reissued.

BIDDER QUESTIONS & RESPONSES: NONE

ATTACHMENTS:

1. 00 1200.2 - General Construction Bid Proposal Form
2. 01 2300 – Alternates – List of Alternates

END OF ADDENDUM

Exeter Township
Emergency Services Facility
70 Gibraltar Road
Reading, PA 19606

Bid Form
Bid Package #02 – General Construction

Bids Due: 11/12/26 @ 2:00 PM

Deliver Sealed bids to:
Exeter Township
Attn: Larry Piersol, Township Manager
Exeter Township Building
4975 DeMoss Road
Reading, PA 19606

Date: _____

Firm Name: _____

Firm Address: _____

_____

Contact: _____

Phone Number: _____

Email: _____

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

This Bid is submitted in accordance with the Advertisement inviting bids to be received for the Exeter Township Emergency Services Facility Bid Package #02 General Construction.

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

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

a. BIDDER has carefully examined the Contract Documents including all Addenda which are incorporated with these documents indicating various conditions affecting this contract, the undersigned herein agrees to furnish all materials, perform all labor and do all else necessary to complete the work for the Bid Package #02 indicated above for the Contract for the above named Project in accordance with said Contract Documents.

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

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

	BASE BID LINE ITEM SUB-TOTALS	
	Line Item Scope of Work	**Line Item Scope of Work Bid Subtotal**
BB1	Contractors' Cost of Work	Words: _____ Dollars Figures: ($_____)
BB2	GC-1: Owner Contingency Allowance, General Construction Contract	Words: Two Hundred and Fifty Thousand Dollars Figures: ($250,000.00)
	GC-2: Pre-Engineered Metal Buildings Foundation Design Variation Allowance	Words: Fifty Thousand Dollars Figures: ($50,000.00)

	UNIT PRICE ITEMIZATION SCHEDULE				UNIT PRICE ALLOWANCE SCHEDULE
BB3	**Unit Price No.**	**Contractor's Unit Price Bid**	**Bid Quantity**		**Unit Price Allowance (UPA) Amount** ***(To be included in Base Bid)***
	Unit Price No. 1 – Furnish and Install additional miscellaneous structural steel	$_____/TON	2 TON		**Unit Price Allowance No. UPA-1** **$**_____
	Unit Price No. 2 – Furnish and Install additional miscellaneous metals	$_____/TON	12 TON		**Unit Price Allowance No. UPA-2** **$**_____

TOTAL LUMP SUM BASE BID Contractors' Cost for the Work (**BB1**) + Owner Contingency Allowances (**BB2**) + Unit Price Allowances (**BB3**)
Words: _____ Dollars
Figures: ($_____)

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

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

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

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

Bidder accepts the provisions of the Agreement as to the liquidated damages for failure to meet the milestone dates defined and substantial completion of the project shall be calculated at One Thousand Five Hundred Dollars ($1,500.00) per day for each calendar day of delay until the work is substantially complete.

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

The undersigned must enclose the following required attachments to this Bid Form. **Each bidder shall submit two (2) hard copies of the complete bid submission.**

The following shall be included in the bid submission:

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

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

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

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

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

The undersigned shall indemnify and hold harmless Exeter Township, Boyle Construction, Inc., Manns Woodward Studios and Herbert, Rowland & Grubic, Inc., all consultants and each officer and employees, with respect to any claims, losses, expenses, costs and reasonable attorney's fees incurred by Exeter Township, Boyle Construction, Inc., Manns Woodward Studios and Herbert, Rowland & Grubic, Inc., all consultants and each officer and employees, with regard to the undersigned's failure to comply with these Bid Documents and procedures.

Permits and Inspections: Any required permit fee will be paid by the Owner. Upon award, the successful prime contractor must complete any applicable permit form (and business licenses if required) and submit to the Township. Inspection fees will be paid for by the Owner. Any additional costs incurred due to failed inspections shall be paid by the prime contractor. Any required contractor or business license fees required by the Township are to be paid by the prime contractor.

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

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

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

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

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

ADD/DEDUCT_____Dollars.
(Words)

($ _____)
(Figures)

Alternate #2: The Bidder shall state the adjustment in price to be added to, or deducted from, the Base Bid to perform all earthwork excavations as UNCLASSIFIED in lieu of CLASSIFIED as specified in the Bid Documents. Under this Alternate, rock removal shall be performed through hydraulic/mechanical means (no blasting permitted) and the surplus soils and rock are to be disposed of legally by the contractor offsite or processed to the equivalent of 2A modified for re-use as structural fill onsite.

ADD/DEDUCT_____Dollars.
(Words)

($ _____)
(Figures)

Alternate #3: The Site Contract Bidder shall state the adjustment in price to be added to or deducted from the Base Bid to provide engineered structural fill or 2A modified stone in lieu of using on-site materials for all fills required below the bottom of subgrade stone for the entire building pad and up to 10' outside the new buildings exterior wall line as identified on the Special Excavation Plan. Under this alternate, the resulting excess soils are to be disposed of legally by the contractor off-site. Under this Alternate, the General Contract, Mechanical Contract, Electrical Contract, and Plumbing Contract Bidders shall state the adjustment in price to be added to, or deducted from, the Base Bid to perform their scope of work within the engineered structural fill or 2A modified stone in lieu of on-site materials as identified in the Bid Documents.

ADD/DEDUCT_____Dollars.
(Words)

($ _____)
(Figures)

Alternate #4: Not Applicable.

Alternate #5: Not Applicable.

Alternate #6: Not Applicable.

Alternate #7: Not Applicable.

Alternate #8A: The Bidder shall state the adjustment in price to be added to or deducted from the Base Bid to provide Four-Fold doors in lieu of Fully Glazed Sectional overhead doors of Apparatus Bay doors OHD1, OHD2, OHD3, OHD4, OHD5, OHD6, and OHD7.

ADD/DEDUCT_____Dollars.
(Words)

($ _____
(Figures)

Alternate #8B: The Bidder shall state the adjustment in price to be added to or deducted from the Base Bid to provide Fully Glazed Sectional overhead doors in lieu of Four-Fold doors of Apparatus Bay doors FFD1, FFD2, FFD3, FFD4, FFD5, FFD6, and FFD7.

ADD/DEDUCT_____Dollars.
(Words)

($ _____
(Figures)

Alternate #9: The Bidder shall state the adjustment in price to be added to or deducted from the Base Bid to provide resinous floor finish and wall base in Corridor 106, Watch Office 111, **Janitor 121**, Kitchen & Day Room 122, and Laundry 125 in lieu of Base Bid Terrazzo floor and wall base.

ADD/DEDUCT_____Dollars.
(Words)

($ _____
(Figures)

Alternate #10: The Bidder shall state the adjustment in price to be added to or deducted from the Base Bid to provide resinous floor finish and wall base in Corridor 145 and EMS Dayroom 146 ~~and Equipment 147~~ in lieu of Base Bid Terrazzo floor finish and wall base.

ADD/DEDUCT_____Dollars.
(Words)

($ _____
(Figures)

Alternate #11: Not Applicable.

Alternate #12: The Bidder shall state the adjustment in price to be added to or deducted from the Base Bid to supply and install all complete systems to include but not limited to masonry, concrete, steel, and fence material for the Dumpster Enclosure in lieu of the chain link fence with privacy slats enclosure per the basis of design.

ADD/DEDUCT_____Dollars.
(Words)

($ _____
(Figures)

Alternate #13: Not Applicable.

Alternate #14: The Bidder shall state the adjustment in price to be added to or deducted from the Base Bid to supply and install a custom terrazzo department seal within the terrazzo flooring of Kitchen & Dayroom 122. Terrazzo department seal must include up to 8 colors.

ADD/DEDUCT_____Dollars.
(Words)

($ _____
(Figures)

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

ADDENDUM #_____ Dated_____

ADDENDUM #_____ Dated_____

ADDENDUM #_____ Dated_____

ADDENDUM #_____ Dated_____

ADDENDUM #_____ Dated_____

ADDENDUM #_____ Dated_____

ADDENDUM #_____ Dated_____

ADDENDUM #_____ Dated_____

SIGNATURES:

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

INDIVIDUAL, PARTNERSHIP, LLC OR CORPORATION

_____
(Firm Name)

By: _____
(Signature)

_____
(Print Name and Title of Authorized Person to Sign)

State of Incorporation: _____

Business Address: _____

_____

_____

Telephone Number: _____

Email Address: _____

_____
Attest By

_____
Print Name of Person

Business/Corporate Seal:

EXETER TOWNSHIP
NEW EMERGENCY SERVICES CENTER
PROPOSED ALTERNATES LIST
BOYLE PROJECT NO. 25051.01

11/10/2026

ALT #	DESCRIPTION	Site Contractor	General Construction	Mechanical Contractor	Electrical Contractor	Plumbing Contractor	Fire Protection Contractor
1	Increase warranties from one year to two years from the date of substantial completion (excludes landscaping)	X	X	X	X	X	X
2	Base bid Site is Classified. Alternate Bid Site is Unclassified	X	X				
3	Provide engineered structural fill or 2A modified stone in lieu of using on-site materials for all fills required below the bottom of subgrade stone for the entire building pad and up to 10' outside the new buildings exterior wall line as identified on the Special Excavation Plan. Under this alternate, the resulting excess soils are to be disposed of legally by the contractor off-site.	X	X	X	X	X	
4	Provide heavy duty PennDOT spec asphalt drive in lieu of concrete.	X					
5	Provide concrete filled permanent bollards in lieu of removable bollards	X					
6	Provide sod in lieu of seeded lawn in the areas shown on the drawings.	X					
7	Deduct the landscaping from the project. Plantings & Mulch.	X					
8A	Provide Four-Fold doors in lieu of Fully Glazed Sectional overhead doors of Apparatus Bay doors OHD1, OHD2, OHD3, OHD4, OHD5, OHD6, and OHD7.		X		X		
8B	Provide Fully Glazed Sectional overhead doors in lieu of Four-Fold doors of Apparatus Bay doors FFD1, FFD2, FFD3, FFD4, FFD5, FFD6, and FFD7.		X		X		
9	Provide Resinous floor finish and wall base in Corridor 106, Watch Office 111, Janitor 121, Kitchen & Day Room 122, and Laundry 125 in lieu of Base Bid Terrazzo floor and wall base.		X				
10	Provide Resinous floor finish and wall base in Corridor 145 and EMS Dayroom 146 in lieu of Base Bid Terrazzo floor finish and wall base.		X				
11	Provide 3" river stone in five (5) beds adjacent to the building in lieu of landscape and mulch. This includes soil sterilant and geotextile (class 2, Type B) fabric as specified.	X					
12	Provide Alternate Masonry and Metal Gate Dumpster Enclosure in liue of privacy slat style fence dumpster enclosure.		X				
13	Provide standard (91dBA) weather enclosure for the generatore in lieu of BOD Level 2 (74dBA) sound enclosure for the generator.				X		
14	Provide custom terrazzo department seal within the terrazzo flooring of Kitchen & Dayroom 122. Terrazzo department seal must include up to 8 colors.		X				