

ROSE TREE MEDIA SCHOOL DISTRICT  
SKYLIGHT / WINDOW REPLACEMENTS 2025

SECTION 00 91 13 - ADDENDUM NUMBER 2 – **DATE OCTOBER 11, 2024**

RE: Rose Tree Media School District Capital Improvement Projects 2024

From: GKO Architects  
Godshall Kane O'Rourke Architects LLC  
300 Brookside Avenue  
Ambler Yards, Building 18, Suite 150  
Ambler, PA 19002

To: Registered Bidders

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated **September 18, 2024** as noted below. This addendum must be acknowledged in the Form of Proposal in the space provided for this purpose. Failure to so acknowledge this addendum may subject the Bidder to disqualification.

This addendum consists of the following documents: ( 12 ) total Pages:

- Section 00 42 16 “Proposal Form” (5 pages)
- Section 01 22 15 “Unit Prices and Allowances” (3 pages)
- Sheet A2.1A “Media Elementary” (1 page)
- Sheet A2.2A “Rose Tree Elem Main Floor Plan” (1 page)

**Bidders’ Questions Submitted to Date and Responses are as Follows:**

*Questions 1 – 6 addressed in Previous Addenda*

**Question 7:** It is anticipated that this work is not likely to be done within the 8 – 10 week time frame. Can this work take place while students are in the building?

Answer 7: Work can take place while students are in the building between September 1 2025 and September 12, 2025, so long as the work area has been blocked from student access with temporary partitions and the building is weather-tight once students arrive. The building can be made available for weekend and second shift work with advance notice.

**Question 8:** Who will modify / temporarily remove the HVAC equipment that is on the roof?

Answer 8: The District investigated the equipment on the roof and found that (1) of the (2) pieces on the south side of the atrium is no longer in use and can be demo'd / capped off by GC. The remaining pieces (1 on each side of atrium) are for smoke exhaust and so are not anticipated to require temporary removal.

**Question 9:** Is the abatement scope on this project being handled by the environmental consultant and environmental removal contractor under another contract entirely or is the removal a part of the GC bid?

Answer 9: The abatement scope will be handled by the District’s consultant. Per correspondence with the consultant, the GC is to remove the windows from their openings, have the consultant remove all caulk / sealant from the windows, openings, etc, and then dispose of the items once abatement is completed. GC and consultant to coordinate schedule.

**Question 10:** Will there be a deduct alternate for the GC to return the demolition of the windows and temporary protection in the event that the asbestos contractor cannot remove the ‘hot’ caulk without also removing the window itself?

Answer 10: See Answer 9 above.

**Question 11:** If entire window units are removed in the course of removing the asbestos, will that contractor be responsible to temporarily protect those openings?

Answer 11: GC is responsible for all temporary protections.

**Changes to Previous Addenda**

None

**Changes to the Bidding Requirements, Contract Forms, and Conditions of the Contract**

- 1.1 SECTION 00 01 10 – TABLE OF CONTENTS
- Add “01 22 15 – Unit Prices and Allowances”
- 1.2 SECTION 00 42 16 – PROPOSAL FORM, STIPULATED SUM
- Replace previous section with attached form
- 1.3 SECTION 01 10 00 – SUMMARY
- Modify paragraph 1.2, sub-paragraph C to read: “Important Dates:  
Contract Award: 10/24/2024  
Start of Construction: 06/13/2025  
Substantial Completion: 08/29/2025 (all items are weather tight)  
Final Completion: 09/12/2025 (including cleanup, final touchups, etc)”
- 1.4 SECTION 01 22 15 – UNIT PRICES AND ALLOWANCES
- Added in its entirety, see attached section.

**Changes to Specifications**

- 1.5 None.

**Changes to the Drawings**

- 1.6 DEMO AND NEW WORK – KEYNOTES
- Keynote W01 modified to read: “Remove existing window, frame, window treatments, and sill and jamb wood blocking / trim – existing head blocking to remain. Install new window, window treatments, solid surface (SSM) sills, accessories, etc. See Details.” (affects sheets A2.1A and A2.2A)
- 1.7 SHEET A2.1A, DETAIL 1 “ME – DEMO AND REFURISHMENT ROOF PLAN”
- Additional demolition added to scope, see attached revised drawing.
- 1.8 SHEET A2.2A, DETAIL 1 “RTES – MAIN LEVEL DEMO AND REFURBISHMENT PLAN”
- Additional window added to scope of project, see attached revised drawing.

**Clarifications**

- 1.9 None

END OF SECTION 00 91 13

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SECTION 00 42 16- PROPOSAL FORM, STIPULATED SUM

(INSTRUCTIONS): Enclose Proposal in double envelope, both addressed and each sealed. On the inner envelope, containing the Proposal, add the notation to the envelope as follows:

PROPOSAL FOR

**GENERAL CONSTRUCTION**

Rose Tree Media Skylight and Window Replacements  
At Media Elementary and Rose Tree Elementary Schools

PROPOSAL SUBMITTED BY

\_\_\_\_\_  
(Name of Bidding Firm)

\_\_\_\_\_  
(Address)

Deliver unopened bids to place and person indicated in the Invitation to Bidders.

Deliver this proposal on or before date and prevailing local time indicated in the Invitation to Bidders.

Bids will be opened and read at time and place indicated in the Invitation to Bidders.

The District encourages Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) to apply to this proposal. Bidders must make the best effort to hire minority and women business enterprises. Please visit <https://www.dgs.pa.gov> for a list of MBE / WBE.

To the School Board of Directors:

Having carefully examined the specifications, the site, and all conditions affecting the work, the undersigned hereby proposes to perform and complete all base bid work for

**General Construction** for Rose Tree Media Capital Improvement Projects, in strict accordance with the Bidding Documents as prepared by Godshall Kane O'Rourke Architects LLC and all Addenda (if any) as indicated below:

ADDENDUM NO. \_\_\_\_\_ DATED \_\_\_\_\_

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**BASE BID AMOUNT:**

The Owner shall have the right to select any combination of **Contract Media, Contract Rose Tree, or Contract MRT (combined)** that the Owner determines to be in the best interest and that provides the best value. If Bidder indicates "No Bid" for either Contract and the Owner selects that Contract, the Bidder will not receive the award.

Having carefully examined the specifications, the site, and all conditions affecting the work, the undersigned hereby proposes to perform and complete all base bid work for the Construction Contract indicated, in strict accordance with the Bidding Documents as prepared by Godshall Kane O'Rourke Architects LLC and all Addenda (if any) inclusive, for the total sum of

**BASE BID PROPOSAL: Contract Media: (INCLUDING Project Allowances)**

<b>Base Bid Amount:</b>	(Written in words)	Dollars	\$ (Written as #)
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**BASE BID PROPOSAL: Contract Rose Tree: (INCLUDING Project Allowances)**

<b>Base Bid Amount:</b>	(Written in words)	Dollars	\$ (Written as #)
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**BASE BID PROPOSAL: Contract MRT: : (INCLUDING Project Allowances)**

<b>Base Bid Amount:</b>	(Written in words)	Dollars	\$ (Written as #)
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**UNIT PRICES AND ALLOWANCES**

A. Unit Price No. 1: Window Pockets Per linear foot

\_\_\_\_\_ Dollars (\$\_\_\_\_\_).

Allowance: 350 LF

B. Unit Price No. 2: Fascia Repair Per linear foot

\_\_\_\_\_ Dollars (\$\_\_\_\_\_).

Allowance: 300 LF

**ALTERNATES**

There are no alternates for this work.

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This Bid is submitted in accordance with and subject to all terms and conditions of the Bidding Documents which are incorporated herein by reference and shall be construed to be part hereof, with the same effect as if such were reported at length herein.

When the bidder is an individual:

WITNESS:

\_\_\_\_\_(SEAL)  
Signature of Individual

Trading and doing business as:

\_\_\_\_\_  
Address  
\_\_\_\_\_  
\_\_\_\_\_

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When the bidder is a partnership (Name of Partners):

WITNESS:

\_\_\_\_\_  
Name of Partnership  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Partner

By: \_\_\_\_\_ (SEAL)  
Partner

By: \_\_\_\_\_ (SEAL)  
Partner

By: \_\_\_\_\_ (SEAL)  
Partner

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When the bidder is a corporation:

ATTEST:

\_\_\_\_\_  
Name of Corporation

\_\_\_\_\_  
Address

\_\_\_\_\_

Secretary/Assistant Secretary

By: \_\_\_\_\_ (SEAL)  
President/Vice President

(CORPORATE SEAL)

\_\_\_\_\_ Is a corporation organized and existing under the laws of  
\_\_\_\_\_ and has (has not) been granted a certificate of authority to  
do business in the State of Pennsylvania.

**SUBMIT THE FOLLOWING WITH THE BID:** The following items shall be submitted with this Bid.  
Failure to include these items may result in the Bid being declared unresponsive.

- Bid Security
- Non-Collusion Affidavit
- Contractor's Qualification Statement
- If Bid Security is in the form of a certified or Bank cashier's check, include Agreement of Surety.

END OF SECTION 00 42 16

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SECTION 01 22 15 - UNIT PRICES AND ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for unit prices and allowances.
  - 1. Selected materials and equipment and their installation are listed in this section. Allowances have been established to address changes resulting from unforeseen conditions requiring field modifications or additional work. No allowances are to be utilized without approval from Owner's Representative. Quantity Allowances shall include the cost of the material, fabrication, shop finishing and installation. The allowances are to be based on the quantities listed in this section and the established unit prices elsewhere. Additional requirements, if necessary, will be issued by Change Order.
- B. Include in the Contract Sum quantity allowances specified herein.
  - 1. Quantity allowances shall cover the cost to the Contractor material and equipment delivered at the site and costs for related labor for unloading, handling, installation, overhead, profit and other expenses contemplated for the stated quantities.
  - 2. Whenever required quantities are less than or greater than the specified amount, the Contract Sum shall be adjusted by change order using appropriate unit prices.
- C. Types of allowances include the following:
  - 1. Quantity allowances.
- D. Related Sections include the following:
  - 1. Division 01 Section "Contract Modification Procedures" for procedures for submitting and handling Change Orders.
  - 2. Divisions 02 through 48 Sections for items of Work covered by unit prices and allowances.

1.3 DEFINITIONS

- A. Unit price is an amount proposed by bidders, stated on the Bid Form, as a price per unit of measurement for materials or services added to or deducted from the Contract Sum by appropriate modification, if estimated quantities of Work required by the Contract Documents are increased or decreased.

1.4 QUANTITY ALLOWANCES

- A. Use the quantity allowance only as directed by Architect for Owner's purposes and only by written authorization that indicates amounts to be charged to the allowance.

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- B. Contractor's overhead, profit, and related costs for products and equipment covered under the quantity allowance are included in the allowance and are not part of the Contract Sum. These costs include delivery, installation, taxes, insurance, equipment rental, and similar costs.
- C. Materials covered by quantity allowances may only be incorporated into the work by written authorization from the Owner's Representative. Value of unused quantities shall be returned to Owner by Change Order before substantial completion.

1.5 PROCEDURES

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, applicable taxes, overhead, and profit.
- B. Measurement and Payment: Refer to individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.
- C. Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor.
- D. List of Unit Prices: A list of unit prices is included in Part 3. Specification Sections referenced in the schedule contain requirements for materials described under each unit price.

1.6 SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Coordinate and process submittals for quantity allowance items in same manner as for other portions of the Work.

1.7 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

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3.3 SCHEDULE OF UNIT PRICES:

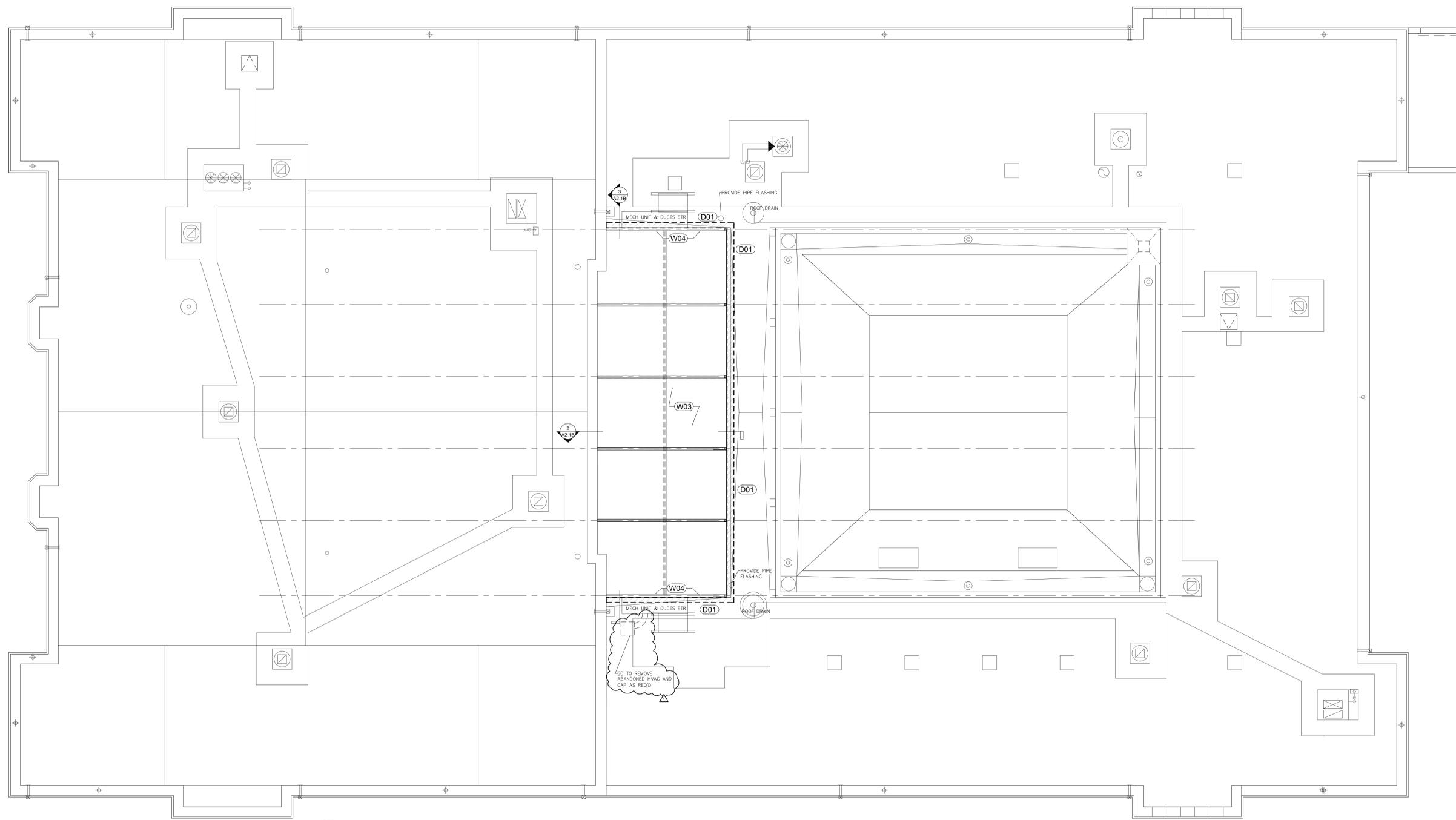
A. Unit Price No. 1 – Window Pockets:

1. Description: In the event that the new window treatments cannot be installed with existing ceiling grid, GC is to modify ceiling grid at windows and install ceiling pocket to receive window treatment (basis of design Armstrong AXP255).
2. Unit of Measurement: Per Linear Foot (LF).
3. Quantity allowance to include in base bid: 350 LF.

B. Unit Price No. 2 – Fascia Repair:

1. Description: In the event that window replacement damages the exterior metal fascia, GC is to remove damaged areas and replace with aluminum fascia to match existing profile in bronze finish to match existing.
2. Unit of Measurement: Per Linear Foot (LF).
3. Quantity allowance to include in base bid: 300 LF.

END OF SECTION 01 22 15



1 ME - DEMO AND REFURBISHMENT ROOF PLAN  
 A2.1A SCALE: 1/8" = 1'-0"

**GENERAL NOTES**  
 GENERAL AND KEY NOTES SHALL BE APPLICABLE FOR ALL PROJECT LOCATIONS. WHEN THE WORK INDICATED IS RELEVANT TO SPECIFIC LOCATIONS, THE FOLLOWING ABBREVIATIONS WILL BE USED TO INDICATE SCHOOL LOCATIONS:

- [ME] = MEDIA ELEMENTARY SCHOOL
- [RT] = ROSE TREE ELEMENTARY SCHOOL

**DEMO. / REFURB. PLAN GENERAL NOTES:**

- GENERAL NOTES SHALL BE APPLICABLE FOR ALL PROJECT LOCATIONS.
- PROVIDE PROPER PROTECTION FOR ALL SURFACES AND EQUIPMENT ADJACENT TO NEW WORK TO REMAIN DURING CONSTRUCTION.
  - OWNER HAS RIGHT TO CLAIM ANY ITEM POST DEMOLITION, CONFIRM WITH OWNER BEFORE DISPOSAL.
  - WHEN DEMOLISHED ITEM REVEALS EXISTING CONSTRUCTION TO REMAIN, CONTRACTOR SHALL PATCH TO MATCH EXISTING ADJACENT CONSTRUCTION TO REMAIN AT REMOVED ITEM.
  - WHERE DEMOLISHED ITEM REVEALS UNEVEN CONSTRUCTION, INTERRUPTED FINISHES, ATTACHMENT HOLES, AND OTHER CONDITIONS THAT DO NOT MATCH EXISTING ADJACENT FINISH CONSTRUCTION, CONTRACTOR SHALL PATCH TO MATCH EXISTING ADJACENT FINISHES.
  - WHERE BONDED FINISHES ARE TO BE REMOVED, REMOVE FINISH AND ADHESIVE COMPLETELY. REMOVE ADHESIVES COMPLETELY AT WALLS AND PATCH TO MATCH EXISTING ADJACENT FINISHES.
  - REMOVE ADHESIVES COMPLETELY AT CEILINGS AND PATCH TO MATCH EXISTING ADJACENT FINISHES AS REQD.
  - FOR ALL EXISTING WALLS TO REMAIN, CONTRACTOR SHALL PATCH HOLES TO MATCH, REPAIR, AND PREPARE WALLS FOR NEW FINISH AS REQD.
  - DASHED LINES TYPICALLY REPRESENT ITEMS TO BE DEMOLISHED. REFER TO KEYNOTES FOR DEMO AND REFURBISHMENT INFORMATION AND INSTRUCTIONS.
  - PROVIDE TEMPORARY SHORING AND STRUCTURAL SUPPORT AS REQUIRED WHERE DEMOLITION LEAVES EXISTING STRUCTURE OR WALLS UNSUPPORTED.
  - REFERENCE INFORMATION AVAILABLE TO BIDDERS IN SPECIFICATIONS FOR INFORMATION REGARDING ABATEMENT WORK (BY OTHERS) FOR CAULK AT RT. GC TO COORDINATE WITH OWNER'S CONSULTANT ON PHASING.

X#	DEMO AND NEW WORK - KEYNOTES
	<b>CEILINGS:</b>
C01	REMOVE EXISTING CEILING TILE AS REQ'D FOR WINDOW REPLACEMENT AND SHADE INSTALLATION. REINSTALL TILE WHEN COMPLETED.
	<b>WALLS / OPENINGS:</b>
W01	REMOVE EXISTING WINDOW, FRAME, WINDOW TREATMENTS, AND SILL AND JAMB WOOD BLOCKING / TRIM. EXISTING HEAD BLOCKING TO REMAIN. INSTALL NEW WINDOW, WINDOW TREATMENTS, SOLID SURFACE (SSM) SILLS, ACCESSORIES, ETC. SEE DETAILS.
W02	REMOVE EXISTING UPPER WINDOW AND FRAME. REMOVE EXISTING WINDOW TREATMENTS UNO. INSTALL NEW WINDOW ON EXISTING DOOR HEAD. INSTALL WINDOW TREATMENTS, SSM SILLS, ETC. SEE DETAILS.
W03	REMOVE EXISTING SKYLIGHT AND CLERESTORY WINDOWS IN THEIR ENTIRETY, INCLUDING BLOCKING, FLASHING, ETC. SKYLIGHT SYSTEM SHOULD BE STRIPPED DOWN TO STEEL STRUCTURE, EXCEPT AT END WALLS. NEW SKYLIGHT, WINDOWS, BLOCKING, FLASHING, ETC TO BE INSTALLED, SEE DETAILS.

X#	DEMO AND NEW WORK - KEYNOTES
W04	REMOVE EXISTING METAL PANELS AND ANY ASSOCIATED FLASHING FROM END WALLS. NEW PANELS AND FLASHING TO BE INSTALLED AND COORDINATED WITH ROOF WORK.
	<b>MISC.:</b>
D01	REMOVE ROOF MEMBRANE WHERE INSTALLED OVER EXISTING TO REMAIN ROOF CURBS UP TO 1'-0" BACK FROM CURBS. REPLACE WITH 2'-0" PATCH AND INSTALL UP CURBS. SEE DETAILS.

**DEMO./REFURB. PLAN SYMBOLS LEGEND:**

(Dxx)	DEMOLITION / REHABILITATION KEYNOTE
[---]	EXISTING BUILDING ELEMENTS TO BE REMOVED. REFERENCE KEYNOTES FOR DESCRIPTION.
[---]	EXISTING WALL / BUILDING ELEMENT TO REMAIN, TYP.
[---]	AREA OF ROOFING / CEILING TO BE REMOVED, UNO

**ROSE TREE MEDIA  
 SCHOOL DISTRICT  
 SKYLIGHT / WINDOW  
 REPLACEMENTS 2025**

GODSHALL KANE O'ROURKE ARCHITECTS, LLC  
 308 Brookside Avenue - Suite 150  
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 T: 215.646.2003  
 www.gkoarchitects.com



REVISIONS

#	DATE	DESCRIPTION
1	10.11.2024	ADD. 2

DRAWN BY: AEK  
 REVIEWED: KG  
 JOB #: #####  
 SHEET TITLE:

**MEDIA  
 ELEMENTARY**

SHEET #  
**A2.1A**

SCALE: AS NOTED  
 DATE: 09-18-2024

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**DEMO. / REFURB. PLAN GENERAL NOTES:**

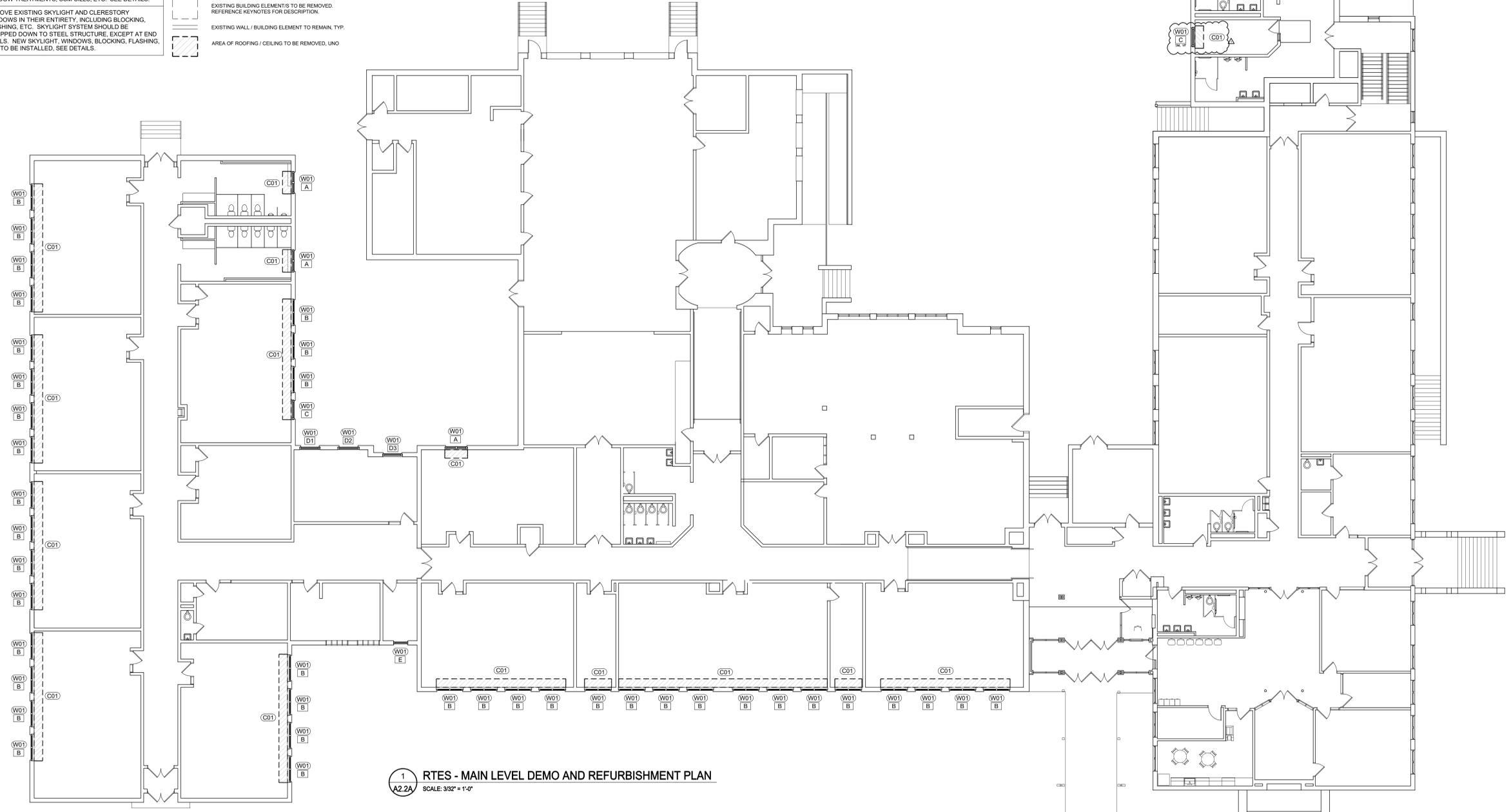
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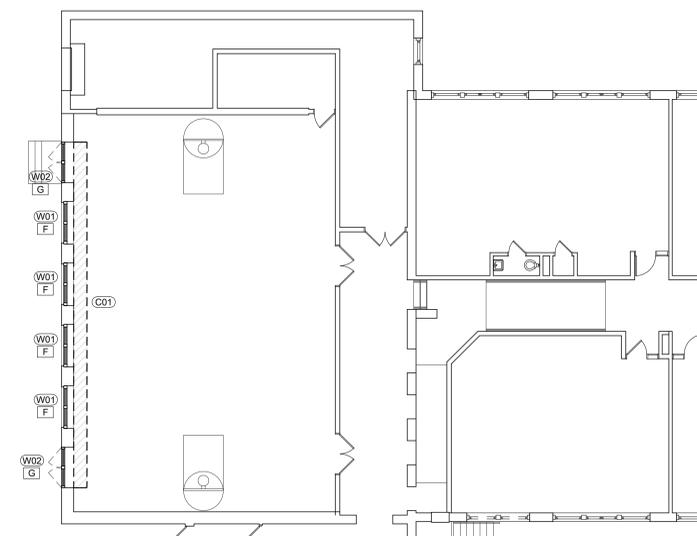
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**DEMO./REFURB. PLAN SYMBOLS LEGEND:**

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1  
 A2.2A  
 RTES - MAIN LEVEL DEMO AND REFURBISHMENT PLAN  
 SCALE: 3/32" = 1'-0"



STAMP

CONSULTANTS

GODSHALL KANE O'ROURKE ARCHITECTS, LLC  
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ROSE TREE MEDIA  
 SCHOOL DISTRICT  
 SKYLIGHT / WINDOW  
 REPLACEMENTS 2025  
 308 NORTH OLIVE STREET, MEDIA, PA 19063

REVISIONS	
1	10.11.2024 - ADD. 2

DRAWN BY	AEK
REVIEWED	KG
JOB #	####
SHEET TITLE	

ROSE TREE  
 ELEM MAIN  
 FLOOR PLAN

SHEET #  
**A2.2A**

SCALE	AS NOTED
DATE	09-18-2024