

REAMSTOWN ELEMENTARY RENOVATIONS  
COCALICO SCHOOL DISTRICT

AEM ARCHITECTS  
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This Addendum forms a part of the Contract Documents for the above referenced project; and hereby modifies and takes precedence over the original bidding documents as though originally included therein at length. Bidding contractors shall acknowledge receipt of this Addendum in the space provided on the Bid Form. **This Addendum consists of 8 pages plus attachments.**

**CHANGES TO BIDDING REQUIREMENTS**

1.1 Advertisement for Bids

- A. The due date for bids listed in the first paragraph is hereby revised from "May 10, 2023," to "May 16, 2023." All other information regarding receiving bids is unchanged.

1.2 General Contractor Bid Form

- A. Page 00 41 00 – General 4 is reissued to include Alternate A1400 – ELEVATOR CONTRACTOR.

1.3 AIA Document A201-2017 – General Conditions for the Contract for Construction

- A. A201 page 54 - § 12.2.2.1 shall be deleted in its entirety and replaced with the following:

"§ 12.2.2.1 In addition to the Contractor's obligations under Section 3.5, if, at any time within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Section 9.9.1, or by terms of any applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of notice from the Owner to do so, unless the Owner has previously given the Contractor a written acceptance of ~~such condition~~ such condition. Notwithstanding the right of the Owner is retained to have any work found not in accordance with the requirements of the Contract Documents corrected under the Statute of Repose in place at the time of the execution of the Agreement. The Owner shall give such notice promptly after discovery of the condition. During the one-year period for correction of Work, if the Owner fails to notify the Contractor and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty. If the Contractor fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the Owner or Architect during or after the one year warranty period, the Owner may correct it in accordance with Section 2.5. Nothing contained in this Section 12.2.2 shall decrease the responsibilities set forth in the Performance Bond."

**CHANGES TO SPECIFICATIONS**

1.4 Section 01 10 00 – Summary

- A. On Page 01 10 00 - 5, add the following notes after Item 1.6.A.13 "Note" and before Item 1.6.A.13.a:

HVAC Notes: During this phase, all existing HVAC dual temperature piping mains located in corridors must be replaced throughout the entire building. HVAC Contractor is responsible to temporarily connect all remaining dual temperature branch piping serving "existing HVAC equipment" that will be replaced during any later phase of the Project into the new HWS & HWR system mains so that all occupied spaces can maintain proper temperature control until those areas are renovated. Provide isolation valves at all temporary piping main connections and reinstate exposed piping.

- B. On Page 01 10 00 - 7, insert the following phasing descriptions between Item 1.6.A.24.f.6) and Item 1.6.A.25:

Phase 13D: Mechanical/Electrical Spaces – Area C First Floor

- a. Start Date: May 15, 2024.
- b. Commence demolition of existing chilled water system: June 10, 2024.
- c. Complete chilled water system (system fully operational): August 16, 2024.
- d. Change emergency power to new generator and demolish existing emergency generator: Thanksgiving Break 2024 (for bidding purposes assume November 20-25, 2024).
- e. Commence construction of Electrical Room D-118A: November 26, 2024.
- f. Complete construction of walls, frame, door, and hardware: December 6, 2024.
- g. Complete all work for Electrical Room D-118A: December 31, 2024.
- h. Date of Substantial Completion: January 31, 2025.
- i. Liquidated Damages: \$250 per Contract per day.

Phase 14: MDF

- a. Start Date: December 23, 2024
- b. Complete all demolition, construction of walls, frames, doors, and hardware: January 3, 2025.
- c. Date of Substantial Completion: February 7, 2025.
- d. Liquidated Damages: \$500 per Contract per day.

1.5 Section 01 23 00 – Alternates

- A. On Page 01 23 00 - 3, add the following Alternate as Item 3.2.H

ALTERNATE A1400 – ELEVATOR CONTRACTOR

The cost for refurbishing the existing elevator **is included** in the Base Bid and shall be by an elevator contractor who meets the listed qualifications. This Alternate shall comprise the total **change in cost** to select Reading Elevator Service, Reading, PA, as the qualified elevator contractor for this Work.

1.6 Section 23 07 00 – HVAC System Insulation

- A. On Page 23 07 00 - 11, Item 3.13.E “Heating-Hot-Water Supply and Return,” add “with vapor barrier” to all pipe sizes.

1.7 Section 23 09 05 – Sequence of Operations

- A. On Page 23 09 05 - 5, Item 3.6.A, delete the original text in its entirety and replace with the following verbiage:
- “A. The BMS installer shall review the packaged air handling unit (AHU-1, 2, 3, and 4) and modular air handling unit (AHU-6) shop drawings prior to submittal of control shop drawings to the Engineer. All units may be provided with factory mounted control components provided by the BMS installer. The BMS installer shall provide the unit controller. The BMS installer shall also provide all required field mounted controls and modifications where needed to ensure the unit will function as indicated in the sequence.”

- B. On Page 23 09 05 - 7, Item 3.6.P.5, add the following verbiage to the end of the existing text:

"Fully open the energy recovery wheel (ERW) bypass dampers, configure the ERW to operate in a stop/jog sequence, stop the wheel for 30 minutes, then restart the wheel and run it for 5 minutes. Continue to repeat this sequence while unit remains in economizer cooling. Once conditions are no longer acceptable to operate in economizer cooling, fully close the ERW bypass dampers, and return the unit back to mechanical unoccupied cooling."

- C. On Page 23 09 05 - 8, Item 3.6.R.6, add the following verbiage to the end of the existing text:

"Fully open the energy recovery wheel (ERW) bypass dampers, configure the ERW to operate in a stop/jog sequence, stop the wheel for 30 minutes, then restart the wheel and run it for 5 minutes. Continue to repeat this sequence while unit remains in economizer cooling. Once conditions are no longer acceptable to operate in economizer cooling, fully close the ERW bypass dampers, and return the unit back to mechanical unoccupied cooling."

1.8 Section 23 21 10 – Hydronic Piping

- A. On Page 23 21 10 - 15, Item 3.8.C, delete the original text in its entirety and replace with the following verbiage:

"C. Fill system with fresh water, add liquid alkaline compound with emulsifying agents and detergents to remove grease and petroleum products from piping. Circulate solution for a minimum of 24 hours, drain, and clean strainers screens. Refill chilled water system with propylene glycol solution and refill heating water system with fresh water."

- B. On Page 23 21 10 - 15, Item 3.8, add the following item:

"F. Fill systems indicated to have glycol solutions with the following concentrations:

1. Chilled Water Piping System: Minimum 30 percent propylene glycol."

1.9 Section 23 72 15 – Packaged Energy Recovery Units

- A. On Page 23 72 15 - 7, Item 2.11, delete the original text provided for items A, B, and C in its entirety and replace with the following verbiage:

"A. The unit may be provided with factory mounted control components provided by the BMS installer. The BMS installer shall provide the unit controller. The BMS installer shall also provide all required field mounted controls and modifications where needed to ensure the unit will function as indicated in the sequence."

1.10 Section 23 75 40 – Packaged Outdoor Air Handling Units

- A. On Page 23 75 40 - 6, Item 2.15, add the following items:

"C. RTU-1 (only) provide the following additional optional equipment:

1. Equipment Touch; 4.3" color touch screen with local user interface for (BACnet MS/TP RS-485) equipment, and factory installed controller. The BMS installer shall also provide all other required field mounted controls and modifications where needed to ensure the unit will function as indicated in the sequence. BMS installer must coordinate all required field mounted controls with equipment supplier.
2. Provide with a Multi Speed VFD display kit to provide field capability to set up points and troubleshooting codes on the VFD controller. Kit shall include VFD display, and VFD cable for remote adjustment of VFD with unit operating.

- D. RTU-2 (only) provide unit with electromechanical controls. The BMS installer shall provide the unit controller and all required associated field mounted controls and modifications needed to stage the fan, compressor stages, dehumidification and to ensure the unit will function as indicated in the sequence. BMS installer must coordinate all required field mounted controls with equipment supplier."

#### **CHANGES TO DRAWINGS**

**1.11 The following attached Sketches dated 04/27/23 are hereby issued with this Addendum:**

<u>Sketch</u>	<u>Reference</u>	<u>Description</u>
SKS-1	S-C2	Overall Roof Framing Plan
SKS-2	S-C2	Overall Roof Framing Plan
SKH-1	H-8	Temporary Cross Over Lines & Isolation Valves Added

**1.12 Drawing A-A1 – 1/8" Ground Floor Plan – Unit A**

- A. This drawing has been revised to include information regarding refurbishing of the existing elevator and has been reissued in this Addendum to replace previous Drawing A-A1.

**1.13 Drawing P-6 – Enlarged Boiler Room and Partial Site Plans – Plumbing**

- A. Refer to the Drawings Notes and add the following note:

"2. Prime and paint all exterior natural gas and natural gas vent piping with two coats of machine gray semi-gloss enamel."

- B. Refer to Mechanical D-118, provide a mechanical pipe seal where the natural gas piping penetrates the exterior building wall below grade to extend to the emergency generator.
- C. Refer to Mechanical D-118, provide a 1" domestic cold water make-up line with a reduced pressure zone assembly backflow preventer and ball valve. Pipe backflow preventer discharge to nearest floor drain and terminate with a 2" air gap, connect make-up water line to the existing 2" domestic cold water main located to the right and above HVAC expansion tank EX-2, refer to Drawing H-8 for expansion tank location.
- D. Refer to Mechanical D-118, provide a RH-1 roof hydrant, install roof hydrant on roof above expansion tank EX-2, extend and connect a 3/4" domestic cold water line into the existing 2" domestic cold water piping main located to the right and above EX-2. Connect a 1/2" drain line to roof hydrant, extend and spill into the nearest floor drain and terminate with 2" air gap.

**1.14 Drawing PD-A1 – Ground Floor Plan – Unit A – Plumbing Demolition**

- A. Refer to Corridor A-109 and Storage 206, remove the abandoned domestic hot and cold piping as well as the associated sanitary and vent piping that served the sink above, including all associated insulation, valves, hangers and support in their entirety. Cap the domestic water piping at the mains or last active branch lines. Cap the remaining sanitary piping above ceiling just prior to the corridor wall drop and remove the existing vent piping up through roof in its entirety, coordinate required roof patching with the General Contractor.

**1.15 Drawing P-A1 – Ground Floor Plan – Unit A – Plumbing**

- A. Refer to Girls Toilet Room A-100A, provide a dual temperature wall hydrant WH-2, install centered between the wall mounted lavatories and 16" above the finished floor, extend and connect to the domestic hot and cold water piping located within the wall chase.
- B. Refer to Boys Toilet Room A-120B, provide a dual temperature wall hydrant WH-2, install centered between the wall mounted lavatories and 16" above the finished floor, extend and connect to the domestic hot and cold water piping located within the wall chase.

1.16 Drawing P-A2 – First Floor Plan – Unit A – Plumbing

- A. Refer to Toilet C-115B, provide a RH-1 roof hydrant, install roof hydrant on roof in front of the elevator, extend and connect a 3/4" domestic cold water line into the Toilet C-115B wall chase and connect to the domestic cold water piping located within the chase. Connect a 1/2" drain line to roof hydrant, extend and spill into indirect waste receptor located above existing water cooler and terminate with 2" air gap.

1.17 Drawing P-B1 – Ground Floor Plan – Area B – Plumbing

- A. Refer to Storage 209, remove the existing 1" diameter domestic hot water piping expansion loop including all associated piping, insulation, hangers, supports and anchors in their entirety. Replace the removed 1" domestic hot water piping expansion loop using the same dimensions as the original expansion loop and provide piping, insulation, hangers, supports and anchors using materials indicated in the Specifications.

1.18 Drawing P-B2 – First Floor Plan – Unit B – Plumbing

- A. Refer to Girls Toilet Room C-139C, provide a dual temperature wall hydrant WH-2, install centered between the wall mounted lavatories and 16" above the finished floor, extend and connect to the domestic hot and cold water piping located within the wall chase.
- B. Refer to Boys Toilet Room C-139B, provide a dual temperature wall hydrant WH-2, install centered between the wall mounted lavatories and 16" above the finished floor, extend and connect to the domestic hot and cold water piping located within the wall chase.
- C. Refer to Mechanical 127A, Provide an isolation valve in both the 2-1/2" domestic cold water and 2" domestic hot water risers. Replace the existing isolation and balancing valves in the existing 3/4" domestic hot water return pipe riser (or within crawlspace, field verify exact location) and set balancing valve to deliver 2.0 GPM.

1.19 Drawing P-C2 – First Floor Plan – Unit C – Plumbing

- A. Refer to Girls Toilet Room D-133A, provide a dual temperature wall hydrant WH-2, install centered between the wall mounted lavatories and 16" above the finished floor, extend and connect to the domestic hot and cold water piping located within the wall chase.
- B. Refer to Boys Toilet Room D-133B, provide a dual temperature wall hydrant WH-2, install centered between the wall mounted lavatories and 16" above the finished floor, extend and connect to the domestic hot and cold water piping located within the wall chase.
- C. Refer to Re-Regulation Room 138, provide a RH-1 roof hydrant, install roof hydrant on roof and locate behind equipment screen wall on roof above, extend and connect a 3/4" domestic cold water line into the domestic cold water piping main located in the Corridor D-101 ceiling. Connect a 1/2" drain line to roof hydrant, extend and spill into indirect waste receptor located in Storage D-153A and terminate with 2" air gap.
- D. Refer to Corridor D-150, provide a RH-1 roof hydrant, install roof hydrant on roof above, extend and connect a 3/4" domestic cold water line into the existing domestic cold water piping main located in the Corridor D-150 ceiling. Connect a 1/2" drain line to roof hydrant, extend and spill into indirect waste receptor located in Office 146 and terminate with 2" air gap.

1.20 Drawing H-2 – HVAC Schedules – Sheet 2

- A. Refer to Diffuser Schedule, Diffuser D18, add the following Remark:  
  
"Provide in matt black finish."

1.21 Drawing H-3 – HVAC Schedules – Sheet 3

- A. Refer to Grille and Register Schedule, Grille G11, add the following Remark:

“Provide in matt black finish.”

1.22 Drawing H-4 – HVAC Notes, Legend & Details – Sheet 1

- A. Refer to the General Project Notes and add the following notes:

- “8. HVAC Contractor is responsible to provide all required lintels for wall penetrations. Refer to steel lintel schedule shown on the Structural Drawings for required sizes.
9. Where piping connections are being made to existing system mains, remove existing pipe insulation from area to be tapped, complete piping connection then re-insulate piping main per requirements within the Specifications.
10. During the Phase 4 construction all existing HVAC dual temperature piping mains located in the corridors must be replaced throughout the entire building.
11. During the Phase 4 construction, HVAC Contractor is responsible to temporarily connect all remaining dual temperature branch piping serving "existing HVAC equipment" that will be replaced during any later phase of the Project into the new HWS & HWR system mains so that all occupied spaces can maintain proper temperature control until those areas are renovated. Provide isolation valves at all temporary piping main connections and re-insulate exposed piping.
12. Prior to completion of each Project phase, all temporary piping connections and associated insulation, hangers and supports must be removed in their entirety, provide caps on all remaining isolation valves located at corridor mains and re-insulate exposed piping.
13. Space above all ceilings is very limited. HVAC Contractor is responsible to coordinated all work with other Trades in order to locate all equipment in and above ceilings. Provide Coordination Drawings prior to starting rough-in and in accordance with Submittal Phasing requirements. HVAC Contractor must provide in writing, all conflicts to Engineer and Architect with a proposed solution for review. If a conflict is found in the field during rough-in and it was installed without prior notification, HVAC Contractor shall remove and reinstall all HVAC items found to be in conflict at no additional cost to the Owner.
14. Refer to piping plans for locations of existing cabinet heaters and unit heaters that are to remain and be reused. Furnish and install replacement isolation valves on supply and return lines and an air vent on each remaining existing cabinet heater and unit heater.
15. Siemens Industry, Inc. will provide field mounted controls on all provided HVAC air handling equipment, unless otherwise noted.
16. G.C. is responsible to remove existing structural cross bracing in areas where it conflicts with ductwork installation and shall reposition it as indicated. Refer to Structural Drawings for additional information. H.C. to coordinate all required locations that will need to have existing cross bracing repositioned by G.C. during Coordination Drawing phase.

1.23 Drawing H-7 – Boiler Room Plan – HVAC Demolition

- A. Refer to Keyed Drawing Notes, delete all existing text associated with Note 14 in its entirety and replace with the following verbiage:

“14. Existing supply fan must remain fully operational until existing emergency generator is removed from service. Once existing emergency generator is removed from service, remove existing roof mounted supply fan and associated roof curb, ductwork, damper and controls in their entirety. Coordinate roof repair with the G.C.”

1.24 Drawing H-8 – Boiler Room Plan – HVAC

- A. Refer to Keyed Drawing Notes and add the following note:

“14. Chiller evaporator and associated exterior chilled water piping must be completely drained and blown clear of all residual water during winter of 2024/2025, remove screen from existing CWR strainer located just prior to evaporator barrel and thoroughly clean when system is drained. At

conclusion of Phase 12, repeat strainer screen cleaning again after all chilled water piping connections are complete. Coordinate system shut-down date(s) with Owner prior to performing this work."

- B. Add a Keyed Drawing Note symbol with Number 14 to the existing chiller shown in enclosure to the east of column Line 'A.'
- C. Where the existing 6" CWS & CWR piping connects to the new 5" CWS & CWR piping (near the exterior wall penetrations to the chiller) provide an isolation valve and an air vent on each piping main to facilitate system draining.
- D. Refer to sketch SKH-1 for required temporary piping that will need to be installed to provide chilled water to the existing HVAC equipment located in phases 5 through 12.

#### 1.25 Drawing H-9 – Roof Plan – HVAC Demolition

- A. Refer to General Demolition Notes and add the following note:

"11. Existing Boiler room supply fan must remain fully operational until existing emergency generator is removed from service, once existing emergency generator is removed from service, existing roof mounted supply fan and associated roof curb, ductwork, damper and controls can be removed in their entirety."

#### 1.26 Drawing H-A2 – First Floor Plan – Unit A – HVAC

- A. Refer to MDF 122, move DAC-3 over to the wall that backs up to the existing water cooler, install bottom of DAC-3, a minimum of 2" above the top of the entry door. Modify refrigerant and condensate drain pipe routing as required to accommodate the unit relocation.

#### 1.27 Drawing E-2 – Ground Floor Plan – Area A – Demolition

- A. Refer to Elevator Mech. Room, existing ground fault duplex receptacle located in space shall remain. Remove existing circuit wiring to receptacle and provide new. Maintain circuit integrity to remaining existing receptacles wired on same circuit.
- B. Refer to Elevator Shaft, existing ground fault duplex receptacle located in pit space shall remain. Remove existing circuit wiring to receptacle and provide new. Maintain circuit integrity to remaining existing receptacles wired on same circuit.

#### 1.28 Drawing E-9 – Lighting Fixture Schedule and General Notes

- A. Refer to Lighting Fixture Schedule, add the following manufacturer as an approved substitute for the type listed: Alphabet for type Z.
- B. Refer to Project General Electrical Notes, revise first sentence of note #17 to read as follows: "The Contractor shall provide an additional fifteen (15) data drops for ATC panels or PAH unit controllers."

#### 1.29 Drawing E-A1 – Ground Floor Plan – Area A – Lighting

- A. Refer to Elevator Mech. Room 201A, change lighting circuit indicated for type H light fixture to LS-7.
- B. Refer to Elevator Shaft, change lighting circuit indicated for type T light fixtures to LS-7.

#### 1.30 Drawing E-A3 – Ground Floor Plan – Area A – Power

- A. Refer to Elevator Mech. Room 201A, run 2 #12 & #12G-3/4" conduit from existing ground fault duplex receptacle located in space to panel 'RP3' and connect to spare 20 amp, 1-pole breaker (circuit RP3-1).

- B. Refer to Elevator Shaft, run 2 #12 & #12G-3/4" conduit from existing ground fault duplex receptacle located in pit space to panel 'NC3' and connect to spare 20 amp, 1-pole breaker (circuit NC3-26).

1.31 Drawing E-A4 – First Floor Plan – Area A – Power

- A. Refer to MDF 122, the DAC-3 HVAC unit shall be relocated to wall that backs up to the existing water cooler. Electrical connections remain the same as shown on drawing, at the new location.

**END OF EMAIL ADDENDUM NUMBER ONE**

REAMSTOWN ELEMENTARY RENOVATIONS  
COCALICO SCHOOL DISTRICT  
AEM #22011, APRIL 2023

No. A1252      LIBRARY FURNITURE BY LIAT

Add \_\_\_\_\_

No. A1253      LIBRARY FURNITURE BY THE WORDEN COMPANY

Add \_\_\_\_\_

No. \_\_\_\_\_

Add-Deduct \_\_\_\_\_

No. A1400      ELEVATOR CONTRACTOR

Add-Deduct \_\_\_\_\_

No. \_\_\_\_\_

Add-Deduct \_\_\_\_\_

UNIT PRICES

The Undersigned hereby agrees that each Unit Price submitted represents full compensation for either additions to or deductions from the Contract Sum for extra work or changes ordered under the Contract, as specified for Unit Prices under Instructions to Bidders and Division 1 "General Requirements".

1-1 Bulk Earth Excavation, by Machine .....	_____	/cy
1-2 Trench Earth Excavation, by Machine .....	_____	/cy
1-3 Rock Excavation, by Hand .....	_____	/cy
1-4 Rock Excavation, by Ram Hammer .....	_____	/cy
1-5 Bulk Fill and Compaction .....	_____	/cy
1-6 Trench Fill and Compaction .....	_____	/cy
1-7 Interior Trenching .....	_____	/sf
1-8 Patch Paving .....	_____	/sf
1-9 Concrete Floor Slab-on-Grade .....	_____	/sf
1-10 Cementitious Underlayment .....	_____	/sf
1-11 4-Inch Concrete Block Wall .....	_____	/sf
1-12 6-Inch Concrete Block Wall .....	_____	/sf
1-13 8-Inch Concrete Block Wall .....	_____	/sf
1-14 10-Inch Concrete Block Wall .....	_____	/sf
1-15 12-Inch Concrete Block Wall .....	_____	/sf
1-16 Clean and Seal Existing Masonry Wall .....	_____	/sf
1-17 Rake and Repoint Existing Brick Veneer .....	_____	/sf
1-18 Control Joints .....	_____	/lf
1-19 Firestopping at Deck .....	_____	/lf
1-20 Penetration Firestopping .....	_____	/sf
1-21 Firestopping Infill .....	_____	/sf
1-22 Door, Frame and Hardware .....	_____	/door
1-23 Terrazzo .....	_____	/sf
1-24 Acoustical Tile Ceiling Type-1 .....	_____	/sf
1-25 Acoustical Tile Ceiling Type-2 .....	_____	/sf
1-26 Glazed Wall Tile on Masonry .....	_____	/sf
1-27 Glazed Wall Tile on GWB .....	_____	/sf