MW STUDIOS
ARCHITECTURE
MASTER PLANNING

410.344.1460
8098 Sandpiper Circle, Suite H
Nottingham, Maryland 21236

ADDENDUM 01

PROJECT:	Exeter Twp ESC	MWS PROJECT NO:	25-049
ADDRESS:	70 Gibraltar Road		
	Reading, PA 19606	ISSUE DATE:	10/09/2026

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

GENERAL CHANGES: N/A

CHANGES TO DRAWINGS: N/A

CHANGES TO SPECIFICATIONS: N/A

BIDDER QUESTIONS & RESPONSES:

1.) QUESTION: Do you have a budget # for each trade?

RESPONSE:
Site: $2,750,000
GC: $9,000,000
FP: $250,000
PC: $1,100,000
MC: $1,750,000
EC: $2,750,000

2.) QUESTION: Can you tell me the SF size of this building, and if it is a pre-engineered building?

RESPONSE: Exeter Township Emergency Services Facility will be a 32,000 SF. Majority of the building will be pre-engineered metal building and the remaining portion will be conventional load-bearing masonry construction.

ATTACHMENTS:

1.) Pre-Bid Meeting Sign-in Sheet

2.) Pre-Bid Meeting Minutes

END OF ADDENDUM

EXETER TOWNSHIP
EMERGENCY SERVICES CENTER
PRE-BID MEETING SIGN-IN SHEET
Wednesday, October 7, 2026

Boyle

TRADE SC/GC/MC/PC/EC/FPC	**PLEASE PRINT LEGIBLY** NAME:	COMPANY NAME:	EMAIL:	PHONE:
EC	Rocky Sarge	IB Abel	Rocky.Sarge@Ib-Abel.com	(610)301-6396
mc/pc	Todd Shook	JBm mechanical	info@jbmmechanical.com	610-837-2424
GC	Charlie Classen	CMG	CClassen@CMGofeaston.com	610-258-0677
EC PC MC	Chad Heffner	Leibold Inc.	chad.heffner@leiboldhvac.com	610 781-1816
	Mike Jupina	Exeter Township		
FC	Bob Miller	BSF Electric	Bob@Bsielectric.com	215 699 7700
GC	Nathan Royer	Gordon H Bauer	nroyer@bauerinc.com	269 [illegible] 5645
EC	Kevin Maples	Lobar Inc.	Kevin.maples@lobar.com	717 434 4598
PC	Tyler Thompson	Vision Mechanical	Eric.ungar@visionmechanical.com	610-776-6700
GC	Cam Miller	Skepton Construction	estimating@skeptonconstruction.com	215-679-7147
EC	Josh Bowman	Triangle Fire Protection	Joshbowman512@aol.com	(717) 686-8226
GC	Steve Sostak	ER Stevenson Inc	ssostak@erscon.com	610-376-6634
SITE	CHUCK LIGHTCAP	EMPIRE SERVICES	C.LIGHTCAP@ES Reading.com	610-372-6571
FPC	Jim Horne	Accelerated Fire Protection	jhorne@AFP-INC.com	215-375-2370
SITE	DYLAN KLEMAS	BERG CONSTRUCTION	DKLEMAS@BERGCONST.com	484 345 9435
GC	TIM LITTLE	HOLLENBACH CONST	TLITTLE@HOLLENBACH.com	610-367-4200
GC	BILL GRABER	TWINING CONSTRUCTION	BILL@TWININGCONSTRUCTION.com	215-598-1030
SITE	STEVE MCINTYRE	TRI-CITY EXCAVATION	STEVE@TWININGCONSTRUCTION.com	215-598-1080
EC	Sean Ott	Schipsi Electric	estimating@schipsielectric.com	610-996-9622
MECH	STEVE FEATHERS	AT CHADWICK	SFEATHERS@ATCHADWICK.NET	484-955-3209
SC	Bob Stewart	Barwis Construction	bob@barwisconstruction.com	484-345-0312
GC	Jonathan Miller	DTM Construction Unlimited	JMiller@DTMconstruction.com	610 761 7014
GC	Rob	DTM Construction Unlimited	Rob@DTMConstruction.com	570 880-0990
PC	ALLEN Heiselman	AKC Mechanical	Admin@AKCmechanical.com	215-322-1171
EC	Bryan Anderson	HB Frazer	banderson@hbfrazer.com	610-621-9395

EC	Adam Degler	Berkshire Mech. / Dannyselec	Adam. Degler @Dannyselectricservice.com	484-793-0230
GC	Nick Yinger	eci Construction	nay @eci construction.com	717-638-3325
EC	Tyler Myers	Yates Electrical service	tmyers@yateselectrical service.com	610-739 3255
GC	Jeff Gaines	Dolan Construction	jeffgaines@dolanconstructionmc.com	717-808-9710
EC	Mike Thompson	Albarell Electric	MThompson@Albarell.com	(484)408-5728
GC	ERIC HANCOCK	UHRIG CONSTRUCTION	EHANCOCK@UHRIG.COM	610-484-7821

EXETER TOWNSHIP
EMERGENCY SERVICES CENTER
PRE-BID MEETING SIGN-IN SHEET
Wednesday, October 7, 2026

Boyle

TRADE	**PLEASE PRINT LEGIBLY**			
SC/GC/MC/PC/EC/FPC	NAME:	COMPANY NAME:	EMAIL:	PHONE:
MC/PC	CHUCK HORN	GARDEN SPOT MECH	CHORN@GARDENSPOTMECHANICAL.COM	717-665-0270
SC/GC	Paul Adamshick	NYCE Construction	paul@nyceconstruction.com	412 491 1780
SC	Jon Martzall	Iron Eagle	Jon@Ironeagleex.com	717-682-5997
SC	Clay Gainer	Iron Eagle	clay@Ironeagleex.com	717-682-5997
GC	Josh Cooney	Bracy	jcooney@bracyconstruction.com	610-395-0200
EC/MC	Zoe Menzel	Sas inc.	office@sasinc.us	717-866-6643
MC	Robert Demyan	ASL Refrigeration Inc	Nalagia@aslmech.com	484-951-3498
MC/PC	Justin Davidson	Tri-County mechanical	dkieter@tcntymech.com	610-965-6777
MC/PC	Bryan Krajewski	Dual Temp Co	Sales@dualtemp.com	484-735-6432
GC	Jeffrey Pearsall	Penn Builders Inc	ChrisH@PennBuildersInc.com	215-536-8315
SC	Ben Baver	GHB Inc	bbaver@baverinc.com	215-679-7988
GC	Wyatt Ballou	Balton Construction	estimating@Baltonconstruction.com	484-707-2347
SC	Grant Hettinger	Bowers Construction LLC	grant@bowersconstruction.com	610-406-2222
GC	Justin Dennis	Mohawk Group Inc	JDennis@mohawkgroupinc.com	484-358-3170
FP	Dylan Strausbaugh	SA Comunale	dylan.strausbaugh@comunale.com	330-606-1793
SC	Bill Rowley	Kinsley Construction	wrowley@kinsleyconstruction.com	717-916-3830
FP	Ray Johnson	Kistler O'Brien Fire	rjohnson@kobfire.com	484-534-0151
PC	Tim Gibble	Berkshire Mechanical	Timothy.Gibble@berkshiremechanical.com	610 587 0023
MC/EC/PC	Teagan Millar	Berkshire Mechanical	tmillar@dennyselectricservice.com	835-259-7675
SC	Dan Shivok	Semmel Excavating	dshivok@semmelexcavating.com	484-695-6687
EC	KEVIN SNYDER	HIRNEISEN ELECTRIC	KEVINS@HIRNEISENELECTRIC.COM	610-777-4892
GC	PATRICK DOLAN	DOLAN CONSTRUCTION	PDOLAN@DOLANCONSTRUCTIONINC.COM	610 372 4664
GC	Levi King	Quarry View Building Group	lking@quarryview.net	717-283-4511
GC	Chris Colter	D&D heat & cool	emmanuel@ddheat.cool.com	610-965-0990
Landscape	Ben Cammarano	SPAYD'S outdoor Environments	Ben@spayds.com	610-501-9579

Boyle Construction
3850 Sierra Cir, Suite 400
Center Valley, Pennsylvania 18034
P: (484) 223-0726

Project: 25051.01 Exeter Twp - Emergency Services Center
70 Gibraltar Road
Reading, Pennsylvania 19606

Exeter Emergency Services Center Pre-Bid Minutes: Meeting #1

Meeting Date Oct 7, 2026

Meeting Time 02:00 pm - 04:00 pm Eastern Time (US & Canada)

Meeting Location 4975 DeMoss Rd, Reading, PA 19606

Overview

1. Introductions
2. Sign in Sheet
3. Bid Documents and Schedule
4. Communications
5. Project Overview
6. Construction Overview
7. Additional Site Visits
8. Questions

Notes

Attachments

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Larry Piersol	Exeter Township	P: (610) 779-5661	lpiersol@exetertownship.com	Present
Chris Jordan	Exeter Township Fire Department	P: (610) 779-8848	cjordan@exetertwpfire25.com	For Distribution Only
Robert Lenosky	Boyle Construction Inc.	P: (484) 223-0726	rlenosky@boyleconstruction.com	Present
Chris Haller	Boyle Construction Inc.	P: (484) 223-0726	challer@boyleconstruction.com	Present
Christian Donovan	Boyle Construction Inc.	P: (484) 223-0726	cdonovan@boyleconstruction.com	For Distribution Only
Tony Ganguzza	Boyle Construction Inc.	P: (484) 223-0726	tganguzza@boyleconstruction.com	For Distribution Only
Tracey Glad	Boyle Construction Inc.	P: (484) 223-0726	tglad@boyleconstruction.com	For Distribution Only
Nate McNeill	Manns Woodward Studios, Inc.	P: (410) 344-1460 ext. 3403	nmcneill@mwsarch.com	Present
Dennis Reichel	Herbert, Rowland & Grubic, Inc.	P: (717) 368-8854	dreichel@hrg-inc.com	Present

Bid Documents and Schedule

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Plan Availability & Bidding Schedule				Open

Description

1. Bid Documents are available through Building Connected
    1. If you still need access to the Bid Docs, Contact Tracey Glad tglad@boyleconstruction.com at our office for an invite to Building connected.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status

2. This Pre-Bid Meeting is MANDATORY. All attendees must sign the sign-in sheet to confirm a representative of your company has attended the meeting to qualify for bidding.
3. Pre-bid Attendance list will be included with Addendum 1/Pre-bid meeting minutes
4. The Current Bid Schedule for the Project is as follows:
    1. 10/1/26 Bid Documents available to Bidders
    2. 10/7/26 Pre-Bid Conference
    3. 10/29/26 Last Day for Bid RFI's
    4. 11/5/26 Final Addendum to be issued
    5. 11/10/26 Sealed Bids due at the Township Building by 2PM
        1. Submit sealed bids as stated in the Invitation to Bid, at Exeter Township, 4975 DeMoss Rd, Reading, PA 19606 Attn: Larry Piersol, Township Manager.
        2. Bids will be opened publicly immediately following
    6. 11/24/26 Anticipated Letter of Intent to Award
    7. 12/14/26 Anticipated Notice to Proceed

Official Documented Meeting Minutes

- All items reviewed as noted.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.2	1	Bid Submission Information				Open

Description

1. A Complete bid is to include the following:
    1. Two (2) hard copies and One (1) electronic USB copy
    2. Bid Bond or Certified Check or Cashier’s check in the amount of 10% of the Bid total plus all possible add Alternates. Bid Bond 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)
2. ***Do not Alter the Bid Form in any way. Altered or qualified bid forms will be considered invalid.***
3. See Proposal Checklist *(Spec Ref: 001310)* for more details on required items following award of contract.
4. Bids must include all hours necessary to complete the project. Owner will not pay overtime for extra hours.
5. By Submitting a bid, all contractors acknowledge they have visited the job site and completely understand all existing conditions and all requirements for the project.

Official Documented Meeting Minutes

- All items reviewed as noted.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.3	1	Invoice and Payment Procedures				Open

Description

1. All Certified Payroll forms are required to be submitted to Boyle Construction monthly, as applicable, by each Prime Contractor along with your invoice. Each Prime Contractor is responsible for obtaining, reviewing and providing payroll forms from all of their subcontractors. Failure to provide the required paperwork to Boyle Construction in a timely manner could result in pay applications being withheld and not approved until all documentation is adequately submitted and current.
2. The Owner is receiving multiple grants for the project - all grant compliance requirements must be adhered to, as listed in the specifications, as there will be additional auditing by a consulting firm for the state.

Official Documented Meeting Minutes

- All items reviewed as noted.

Communications

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Bid Questions and responses				Open

Description

1. All Bid Questions/RFI's must be submitted in Building Connected.
2. RFI's will be answered via Addendum and will be issued thru Building Connected.
    1. Bid RFI Deadline is 4:00 PM on 10/29/26.
3. Verbal questions will not be answered and will be considered invalid and non-binding.
4. Upon Contract award, All RFI's, Submittals, scheduling concerns, as built documentation, meetings, meeting minutes, task assignments, punch-lists, etc. will be managed through Procore.

Official Documented Meeting Minutes

- All items reviewed as noted.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Deliverables				Open

Description

1. Post-Award Submissions shall include:
    1. 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

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status

2. The successful bidder will be required to submit the following documents and any other documents deemed necessary by the Construction Manager upon issuance of Letter of Intent to Award:
    1. Certificate of Insurance
    2. Performance Bond in the amount of 100%
    3. Payment Bond in the amount of 100%
    4. No Lien Agreement
    5. Maintenance Bond for 18 months

2. Submittals
    1. Submittals will begin to be requested upon Anticipated Letter of Intent to Award Date of 11/24/26. Any work completed by the Prime Contractor prior to the Notice to Proceed is at the Contractor's risk. Boyle will request submittals begin at this time but cannot require you to submit.
    2. Submittals must start to be submitted to Boyle Construction to complete the review process no later than 12/15/26 following Anticipated Notice to Proceed issuance.

Official Documented Meeting Minutes

- All items reviewed as noted.

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Project Description				Open

Description

1. Project Consists of the construction of a new Emergency Services Center for Exeter Township to support Fire Department and EMS operations.
    1. The building total footprint is 29,850 SF, with a 2,170 SF Mezzanine. The main building structure is a mix of PEMB and traditional construction to include a Training Tower and an Apparatus Bay consisting of 7 bays.
2. Prime Contract Packages include the following construction: Site, General, Mechanical, Electrical, Plumbing, and Fire Protection.
3. Prevailing Wage Rates Apply
4. Please review specifications for all Allowances, Alternates, and Unit Prices.
5. O&P on Allowance items is to be included in the base bid.
6. Brief Overview of plans and Specifications - MWS & HRG
    1. Carefully review the Summary and Multiple Contract Summary Sections of the specifications.

Official Documented Meeting Minutes

- All items reviewed as noted.

Construction Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	General				Open

Description

1. Construction Milestone Schedule is provided in the specification documents. The following is a brief overview of Construction:
    1. Mobilization and start of Construction/Sitework
        1. Start 12/15/26
    2. Sitework Phase 1 Completion (includes but is not limited to underground utilities, building pad ready, and rough grading of the site)
        1. Complete 3/31/27
    3. Building Phase
        1. Start 4/28/27
        2. Building Substantial Completion 4/10/28
    4. Sitework Phase 2 Completion
        1. Start 11/23/27
        2. Site Substantial Completion 4/13/28
    5. Owner Trainings, FF&E, Move-in, and Punchlist
        1. Start 4/10/28
        2. Complete 5/11/28
    6. Project Final Completion
        1. 5/11/28
2. Work Hours are 7AM to 5PM Monday through Friday. Additional hours can be scheduled, but will not be considered extra to the contract, and will be directed by the owner and construction manager. All after hours work must be coordinated with the Construction Manager and Owner 72 hours prior.
3. Township noise ordinance permits work between the hours of 7AM and 10PM, Monday thru Saturday. No Sunday or Holiday work is permitted.
4. All Construction activity to take place within the Construction Fenced Areas. Coordinate any work outside of fenced areas with Construction Manager and Owner 72 hours prior. Contractor performing the work is responsible for all safety fence and traffic control, as necessary.
5. All Prime Contractors and their subcontractors are required to cooperate fully with All other prime contractors so work under all contracts can be carried out smoothly without delay or interruption. Coordinate the work of Each prime Contract with the work under separate contracts.
6. Plan Review, Permit, and Inspection fees will be paid by owner. Contractor to pay for any township required licenses or registrations.
7. NPDES Permit is in Place.

Official Documented Meeting Minutes

- All items reviewed as noted.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.2	1	Safety				Open

Description

- Job site safety is solely the responsibility of all contractors. Protection of the construction area is the contractor's responsibility. All temporary protection is to be in place as indicated on the logistics plan and contract documents prior to the start of work and be maintained throughout the duration of the project. BCI, EXETER TOWNSHIP, EXETER TWP FIE DEPARTMENT, MWS, HRG and the Owner's Representatives assume no responsibility for Contractor safety programs or any responsibility for the Contractor's work procedures, methods, sequences, and techniques of construction. The Contractor is completely responsible to observe and comply with all laws, rules, and regulations of all regulatory bodies, and subject to OSHA inspections and fines for violations.

1. Adherence to all OSHA Regulations as they pertain to CFR 29, Part 1926.
2. Each contractor is responsible for providing the name of their "competent person" to the onsite Construction Manager upon mobilization.
3. All accidents/Incidents/Near Misses must be investigated and documented. Report all to the Construction Manager immediately.
4. Job Safety Analysis's must be submitted by each sub performing "high hazard" work such as but not limited to:
    1. Excavation/Trenching
    2. Confined Space Entry
    3. Hot Work
    4. Demolition
5. All contractors generating the potential for Respirable Silica must submit an Exposure Control Plan to the Construction Manager for formal recording.
6. Prior to any Crane activity the responsible contractor must submit a Lift Plan to the Construction Manager.
7. PPE in the form of safety glasses, hard hats, high visual vest/shirt, long work pants and work boots be worn by all personnel 100% of the time while on site. No cutoff sleeved shirts.
8. In the event of an emergency the muster or rally point will be located outside the fence line of the jobsite. Construction Manager will identify this location and provide to all Prime Contractors.
9. Any contractor that interrupts the normal flow of either vehicular or pedestrian traffic must submit a traffic plan.
10. This is a tobacco free site (includes chew and vaping).
11. The Construction Manager and Owner have the right to dismiss from the site any workers found in breach of these expectations.

Official Documented Meeting Minutes

- All items reviewed as noted.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.3	1	Project Specific Information				Open

Description

1. Logistics - Boyle has created and provided a logistics plan as well as Temporary Facilities & Controls information on this plan. Please review in detail and take note of the Construction offices/trailer locations and laydown/material storage areas as they are located across Gibraltar Rd from the project site.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status

2. Review all documents to understand the locations in which responsibilities of construction will transition to the corresponding Prime Contractor from Utility Providers, the SC, and the remaining Primes.
3. There are multiple Vendors that will be contracted with the Owner. All Primes are required to coordinate with said Vendors.
4. Review all Equipment and responsibilities of each Prime as it relates to all equipment.
5. Long Lead Time materials must be identified by each Prime immediately upon receiving Letter of Intent to Award. Boyle will request this for all material that is beyond 3 weeks lead time to identify sequence of submittals and review as well as confirm orders are placed with the responsible Prime Contractor.
6. Reading Country Club is the neighboring property, please be mindful of construction activity and ensure dust control measures are adhered to at all times.

Official Documented Meeting Minutes

- All items reviewed as noted.

Additional Site Visits

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	1					Open

Description

1. All Bidders should be familiar with the entire site.
2. Bidders are free to walk the site after the pre-bid conference.
    1. If additional site visits are required, Please contact Robert Lenosky rlenosky@boyleconstruction.com or 484-357-0716 to schedule.

Official Documented Meeting Minutes

- All items reviewed as noted.

Questions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.1	1	BID RFI's				Open

Description

1. Submit all questions in writing.
    1. RFI's will be answered and distributed to all Bidders as an addendum through Building Connected.

Official Documented Meeting Minutes

- All items reviewed as noted.

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.2	1	Additional Items Reviewed				Open

Description

1. There is a Clean Fill Certification for the project site. Please refer to the Geotechnical Report and information within the Project Specifications.
2. Alternates for the project were reviewed. Please refer to the Bid Forms and information within the specifications for more details.
3. The Owner will contract third party testing agencies to include Construction Testing and HVAC Commissioning Verification Authority & Testing Adjusting Balancing. Refer to the specifications for more details on responsibilities of each Prime Contractor associated with this work.

Official Documented Meeting Minutes

- All items reviewed as noted.

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.
Please contact Boyle Construction if there are any discrepancies or questions with the content of these minutes.