

DATE: August 20, 2026

DEPARTMENT OF GENERAL SERVICES
BUREAU OF CAPITAL PROJECT DESIGN MANAGEMENT
1800 HERR STREET
HARRISBURG, PENNSYLVANIA

ADDENDUM NO. 2

on

PROJECT NO. DGS C-0414-0072 PHASE 001

PROJECT TITLE - West Chester University - Sturzebecker Health Science Center Renovations

PROFESSIONAL:

Converse Winkler Architecture LLC

331 Montgomery Avenue

Bala Cynwyd, PA, 19004

If you submitted a bid prior to this Addendum being issued, your bid has been discarded and you must re-submit your bid(s) prior to the bid opening date and time.

ADMINISTRATIVE CHANGES – ALL CONTRACTS

Item 1 - Construction duration for the project should be "**852 Calendar days**".

SPECIFICATION CHANGES – ALL CONTRACTS

Item 1 - 010100 - Summary of Work - Construction duration updated.

DRAWING CHANGES – ALL CONTRACTS

Item 1 - None.

SECTION 010100
SUMMARY OF WORK

PART 1 – GENERAL

1.1 STIPULATIONS

- A. The specifications sections "General Conditions of the Construction Contract", "Special Conditions", and "Division 1 - General Requirements" form a part of this Section by this reference thereto, and shall have the same force and effect as if printed herewith in full.

1.2 LOCATION

- A. Sturzebecker Health Science Center
West Chester University
855 S. New Street
West Chester, PA 19383

1.3 PROJECT DESCRIPTION

- A. This project involves interior renovations of the basement, first, second and third floors of the Sturzebecker Health Science Center. Additional HVAC and roof work shall be done on the various roof levels of the building. The renovation consists of the installation of a new fire protection system, energy efficient lighting, new IT infrastructure, interior finishes, reconfiguration of interior academic and athletic spaces and ADA compliant restrooms. The work in the Natatorium portion of the building is limited to adding sprinklers, replacing and expanding HVAC systems, select structural repair of ceiling elements, select pool shell repairs and equipment testing and upgrades, fire alarm systems, IT system equipment, and security system components at select doors.
- B. Removal of any hazardous materials encountered within the work area shall be remediated by the Contractor. Refer to Specification 010400 – Coordination and Control and refer to Specification Appendices for Asbestos Containing Materials and Hazardous Materials specifications and an Asbestos Containing Materials Room by Room Survey and Assessment.

1.4 CONTRACT DURATION

- A. The Construction Contract duration shall be 852 calendar days commencing on the date of the Initial Job Conference.
- B. Refer to Section 013100 for how the contract duration may be impacted by long lead-time materials and equipment.

1.5 WORK INCLUDED

- A. The Work of this Project consists of, but is not necessarily limited to, the following. Detailed requirements of the Work are described in the pertinent specification Sections and/or shown on the Drawings.
- B. General Construction (.1) Contract:
1. The usual general construction work for buildings and landscaping
 2. HazMat abatement including asbestos, lead, PCB, radon and others
 3. Temporary fencing
 4. Temporary utilities
 5. Demolition (except where determined to be a separate contract)

6. Fire protection and domestic water distribution system beyond 5'-0" outside building line
7. Reconfiguration of select parking areas including curbing, paving and striping
8. Foundations and/or supports for all heavy equipment
9. Fuel tanks for vehicle refueling
10. Install sleeves (furnished by HC, PC and EC)
11. Equipment pads
12. Concrete sidewalk, exterior
13. Concrete stairs, exterior
14. Concrete slab infill
15. Concrete structural repairs
16. Steel structural lintels and posts
17. Metal handrails and guardrails, custom and steel tube
18. Louvers and similar items that affect building appearance (some furnished to GC by other Primes)
19. Roof work including coatings
20. Install roof drains (furnished by PC)
21. Doors, door frames, door hardware – interior and exterior
22. Gypsum wall partitions on metal stud
23. Pool testing
24. Pool equipment components
25. Laundry room equipment
26. Signage
27. Fire extinguishers and cabinets
28. Hydraulic Elevator and elevator equipment refurbishment
29. Prefabricated wood storage shed

C. HVAC Construction (.2) Contract:

1. Demolition of existing HVAC system
2. The usual heating, ventilating and air conditioning work, including controls
3. Coordinated drawing of all HC, PC and EC systems
4. Installation of new HVAC system
5. Replacement of pool dehumidification system
6. Pool source capture exhaust system
7. Fabric Duct in Pool
8. HVAC equipment controls
9. Building Automation System
10. Testing, Balancing, Controls, Commissioning
11. Penetration Firestopping
12. Intake and exhaust louvers, with or without dampers, for HC work (installed by GC)
13. All fuel tanks and fuel lines (except for vehicle refueling tanks and other isolated specialty tanks under .1 contract)
14. Cathodic protection for steel tanks
15. Furnish and install interior generator exhaust piping with insulation
16. HVAC connections for kitchen equipment, laboratory equipment, laundry equipment, and any equipment provided by others that requires HVAC connections
17. Laboratory hood systems (hood, ductwork, exhaust fan and controls)
18. Electric resistance heating (unless otherwise approved by DGS)
19. Lightweight equipment supports and housekeeping pads
20. Hazmat work associated with HC work

D. Plumbing Construction (.3) Contract:

1. The usual plumbing work for buildings including water, sanitary and rain water conductors for building systems, within 5' of the exterior building line
2. All gas piping and connections for building systems and electric power generators from the gas meter to the service point

3. Water treatment equipment
4. Sterilizing equipment
5. Compressed air systems
6. Vacuum systems
7. Air-conditioning drainage systems
8. Distilled water systems
9. Grease, oil and lint trap systems within buildings and grease/oil traps and piping exterior to buildings.
10. Roof drains (furnished by PC, installed by GC)
11. Rain water conductors from roof drains
12. Lightweight equipment supports and housekeeping pads
13. Hazmat work associated with PC work
14. Testing, disinfection of water system, adjusting and placing in operation all systems installed
15. Demolition of select underground sanitary piping including necessary concrete slab
16. Domestic water piping and insulation
17. Plumbing fixtures including toilets, lavatories, mop receptors, sinks, electric water coolers, wall hydrants, floor drains and floor cleanouts
18. Electric water heaters
19. Backflow preventer
20. Water softener?
21. Penetration firestopping
22. Fire suppression system

E. Electrical Construction (.4) Contract:

1. The usual electrical work for buildings including power, lighting, communications, security and fire alarm
2. Electrical work for hazard lighting of elevated tanks and chimneys
3. Electrical work in connection with sewage treatment plants (not electrically operated equipment)
4. Site lighting
5. Electric power generators and transfer switches, mufflers, exhaust.
6. Electrical power, starters, overload protection and disconnecting means for all HVAC and Plumbing equipment where not furnished integral to the equipment
7. Telecommunications structured cabling pathways, provide cabling, outlets and terminals unless otherwise directed.
8. Fire alarm systems including connections for elevators, air handling equipment and door hardware
9. Security including access control, video surveillance systems and intrusion/various alarms.
10. Telephone communication systems
11. Electrical connections for kitchen equipment, laboratory equipment, laundry equipment, and other equipment furnished by others that requires electrical connections
12. Lightweight equipment supports and housekeeping pads
13. Hazmat work associated with electrical equipment removal or installation

1.6 SPECIFICATION FORMAT

- A. The Specifications for the work of the separate prime Contracts are bound in one volume. Technical provisions which apply to each prime Contract are included in the Divisions listed below:
- B. General Construction (.1) Contract: Divisions 01 through 14 and Divisions 31, 32 and applicable Sections of Division 33

- C. HVAC Construction (.2) Contract: Divisions 01, 23 and applicable Sections of Divisions 02, 03, 05, 07, 09, 25, 31, 32 and 33.
- D. Plumbing Construction (.3) Contract: Divisions 01, 21, 22 and applicable Sections of Divisions 02, 03, 05, 07, 09, 25, 31, 32 and 33.
- E. Electrical Construction (.4) Contract: Divisions 01, 25, 26, 27, 28 and applicable Sections of 02, 03, 07, 08, 31, 32, and 33.

Note: The term Professional refers to the Architectural or Engineering firm retained by the Department to design and document the work of the Project, or the Professional's authorized representative. The term Professional may also refer to the Client Agency if the Project design was delegated to the Client Agency. Throughout the Specifications and Drawings wherever the terms 'A/E', 'Architect' or 'Engineer' are used it shall mean Professional.

1.7 WORK BY OTHERS

- A. Temporary Swing-space to be used by the Client Agency and necessary IT/Tele/data provisions.
- B. Audio-visual equipment provision and installation by Client Agency's designated contractor.

1.8 QUESTIONS DURING BIDDING PERIOD

- A. Direct all questions pertaining to the Project to the Project Professional utilizing the Trimble Unity Construct (aka eBuilder) as described in the Instructions To Bidders.

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION (Not Used)

END OF SECTION