



#### ADDENDUM | 04

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

600 Chestnut Street  
Suite 1200  
Philadelphia, PA 19106  
t. 215-829-0922  
f. 215-829-0596  
www.blackneyhayes.com

**DATE OF ISSUANCE:** December 06, 2023

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

**FROM ARCHITECT:** Nate Moran, RA  
Blackney Hayes Architects

John Hayes, FAIA  
Kevin Blackney, AIA, LEED AP  
Jennifer Crawford, AIA  
Michele Barnett, AAHID  
Megan Hayes Barton, NCIDQ  
Troy C. Hill, AIA, ALEP  
Darin Jellison, AIA  
Traci Luckenbill, AIA  
Chris Stigler, AIA, LEED AP

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.

#### ASSOCIATES

Carmen Bushong, AIA  
Tyler Cooney, AIA, LEED AP BD+C  
Patrick Gallagher, RA, CSI, CDT  
John Townsend, NCIDQ

#### RESPONSES TO BIDDERS' QUESTIONS

Q1. Drawing P4.03 ( Enlarged Plans – Plumbing ) is missing from the Bid set of Drawings. Can we please have this drawing sent out in the next Addendum.

**A1. Sheet P4.03 was removed from the drawings as of the Bid Issue.**

Q2. The spec states that an AIA A305 Qualification Form be submitted with the bid, but it does not specify which version. Will you require the 1986 or the 2020 form? If the 2020, which Exhibits are required?

**A2. Bids shall be provided with the 2020 form; provide all exhibits as listed on the form.**

Q3. Please confirm that the fire sprinkler system can be removed from service in the areas getting renovated while the renovations are taking place. We are requesting this because there isn't enough room for the new system to be installed around the existing system and placed into service ahead of the removal of the old system.

**A3. The contractor shall verify exact requirements with the Fire Marshal (AHJ).**

Q4. Please confirm that the new fire sprinkler systems that are getting installed are to be placed into service at the end of each phase.

**A4. The contractor shall verify exact requirements with the Fire Marshal (AHJ).**

Q5. Please confirm that you understand and accept the fact that the fire sprinkler systems that are getting placed into service at the end of each phase, might not have the full design pressures supplying them, until the end of the project, when all the required sprinkler piping has been installed.

**A5. The contractor shall verify exact requirements with the Fire Marshal (AHJ).**

Q6. We are requesting a Bid Extension for Mary C. Howse Elem, if possible.

**A6. The due date for bids shall be extended as noted in the specifications, Section 00 1113 – Advertisements for Bid.**

Q7. Who is responsible for pouring the new concrete pad outside of the mechanical room?

**A7. The Site Contractor shall be responsible for pouring the new concrete pad outside the mechanical room.**

Q8. Who is responsible for demolition of existing concrete pad at main entrance of school if there are footings under the concrete?

**A8. The Site Contractor shall be responsible for removing the existing concrete pad outside the exterior of the existing building.**

Q9. HVAC Equipment Commissioning – What are the HVAC equipment commissioning requirements? This scope is not mentioned in the specs.

**A10. The intent is for the HC to provide start-up and commissioning of all of their systems, not to hire a formal CxA.**

Q10. Back Parking Lot Resurfacing – Who is responsible for resurfacing the back lot asphalt after all Primes have completed their excavation, installation and refilling work?

**A11. The Site Contractor shall be responsible for resurfacing the back lot asphalt after all Primes have completed their work.**



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

#### **PROJECT MANUAL**

Section 00 1113 – Advertisements for Bid

- **The due date for bids has been extended to Thursday, December 21, 2023 at 1:30PM.**

Section 23 8101 TERMINAL HEAT TRANSFER UNITS

- Replace 2.4-J-5 with the following “In addition to the control valve(s) the unit shall be shipped with a factory installed piping package containing circuit setter(s), manual shut-off valves, and strainer(s). Units will accept either top or bottom entry piping as required. When a top piping connection is required the side piping enclosure must be utilized and the Mechanical Contractor must cut access into the unit ventilator before mounting the pipe enclosure.”

## **CHANGES TO DRAWINGS**

### **CIVIL:**

#### Drawing C-501 – CONSTRUCTION DETAILS

Delete 'ADA HANDRAIL ON RAMP DETAIL'; refer to detail 16/A7.10 for exterior handrail detail.

### **ARCHITECTURAL:**

#### Drawing AD1.01B – ENLARGED DEMOLITION PLAN – AREA 'B'

Add note 'REMOVE EXISTING FLOOR & BASE AT RAMP' to ramp plan-south of Instr. Music 22.

#### Drawing A1.01/.01A – OVERALL FLOOR PLAN/ENLARGED FLOOR AREA PLAN – AREA 'A'

Add new basketball court lines; refer to SK-6.

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

Add new VCT basketball court lines; refer to SK-7.

#### Drawing A6.24 – ENLARGED PLANS & INTERIOR ELEVATIONS – AREA 'B'

Add new VCT basketball court lines; refer to SK-6.

#### Drawing A6.25 – ENLARGED PLANS & INTERIOR ELEVATIONS – AREA 'B'

Add detail callout for galvanized steel guardrail between (- 1'-6") and (- 2'-8") elevations; refer to 1/SK-8.

#### Drawing A7.10 – STAIR PLANS, SETIONS & DETAILS

Add galvanized steel detail; refer to 1/SK-8.

Details 6, 18, 19 – revise detail callout 16/A7.10 from plan callout type to section callout type.

Detail 2 – revise callout '16/A7.10' to be galvanized steel; refer to 1/SK-8.

Detail 2 – add stair dimensions; refer to 2/SK-8.

Detail 3 – revise callouts '16/A7.10' to be galvanized steel; refer to 1/SK-8.

Detail 3 – add stair dimensions; refer to 3/SK-8.

Detail 14 – revise '1 1/2" DIA. ALUM GUARDRAIL' note to '1 1/2"Ø GALV STL GUARDRAIL'.

#### Drawing A9.30 – FINISH SCHEUDLES & DETAILS

Add VCT-2 and VCT-3 to finish schedule; refer to SK-7.

### **MECHANICAL:**

#### Drawing H5.06 – DETAILS – AIREDALE PIPING SCHEMATIC, 2-WAY VALVE

Revise note referencing valve packages for hot water and chilled water to read "VALVE PACKAGES ASSEMBLED AND INSTALLED BY AIREDALE".



**ATTACHMENTS:**

1. 22-114 001113 Advertisement for Bids\_Addendum 04
2. 22-114 Mary C Howse - Gym Striping Plan\_SK-6
3. 22-114 Mary C Howse - Gym Striping Finish Plan\_SK-7
4. 22-114 Mary C Howse - Stair Details\_SK-8

**END OF ADDENDUM 04**

**ISSUED BY THE ARCHITECT:**



(Signature)

Nate Moran, RA – Project Architect

(Printed name and title)



DOCUMENT 001113 ADVERTISEMENT - FOR BIDS

NOTICE TO BIDDERS

The West Chester Area School District, Chester County, Pennsylvania, solicits sealed bids for the Mary C. Howse Elementary School in West Chester, PA for the following contracts:

Contract No. GC-1 – General Construction

Contract No. MC-1 – Mechanical

Contract No. PC-1 – Plumbing

Contract No. EC-1 – Electrical

Contract No. SPC-1 – Sprinkler

Contract No. SC-1 – Sitework

Contract No. RC-1 – Roofing

Sealed bids, addressed to Ms Lynnette Scott, Purchasing Agent, must be clearly marked on the outside with bidder's name and name of project bid, and are due at the Spellman Education Building, 782 Springdale Drive, Exton, PA 19341 by 1:30 pm on December 21, 2023, at which time they will be publicly opened and read. Faxed bids will not be accepted.

Sealed bids shall be accompanied by a certified check or bid bond in the amount of ten percent (10) of the amount of the bid, made payable to the West Chester Area School District. Checks or bonds will be returned to unsuccessful bidders after the contract has been awarded, or the bids rejected. The successful bidder's check or bond will be returned when his contract has been properly completed. In case the successful bidder fails to enter into contract within ten (10) days after notification of acceptance of bid, said check or bond shall be forfeited to the School District. All bids must be accompanied by Non-Collusion Affidavit, Contractor's Qualification Statement, and Bid Security in accordance with the Bid Documents. Bids must remain in force for sixty (60) days after the date of the bid opening and may be rejected any time prior to the expiration of said date.

The successful bidder will be required to furnish a Performance and Payment Bonds in amounts equal to 100% of the contract price. Surety shall be satisfactory to the School District and shall be included in the contractor's bid amount.

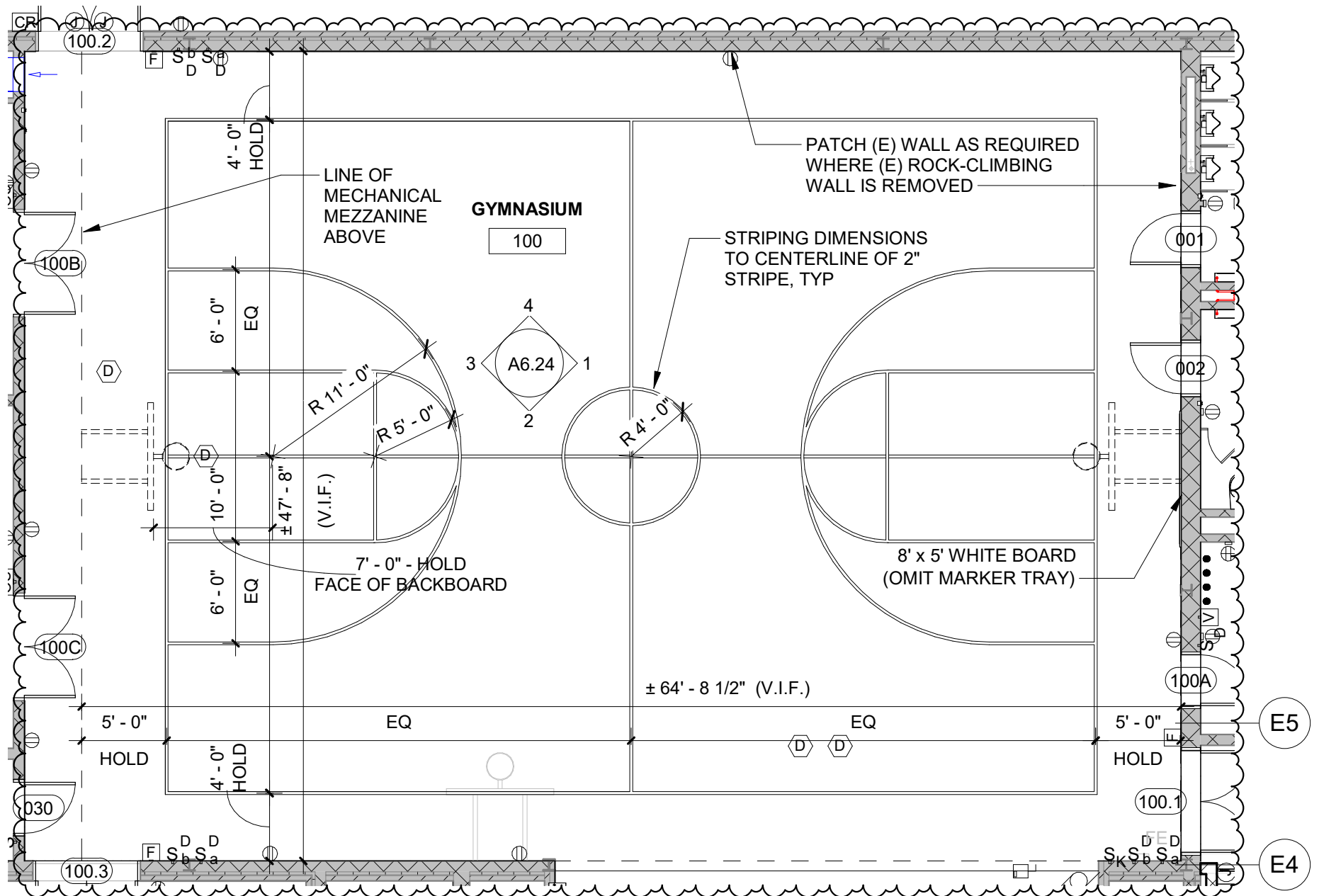
Bid Documents will be available starting November 6, 2023 after 9:00 am at the Facilities and Operations Building, 1181 McDermott Drive, West Chester, PA 19380, telephone (484) 266-1253, and at the Mandatory Pre-Bid Meeting. A \$100.00 non-refundable fee is required for the Bid Documents, made payable to West Chester Area School District. All substitution requests must be submitted to the Owner/Architect at least five (5) days prior to receipt of bids.

A Mandatory Pre-Bid Meeting will be held on November 15, 2023 at 4:00 pm at Mary C. Howse Elementary School, 641 Boot Road, West Chester, PA 19380. All visitors are required to follow the WCSD Health and Safety policy.

Recommendation for Award of Bids will be made to the School Directors at a School Board Meeting. The School Board reserves the right to accept or reject any or all Bids, and to make or not make awards in the best interest of the West Chester Area School District.

Ms. Linda Cherashore  
Board Secretary

END OF DOCUMENT 001113



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Elementary

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facsimile: 215.829.0596

BLACKNEY  
HAYES  
ARCHITECTS

BHA Job Number: 22-114

Scale: 1/8" = 1'-0"

Drawn By: NM

Sheet(s) Affected:

Date: 12/06/23

Revision:

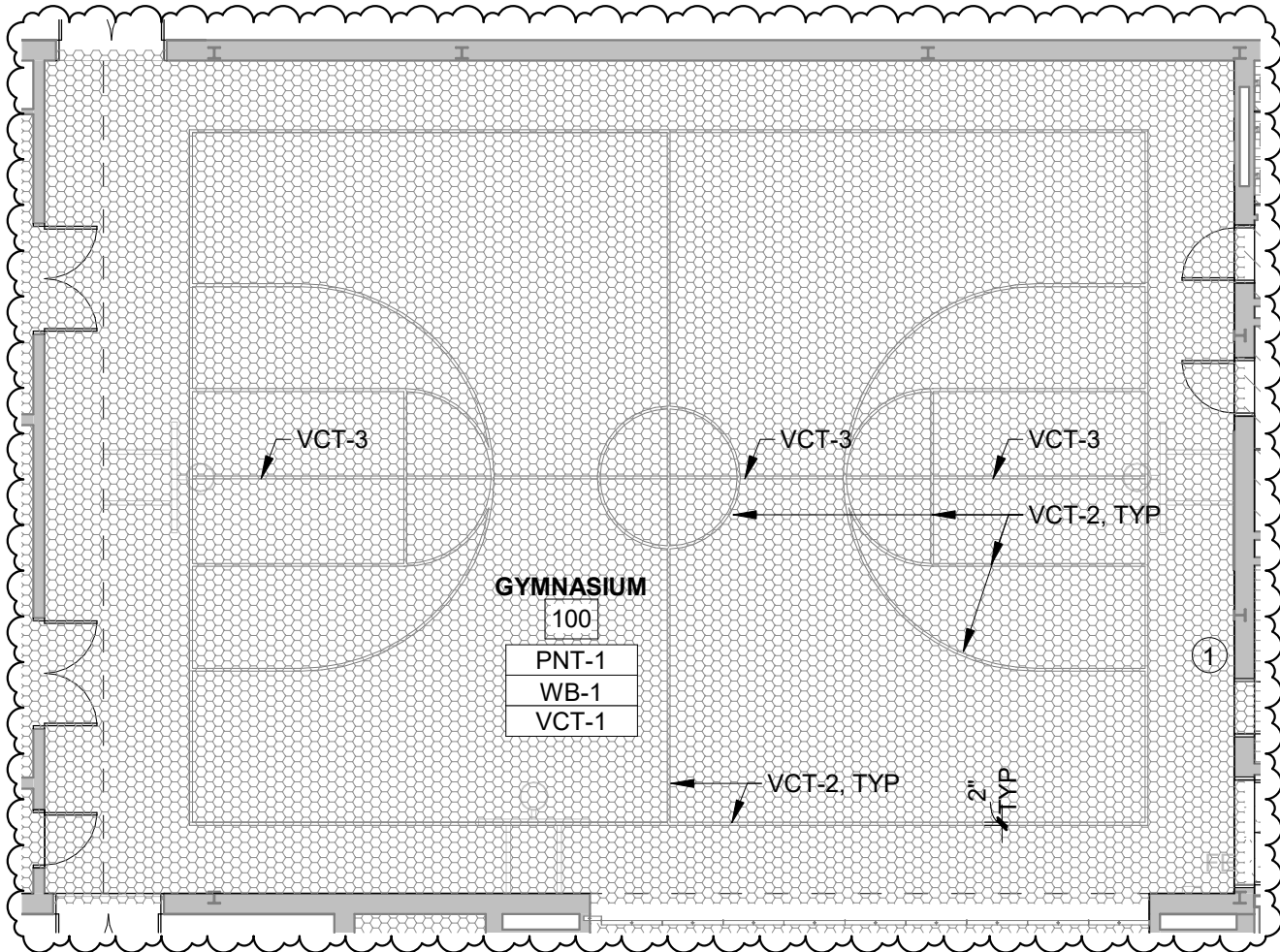
Sheet Name:

GYM STRIPING  
PLAN

Sheet No:

SK-6

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1 GYM STRIPING FINISH PLAN  
3/32" = 1'-0"

## FINISH LEGEND

### FLOORING

#### VINYL COMPOSITION TILE:

VCT-1 MFR: ARMSTRONG  
STYLE/NO: STANDARD EXCELON  
COLOR/NO: 52514, JUBILEE WHITE  
SIZE: 12" X 12"  
LOCATION: GENERAL



VCT-2 MFR: ARMSTRONG  
STYLE/NO: STANDARD EXCELON  
COLOR/NO: 51910, CLASSIC BLACK  
SIZE: 2" X 12"  
LOCATION: GYMNASIUM FLOOR ACCENT



VCT-3 MFR: ARMSTRONG  
STYLE/NO: STANDARD EXCELON  
COLOR/NO: 57534, CHERRY RED  
SIZE: 2" X 12"  
LOCATION: GYMNASIUM FLOOR ACCENT



NOTE: PAINTED LINES SHALL NOT BE AN  
ACCEPTABLE ALTERNATE.

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Revision:

Sheet Name:

GYM STRIPING  
FINISH PLAN

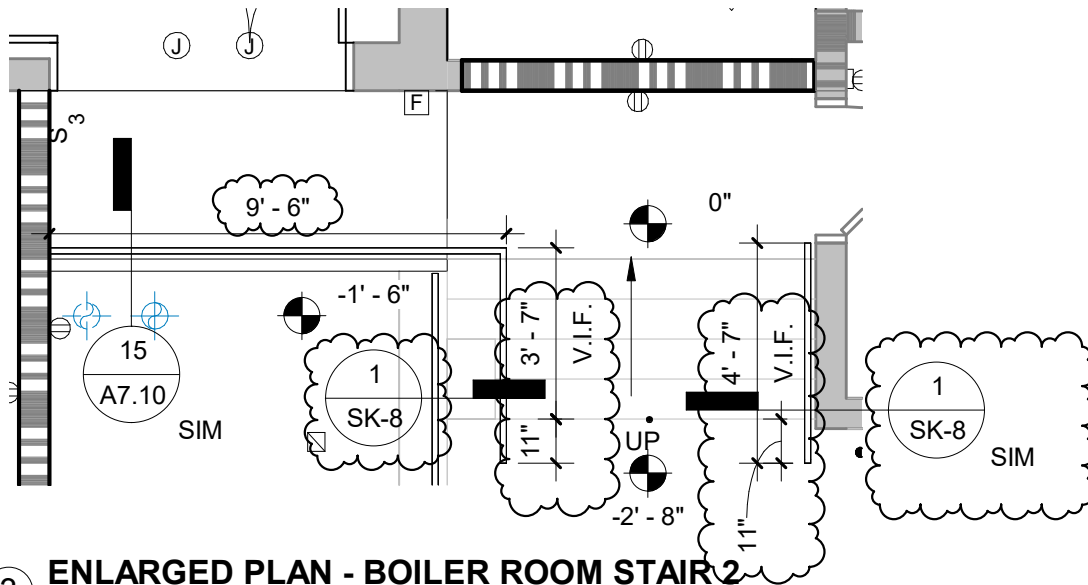
Sheet No:

SK-7

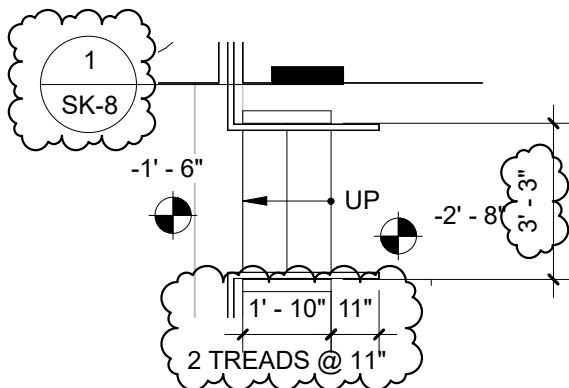
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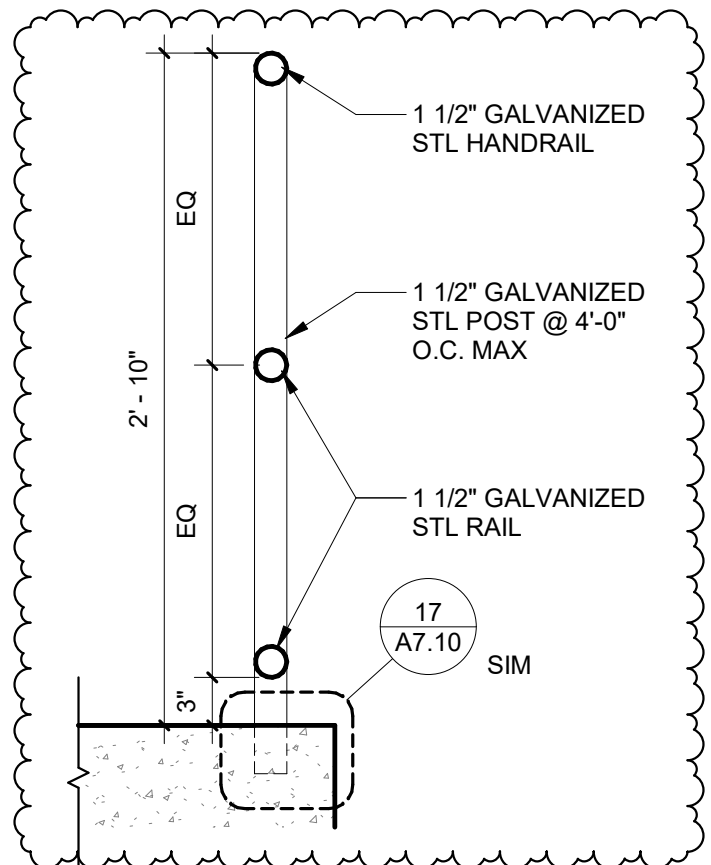




③ **ENLARGED PLAN - BOILER ROOM STAIR 2**  
1/4" = 1'-0"



② **ENLARGED PLAN - BOILER ROOM STAIR 1**  
1/4" = 1'-0"



① **GALV. EMBEDDED HANDRAIL**  
1" = 1'-0"



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Sheet(s) Affected:

Date: 12/06/23

Revision:

Sheet Name:  
**STAIR DETAILS**

Sheet No:  
**SK-8**

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**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: \_\_\_\_\_

