



ADDENDUM | 02
Mary C. Howse Elementary School
641 Boot Road, West Chester, PA 19380
BHA Job No. 22-114

DATE OF ISSUANCE: November 22, 2023

OWNER: Damon Gonzaga
1181 McDermott Drive
West Chester, PA 19380

FROM ARCHITECT: Nate Moran, RA
Blackney Hayes Architects

The bidder shall complete the attached Addendum Received Form upon receipt of this Addendum and return the form to Blackney Hayes Architects. The form shall be emailed to nmoran@blackneyhayes.com.

The following information shall become part of the Contract Documents for the above referenced project.

RESPONSES TO BIDDERS' QUESTIONS

Q1. There is no section 230713 in the specs (referenced in 233100-1-1.2-A). Please advise on the thickness of duct liner required in the ducts marked as AL on the drawings.

A1. Reference to section 230713 has been revised to 230714. Acoustical lining is not permitted on this project. References to AL on drawings H2.01A and H2.01D have been removed in this addendum.

Q2. Exposed HVAC Equipment, Duct & Pipe painting. Please clarify who is responsible for the paint work in the MC scope? Spec Section 011200-1.03.8 assigns painting for the work of each contract to the GC. Spec Section 230501-1.26 assigns painting responsibilities to the MC for own work.

A2. Painting responsibilities in Section 230501 have been clarified in this addendum. MC shall provide all paint in Mechanical Rooms and prime coats for exposed systems outside of Mechanical Rooms.

Q3. Temporary heating & humidification. Please clarify the MC's schedule of responsibility for temporary HVAC service? Spec Section 230501-1.14A says that the permanently installed HVAC equipment may be used with the owner's permission but no schedule is provided there or anywhere else in the specs or drawings.

A3. No schedule will be provided for temporary heating utilizing permanent HVAC equipment. The general conditions specify temporary heating is to be provided by the General Contractor. Should the need arise (due to schedule or phasing changes) to utilize temporary heating during construction the requirements stated in 230501-1.14 will apply.

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Q4. Asbestos Removal. Please clarify whose responsibility it is to remove any found asbestos on site. AIA Doc A201-2017-10.1.1.1 advises the Prime contractors to notify the owner if any suspicious asbestos materials are found on site for the Owner's testing and removal. Spec Section 230515-1.3-F-1 assigns removal responsibility to the Mechanical Contractor.

A4. If asbestos is suspected additional testing is required. If it is found negative for ACM then the MC shall be responsible for removal but if positive the removal will be performed by the Owner's abatement company. The boilers are not anticipated to contain asbestos in sectional sealing ropes.

Q5. Boiler Room Work Schedule. Please clarify the boiler room work schedule. There is a conflict between Phasing drawings H0.02 & H2.05.

A5. Chilled water plant must be complete by May 15, 2026 and must be operational by August 15, 2026 (end of Phase 5). Piping throughout building will not be complete until Phase 5. No conflict between phasing drawings.

Q6. Testing & Balancing Vendor Inquiry. Would Butler Balancing be considered a viable TAB Contractor?

A6. Butler Balancing will be added to the specifications as a viable TAB Contractor.

Q7. Double Wall Spiral & Rectangular Duct – H2.01B

A7. Spiral duct mains in Cafeteria and Gymnasium should be double wall. Refer to clarification this addendum.

Q8. Rooftop Equipment Curb Blocking. Please clarify who is to provide this wood blocking? Spec Section 0011200-102-A-8 assigns responsibility to the roofing contractor, but the "Outside Air Intake" detail assigns responsibility to the H.C.

A8. Wood blocking for HVAC equipment is to be provided by the MC. It is described on multiple HVAC details, not limited to the "Outside Air Intake" detail.

Q9. Who is responsible to disconnect the existing piping at the existing roof drains and reconnect the piping? Is that scope by Plumbing Contractor or Roofing Contractor? I would assume on the new construction areas, it's the Plumbing Contractor's responsibility to connect the piping to the new roof drain installed by the roofing contractor. Please confirm.

A9. The PC is responsible for disconnect of existing roof drain piping and reconnection to new. PC is responsible for connection of piping in new construction areas to new roof drains.

Q10. Agreement of Surety. Spec Section 002113-4.3-7 advises the Prime Contractors to submit an "Agreement of Surety" with the bid, but this document cannot be found in the bid docs. Will this doc be added in a future addendum?

A10. A letter from the bidder's Surety Company is acceptable.

Q11. After reviewing the HVAC roof demolition drawings and HVAC new work roof plan, I am requesting clarification that all the mechanical work and the roof patching and flashing of new units being performed during each schedule phase. What I am attempting to clarify is the RC (Roofing Contractor) won't be expected to perform separate trips to patch infills and flash new units and that that work will be coordinated with the roofing work during each phase?

A11. General project phasing and roofing phasing are to be completed on the same schedule, unless noted otherwise. Prime contractors shall coordinate their work to maintain schedule and minimizing required patching. The building must always remain water-tight.



Q12. Reviewing the phasing plan we are concerned that in a few phases there is not enough time for all primes to complete the entire scope. In particular phase 2. It appears as though the intent is that all demo; floors, ceilings, casework, etc is to be done, new MEP's installed, and new finishes completed in less than two months June 20 - August 15th. Would it be possible to start any of this work in particular the above ceiling mechanical rough-ins, second shift prior to end of summer?

A12. Rough-in work for out of phase areas will be permitted if the work does not interfere with normal daily school function or activities. Work will need to be completed after normal school hours when staff and students are not in the building. All work hours necessary to complete each phase of work on time shall be included in the base bid. The School District shall not be held liable for overtime work for lack of planning, coordination, staffing or manpower for the project. .



The Project Manual and Drawings for the above referenced project are amended as follows:

PROJECT MANUAL

Section 23 0501 GENERAL PROVISIONS

1.26-C - Delete "All exposed piping systems shall be painted by the contractor installing the pipe".

Section 23 0593 TESTING, ADJUSTING, AND BALANCING FOR HVAC

Add "Bulter Balancing" as a pre-qualified TAB agency as 3.1-F-6.

Section 23 3100 AIR TERMINAL UNITS

Revise reference in 1.2-A to "Section 230714 – Duct Insulation: External insulation and duct liner."

CHANGES TO DRAWINGS

ARCHITECTURAL:

Drawing A1.02B – ENLARGED ROOF PLAN – AREA 'B'

Add '(N) DS w/ SPLASHBLOCK' tag for (4) downspouts at cafeteria roof

Drawing A1.02D – ENLARGED ROOF PLAN – AREA 'D'

Add '(N) DS' tag for (2) downspouts at library roof

Add '(N) DS w/ SPLASHBLOCK' tag for (2) downspouts at library roof

Drawing A1.41B – ENLARGED FINISH PLAN – AREA 'B'

Add note '(N) QUARRY TILE TO BE PROVIDED BY OWNER, INSTALLED BY FLOORING CONTRACTOR' to Kitchen area

Drawing A3.10 – BUILDING ELEVATIONS – NORTH & EAST

Detail 4 - Revise note '(N) ALUM DOWNSPOUT' to '(N) ALUM DOWNSPOUT w/ SPLASHBLOCK, TYP' at plan-north side of library

Drawing A3.12 – BUILDING ELEVATIONS – COURTYARD

Add A4 window tag on Detail 6.

Drawing A9.30 – FINISH SCHEDULES

Revise QT-1 'MFR:' to '—'

Revise 'STYLE/NO.' to 'QUARRY TILE, PROVIDED BY OWNER'

Revise 'COLOR/NO.' to '—'

Revise 'SIZE' to '—'

Add 'NOTE: FLOORING CONTRACTOR SHALL MIX TILES PRIOR TO INSTALLATION'

MECHANICAL:

Drawing H2.01A – FLOOR PLAN – AREA A

Delete reference to acoustical lining (AL) on 10x10 S/A from VAV-4 and 10x6 T/A in Toilet 107A.

Add note referencing 38x10 R/A to RTU-1 to read "Provide 1" thick closed-cell interior insulation on entirety of return air duct, similar to AP ArmaFlex duct liner."

Drawing H2.01B – FLOOR PLAN – AREA B

Add note to 30" diameter S/A main serving Cafeteria 102 to read "Double Wall". Double wall product shall be utilized from main to ERU connection.

Add note to 30" diameter R/A main serving Cafeteria 102 to read "Double Wall". Double wall product shall be utilized for the entirety of this return duct system.

Add note to 32" diameter S/A main serving Gymnasium 100 to read "Double Wall". Double wall product shall be utilized from main to ERU connection.

Add note to 24x36 R/A main serving Gymnasium 100 to read "Double Wall". Double wall product shall be utilized for the entirety of this return duct system.

Drawing H2.01D – FLOOR PLAN – AREA D

Delete reference to acoustical lining (AL) on 10x10 S/A from UV-29, 40x15 R/A to RTU-2, 22x12 S/A from UV-28, and 18x10 S/A from UV-28.

Add note referencing 40x15 R/A to RTU-2 to read "Provide 1" thick closed-cell interior insulation on entirety of return air duct, similar to AP ArmaFlex duct liner."



ATTACHMENTS:

END OF ADDENDUM 02

ISSUED BY THE ARCHITECT:



(Signature)

Nate Moran, RA – Project Architect

(Printed name and title)



ADDENDUM RECEIVED

Date: _____

To: Blackney Hayes Architects

Attention: _____

Project: Mary C. Howse Elementary School

Addendum Number _____

This correspondence acknowledges that we have received the above referenced Addendum.

Accepted by:

Name: _____

Title: _____

Date: _____

Signature: _____

