

Addendum # 1

Edgmont Township - Barn Project
Commonwealth of PA Local Share Grant Contract # C0000

The following addendum amends and alters the original drawings and specifications and other contract documents including all previous addenda for this project. This addendum takes precedence over all related items therein. The acceptance of this addendum as a part of the drawings, specifications and other contract documents must be stated in the proposal or the proposal will be considered invalid.

Pre-Bid Site Meeting –Wed, April 29, 2026

1. Attendees: see attached attendance sheet, Meeting agenda and excerpts from Contract Docs handed out and discussed.

IMPORTANT: No change order work unless approved in advance by Edgmont Twp prior to start of the work.

Delete Prevailing Wage link on Bid Form and Form of Agreement and replace with The following: Please go to <https://www.dliweb.pa.gov/PrevWage/Pages/Project.aspx?ID=203811&PageType=> to view the report, and produce a hard copy for your records.

2. . The street address for the barn is 5180 West Chester Pike

3. Intent is to award the contract on May 12th. Work can proceed immediately after all administrative requirements have been satisfied.

4. **Bid Form: Delete Item 1e** and replace with the following scope:

Replace one 4ft section of damaged 6x6 beam in rear wall above post each side of double doors. Post to remain. Add two 2x6 each end of each section. (Ref Dwg S100) (No details shown for this work) (see p.4 this Adden #1)

Replace damaged 6x10 beam running from post west of double door to main beam. (Ref Dwg S100) (No details shown for this work). (see p.4 this Adden #1)

5. Delete keynote D5 for lower level. Work has been completed

Addendum # 1 Edgmont Township - Barn Project (continued)

6. Add **item 2i** to **Bid Form** with scope to read:

Remove framing for two 3ft x 2ft openings in south wall of pass through and infill with 8" CMU (no details shown for this work).
(see P 5 & 6 of this Adden #1)

Also on p 5 see **Typo correction**; should read **Middle Level Keynotes**

7. **Delete Bid Form item 4a (keynote 3.5) and substitute the following scope:**

Install new 2x12's in between existing 3x10s and install solid blocking mid-span.
(17) total 2x12s for both bays. Also replace (1) damaged 3x10.

Remove damaged floor boards and plywood patches and infill with double layer of 1/2" CDX **(assume 64 sq ft)**

Install 3/4" PT plywood overlay on both side bays. **(assume 350 sq ft)**

(No details shown for this work - See p 7 of this Add #1)

8. **Add item 2c to add/alternate 2 (keynote 1.1)**

New Item 2c scope - remove existing concrete pad and install new **5ft x 10ft** 4000 psi concrete pad. **Pad to be 6" thick with 6x6 wire mesh mid-depth Over 4" #57 clean stone.** See p 8 of this Adden. #1



610-613-3455 cell

End of Addendum #1

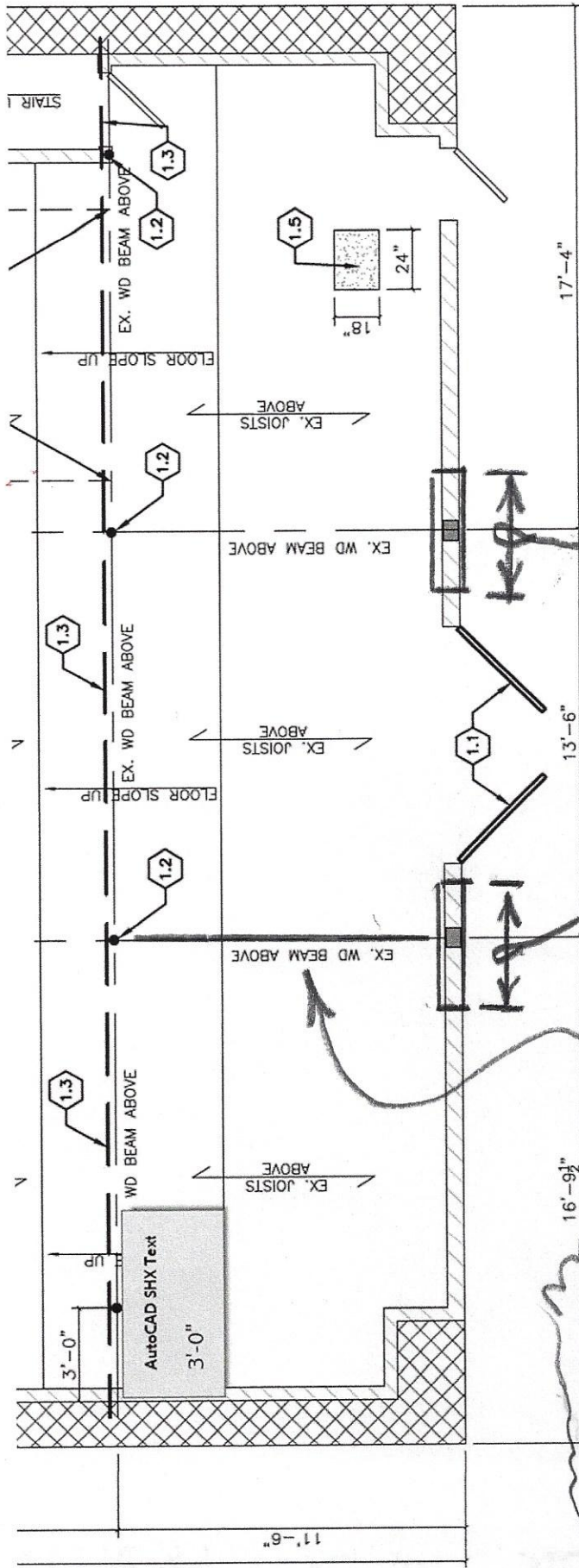
Attachments: Attendance (see p 3)
Sheet & Mtg handouts (pp 9 thru 12)

EDGMONT TWP BARN

PRE BID Mtg - APRIL 29, 2026

Name	Company	Contact Info Phone # & Email	
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Nick Cirilli	Yerkes	610 613-3455	nacirilli@comcast.net
Fred Ponds	Yerkes	_____	_____
Steve Tomassetti	Yerkes	_____	_____
Tony Turney	ERUEL	610 470 0907	ERUEL@comcast.net
Jason [unclear]	ERUEL		
Bob Melicher	BSS Contractors	484-256-4986	bsmith@bsscontractor.com
Dan Thompson	MidAtlantic	610-945-7553	Dan.midatlanticrestoration@gmail.com
NOAH ASTHEIMER	UHRIG CONSTRUCTION	484-335-5349	nastheimer@gmail.com
Paul Schnettler	Dutchman contracty	717 989 5502	Paul.Dutchmancontracting@gmail.com
PRESTON LEISENRING	CALBERTSON ^{RESTORATION}	215-200-7230	PLEISENRING@CORLEA.COM
Jimmy Cleaver	A to U Services Inc	610-586-1170	Diane@cleaverable.com
Joe [unclear]	L.S. Paolella	610 457 0086	Larry@LJP Inc.net
Ken Kynett	Edgmont Twp Mgr		
Jess Redding	Edgmont Twp Assnt		
Dave Teter	Edgmont Twp Super		



0 GROUND FLOOR NEW WORK PLAN
SCALE: 1/4"=1'-0"

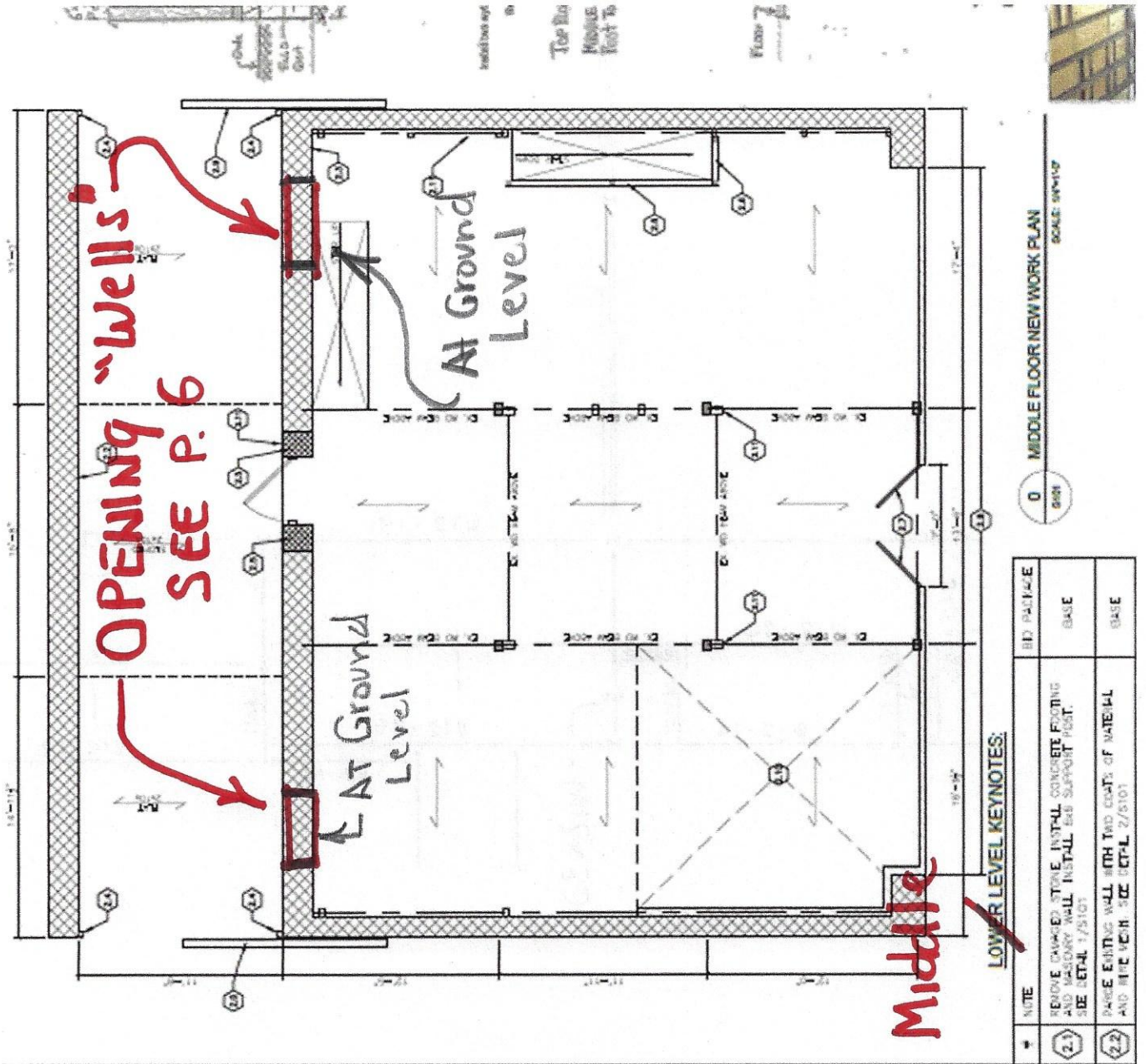
REPLACE EXIST.
WOOD BEAM

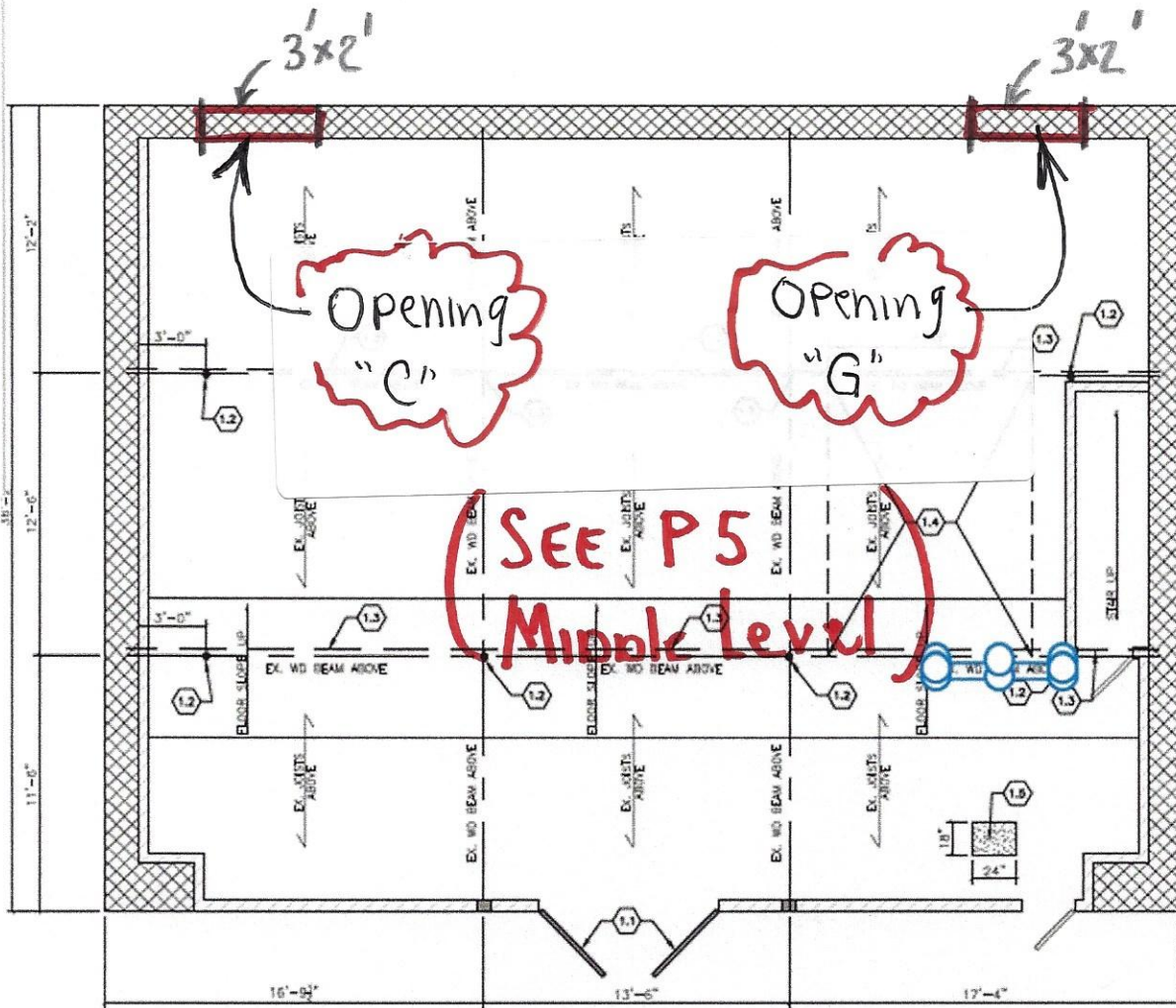
Replace 4' ± section
install (4) 2x6's

WALL

ADDENDUM 1
Dwg S100
Lower (Ground) LEVEL
(South END)

APPENDIX 1
 Dwg S101
 MIDDLE LEVEL
 P5



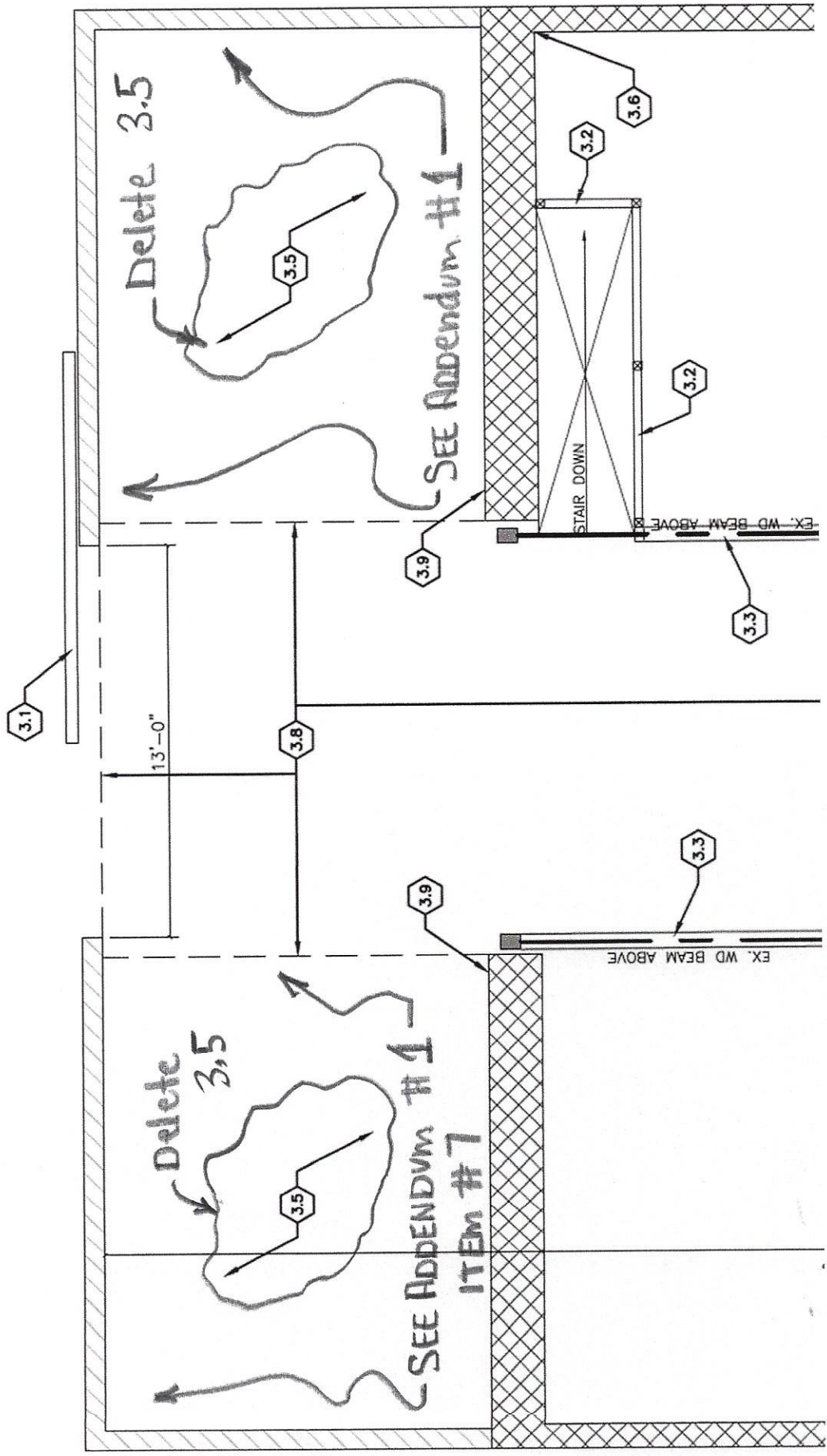


0 GROUND FLOOR NEW WORK PLAN
 S100 SCALE: 1/4"=1'-0"

WALL I
 EXISTING R

P6

ADDENDUM I
 DWG S100
 Lower (Ground) Level



ADDENDUM 1 (ITEM #7)

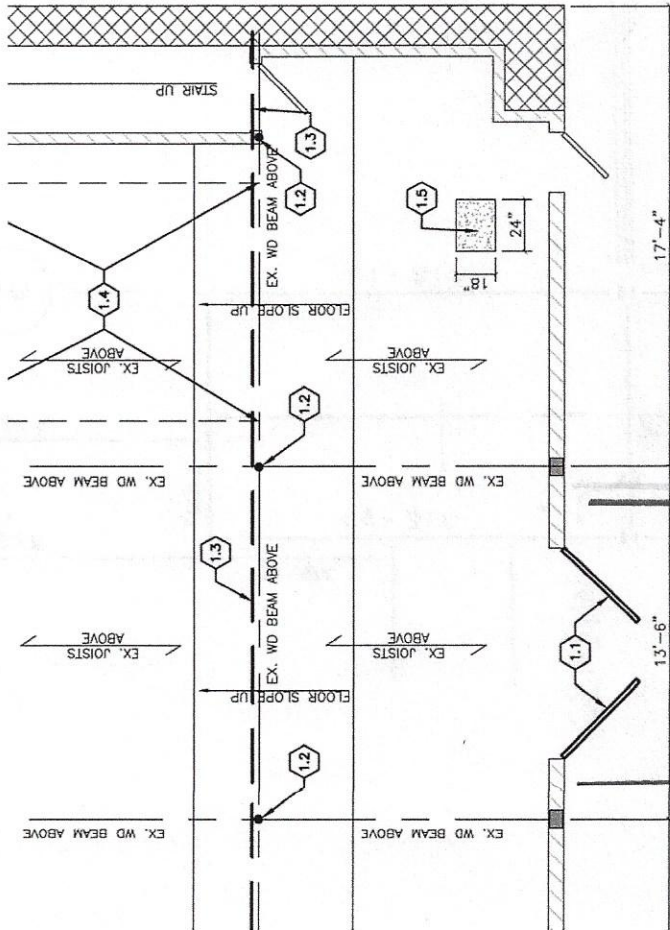
DWG S102
UPPER LEVEL

Correction

ADD/ALT
2

LOWER LEVEL KEYNOTES:

#	NOTE	BID PACKAGE
1.1	INSTALL 2x6 PT WOOD FRAMING, 14ga WRAP-AROUND STEEL FRAME, AND PAIR OF 16ga POLYURETHANE INSULATED STEEL DOORS IN EXISTING OPENING. SEE DETAIL 1/S100	ADD ALT 3
1.2	INSTALL (8) FOOTINGS AND STEEL COLUMNS. SEE DETAIL 2/S100	BASE
1.3	INSTALL (6) STEEL CHANNELS TO REINFORCE EXISTING WOOD BEAMS. SEE DETAIL 3/S100	BASE
1.4	SISTER (8) JOISTS WITH 3x10 #2 SPF. SEE DETAIL 4/S100.	BASE
1.5	INFILL HOLE IN FLOOR WITH CONCRETE.	BASE



6" - 4000 PSI conc w
6x6 WWF



New Conc. Pad
(10 x 5)
Control JTs Scored
5' x 5' Per ENGR

28

APPENDUM #1

DWG S100

Lower (Ground) Level

April 29, 2026 Pre-Bid Meeting

Edgmont Twp Barn Maint Repair Project

1. Sign in along w contact information for future Addenda
2. Prevailing wage, bonded project
3. Sealed Bids are due until **2:00 PM , May 6, 2026**
Substantial completion by **September 14, 2026**
4. Bid Form Review - Nick Cirilli
Review Items. Item 1.e (allowance)
5. Special Conditions – 11.submittals, 15. field change orders,
17. site utilization plan, 22. Contractor provides own power, water, etc
6. Supplementary Conditions SC 6.04 Property Builder's Risk all risk
insurance (6.04A.2)
5. Work Description & Tour – Fred Pondo, PE & Steve Tomassetti, AIA

Nick Cirilli, PE, PLS

The work itemized below does not in any way reflect all the work required to complete the intent of the project, but only intends to identify the major elements of work necessary to complete that portion of the project. All prices shall be fully loaded to include all ancillary items of work whether indicated on the plans, specifications, or bid form or not. Any quantities (if shown) herein are approximate only. It is the responsibility of the contractor to field verify all dimensions and quantities.

Item 1 Structural upgrades LOWER LEVEL

- a. Selective demolition & safety plan
- b. Install eight footings and steel columns
- c. Install steel channels to reinforce east/west wood beams
- d. Sister (8) joists in floor above
- e. ~~Replace rotted wood framing in south wall. Include allowance and break out in proposal~~ *Replace w Adden. #1 item 4*
- f. Fill hole in concrete
- i — Add 1 i*

Addendum #1

Item 2 Structural upgrades MIDDLE LEVEL

- a. Selective demolition & safety plan
- b. Rebuild NE corner of stone wall and repair crack opposite the corner rebuild
- c. Repoint and parge north stone wall of pass through
- d. Repair/rebuild wall around personnel door
- e. Add four footing and two new posts in pass through
- f. Replace rear wall framing
- g. Overlay approximately 250 sq. ft. of floor with plywood
- h. Install guard rail system around stair opening

Item 3 Security upgrades to barn

- a. Install sliding chain link fence gates each end of pass through
- b. Convert main barn entrance doors to a single sliding door

Item 4: Upgrade UPPER LEVEL Storage Only

- a.* ~~a. Sister each joist in floor over pass through (side bays only)~~
- b. Repair cracks (2) in stone on east wall
- c. Replace rear wall framing
- d. Install new guard rail system around stair opening
- e. Install wood curb and fence along edges of side bays

Delete & Replace w Addendum 1, item 7

Base Bid.....\$ _____
(includes Items 1, 2, 3 & 4 above)

Add/Alternate 1: Upgrade UPPER LEVEL for skid steer (middle bay only)

- a. Sister each joist in center bay floor over both pass-through and middle level
- b. PT plywood overlay, entire middle bay from doors to rear wall

Add/Alternate 1\$ _____

Add/Alternate 2: New doors in Rear Wall

- a. Steel frame & new doors in existing opening of rear wall (bottom floor)
- b. Cut opening in middle floor rear wall and rough frame. Install new steel frame and double doors in opening.

C. _____ ADD ADDendum 1. item 8

Add/Alternate 2\$ _____

Add/Alternate 3: Load Limit & Other IBC Code Compliant Signage.
See sheet S101

Add/Alternate 3.....\$ _____

Grand Total.....\$ _____

Base Bid plus All Add/Alternates

IMPORTANT: Edgmont Township reserves the right to award the base bid ONLY, and/or the base bid plus any combination of the add/alternates

Contractor shall include the following along with this Form of Proposal

- 1. Hourly Rate Schedule** (on company letterhead): Include hourly rates of all personnel, rental equipment and other associated costs that may be incurred on this project. Labor rates shall be fully loaded including prevailing wage rates, taxes, insurance, overhead, profit.
- 2. Construction Work Plan** (on company letterhead) in the form of a timeline, bar chart or critical path schedule.

Prevailing Wages project **serial number 26-03062** (separate attachment). If questions; Contact ra-li-slmr-llc@state.pa.us or (215)-560-1858 or (717) 705-5969.

To view and produce a hard copy go to <https://www.dliweb.pa.gov/PrevWage/Pages/Project.aspx?ID=201253&PageType=> to view the report, and produce a hard copy for your records.

A contract for the project, if awarded, will be awarded to the responsible qualified bidder who has proposed the lowest sum which the Owner believes to be in the best interest of the project.

1. **BIDDER agrees that the work shall be substantially complete by no later than September 14, 2026.** BIDDER accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work on time.

2. **The following documents are attached to and made a condition of this Bid:**

- This Bid Form Proposal
- Bid Security Bond in the amount of 10% of the bid price
- Non-Collusion Affidavit
- Bidders Qualifications
- Affidavit - Workman's Compensation Act
- Public Works Employment verification Form (State of PA)
- Nondiscrimination /Sexual Harassment Clause
- Contractor's Schedule or Time Line
- Contractor's Equipment, Labor, Supervision Rate Schedule

3. **Communications concerning this Bid shall be addressed to:**

BIDDER ADDRESS: _____

BIDDER BUSINESS TELEPHONE: (_____) _____

BIDDER CELL PHONE: (_____) _____

BIDDER EMAIL: _____

4. **The terms used in this Bid are defined in the Standard General Conditions.**

5. **SUBMITTED on:** _____, 2026.