

**PLEASANTS COUNY BOARD OF EDUCATION
PLEASANTS COUNTY, WV
RENOVATIONS TO PLEASANTS COUNTY MIDDLE SCHOOL
ADDENDUM #2
June 2, 2025
THRASHER PROJECT #T60-11435**

TO WHOM IT MAY CONCERN:

A MANDATORY Pre-Bid Conference was held on Tuesday, May 20, 2025, on the above-referenced project. The following are clarifications and responses to questions posed by contractors for the above-referenced project.

1. GENERAL

1. **THE BID FORM HAS BEEN REVISED. YOU MUST USE THE REVISED BID FORM WHEN PREPARING YOUR BID PACKAGE FOR THIS PROJECT.**
2. A Building Permit is **NOT** required as stated in Addendum #1.
3. All sprinkler branch lines to remain. Sprinkler heads and all main sprinkler lines shall be replaced.
4. Fire watch is required while the building is occupied. Contractor shall comply with fire watch requirements of NFPA 25 (2020) Chapter 15.
5. Laface and McGovern is an approved substitution for lighting.
6. For access to the site prior to bid contact Tim Shultz, Director of Maintenance, Safety and Facilities @ 304-684-3047

2. SPECIFICATIONS

1. The Index has been updated to include Alternate Specification
2. Alternate Specification Section 012300 has been added.
3. The Bid Form has been revised to include Add Alternate.

3. DRAWINGS

1. The following drawings have been revised in this addendum: ED3.00, ED3.01, F2.01 and F2.02.

4. **QUESTIONS AND RESPONSES**

1. QUESTION

Is project tax exempt?

RESPONSE

No

2. QUESTION

What hours of work when no students and with students in building?

RESPONSE

Contractor will have full access 24/7 while the building is unoccupied. Cooperate with Owner when building is occupied during construction to minimize conflicts and facilitate Owner usage. After hours and weekends may be required.

3. QUESTION

Are background checks required for workers to be in school?

RESPONSE

Yes, the Contractor is required to keep background checks on file for all employees that will be present on the construction site. By signing SBA Form 404-C, the Contractor verifies criminal records have been obtained and no sex offenders will work on this project per West Virginia Code.

4. QUESTION

Is there a lamp disposal policy?

RESPONSE

Contractor shall dispose of all demolished material in accordance with all applicable local and state laws.

5. QUESTION

Will the existing fire alarm system panel be upgraded and use existing cabling and devices?

RESPONSE

Yes, the intent is to use the existing cabling devices as long as the components are compatible.

6. QUESTION

Who will remove and reinstall ceiling cameras, WAPS and speakers?

RESPONSE

The Contractor is responsible for removal and reinstall.

7. QUESTION

Existing light fixtures are secured to ceiling grid; will new light fixtures be secured to ceiling grid or from the roof structure?

RESPONSE

The new light fixtures will be secured to the ceiling grid as the existing fixtures.

8. QUESTION

Can ground wire be added to existing lighting whip and be reused where possible or will all be replaced with new whip?

RESPONSE

Existing whip can be reused where possible with the added ground wire per NEC.

9. QUESTION

Can added classroom light switches be in partition wall? Hallway walls are mostly glass.

RESPONSE

The intent is for the switches to be placed on the glass framing where applicable. Consult with the Owner for each switch location.

5. CLARIFICATIONS

1. Bids will now be received at the Pleasants County Schools Maintenance Department 1009 Maple Street, St. Marys, WV 26170

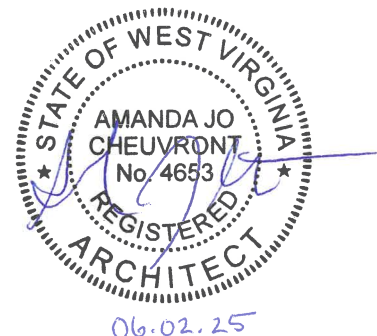
If you have any questions or comments, please feel free to contact me at your earliest convenience. As a reminder, bids will be received until **10:00 a.m. on Tuesday, June 10, 2025**, at Pleasants County Schools Maintenance Department 1009 Maple Street, St. Marys, WV 26170.

Good luck to everyone and thank you for your interest in the project.

Sincerely,

THE THRASHER GROUP, INC.

AMANDA CHEUVRONT, AIA, NCARB
Project Manager



**PLEASANTS COUNTY BOARD OF EDUCATION
PLEASANTS COUNTY, WEST VIRGINIA
FOR THE
RENOVATIONS TO PLEASANTS COUNTY MIDDLE SCHOOL**

**Thrasher Project # T60-11435
INDEX**

VOLUME 1

BIDDING DOCUMENTS

Advertisement for Bid	AFB
Instructions to Bidders	AIA A701
SBA Supplemental Conditions to the AIA A701	SBA 400
Bid Opening Requirements	BOR
Bid Bond Example	AIA A310
Certification of Receipt of Addenda & Bid Certification Form	SBA 402
List of Proposed Major Subcontractors	SBA 403-A
Bid Proposal Form	BID

24 HOUR REQUIREMENT DOCUMENTS

List of Proposed Subcontractors Equipment / Material Suppliers	SBA 403-B
--	-----------

72 HOUR REQUIREMENT DOCUMENTS

Contractor's Qualifications Statement	SBA 405
---------------------------------------	---------

CONTRACT DOCUMENTS

Prime Contractor's Certification of Worker Compliance	SBA 404-B
Sub Contractor's Certification of Worker Compliance	SBA 404-C
Standard Form of Agreement Between Owners & Contractor	AIA A101
Agreement Addendum	WV-96

Performance Bond	AIA A312
Payment Bond	AIA A312
State of West Virginia Drug Free Workplace Conformance Affidavit	WV-73
State of West Virginia Purchasing Affidavit	
Change Order	AIA G701
Application and Certificate for Payment	AIA G702
Continuation Sheet	AIA G703
Certified Payroll Form	
Proposal Request	AIA G709
Architect's Supplemental Instructions	AIA G710
Construction Change Directive	AIA G714

GENERAL CONDITIONS

General Conditions of the Contract for Construction	AIA A201
SBA Supplemental Conditions to the AIA A201	SBA 401
Project Sign	SBA 409
Construction Schedule Requirements	SBA 410
Supplemental Attachment for Acord Certificate of Insurance 25	AIA G715
Disclosure of Interested Parties to Contracts	
State of WV Jobs Act Responsibilities	

PROJECT CLOSEOUT DOCUMENTS

Certificate of Substantial Completion	AIA G704
Construction Closeout Procedures Checklist	SBA 500

Contractor's Affidavit of Payment of Debts/Claims	AIA G706
Contractor's Affidavit of Release of Liens	AIA G706A
Consent of Surety to Final Payment	AIA G707
Consent of Surety to Reduction in or Partial Release of Retainage	AIA G707A
Verification of HVAC Training	SBA 500-A

TECHNICAL SPECIFICATIONS

Summary	011000
Alternates	012300
Substitution Procedures	012500
Contract Modification Procedures	012600
Payment Procedures	012900
Project Management and Coordination	013100
Construction Progress Documentation	013200
Submittal Procedures	013300
Quality Requirements	014000
Temporary Facilities and Controls	015000
Product Requirements	016000
Execution	017300
Construction Waste Management and Disposal	017419
Closeout Procedures	017700
Operation and Maintenance Data	017823

Project Record Documents	017839
Demonstration and Training	017900
Gypsum Board	092900
Acoustical Panel Ceilings	095113
Resilient Base and Accessories	096513
Interior Painting	099123
Sleeves and Sleeve Seals for Fire Suppression Piping	210517
Escutcheons for Fire Suppression Piping	210518
General Duty Valves for Water Based Fire Suppression Piping	210523
Hangers and Supports for Fire Suppression Piping and Equipment	210529
Identification for Fire Suppression Piping and Equipment	210553
Fire Department Connections	211119
Wet Pipe Sprinkler Systems	211313
Wiring Devices	262726
Basic Electrical Materials and Methods	260500
Low Voltage Electrical Power Conductors and Cables	260519
Grounding and Bonding for Electrical Systems	260526
Hangers and Supports for Electrical Systems	260529
Raceway and Boxes for Electrical Systems	260533
Wiring Connections	260583
Lighting Control Devices	260923

BID FORM FOR CONSTRUCTION CONTRACT

The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 1—OWNER AND BIDDER

1.01 This Bid is submitted to:

*Pleasants County Board of Education
202 Fairview Drive
St. Marys, WV 26170*

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2—ATTACHMENTS TO THIS BID

2.01 The following documents are submitted with and made a condition of this Bid:

A. Bid Opening Requirements

ARTICLE 3—BASIS OF BID—LUMP SUM BID AND UNIT PRICES

GENERAL

The Bidder shall take notice of and shall be responsible for any local or state taxes levied and applicable, and the cost for the same shall be included as part of the submitted Bid.

The total Bid cost stated includes a complete operating installation including furnishing and installation of any and all changes or additions in plans, piping, mechanical work, additional electrical work, accessories, controls, etc. necessary to accommodate alternative equipment systems or materials used in construction.

BID PROPOSAL

The Bidder agrees to perform all required Work described in the detailed Specifications and as shown on the Plans for the complete construction and placing in satisfactory operation the Coalfield Elementary School. The Project "Sequence of Construction" has been detailed in the Drawings and Specification Division 1, Project Summary, Section 011000. The Bidder agrees to perform all the Work proposed for the total of the following Bid prices.

3.01 *Lump Sum Bids*

A. Bidder will complete the Work in accordance with the Contract Documents for the lump sum (stipulated) price(s), shown in the bid schedule.

B. Lump Sum Bids may be one of the following:

1. Lump Sum Price (Single Lump Sum)

2. Lump Sum Price (Base Bid and Alternates)

3. Lump Sum Price (Sectional Lump Sum Bids)
- C. All specified cash allowance(s) are included in the price(s) set forth in the bid schedule and have been computed in accordance with Paragraph 3.8 of the General Conditions.
 - D. All specified contingency allowances are included in the price(s) set forth in the bid schedule and have been computed in accordance with Paragraph 3.8 of the General Conditions.

BID SCHEDULE

**PROPOSED
RENOVATIONS TO PLEASANTS COUNTY MIDDLE SCHOOL
FOR THE**

**PLEASANTS COUNTY BOARD OF EDUCATION
PLEASANTS COUNTY, WEST VIRGINIA**

3.02 Total Bid Price Lump Sum

NOTE: Bid PRICE amounts are to be shown in both words and figures. In case of discrepancy, the amount shown in words will govern. Bids shall include sales tax and all other applicable taxes and fees.

BASE BID

Item #	Qty.	UNIT	DESCRIPTION	TOTAL PRICE
1	1	LS	Provide all labor, materials, equipment, fees, bonds, insurance and taxes to perform the work as detailed in the plans and specifications and addenda.	

TOTAL BID: _____
(Written in Words)
(\$ _____)

(Amounts are to be shown in both words and figures. In case of discrepancy, the amount shown in words will govern.)

ADDITIVE ALTERNATE #1 – Move furniture

Item #	Qty.	UNIT	DESCRIPTION	TOTAL PRICE
1	LS	1	Add cost to move Owner's furniture and belongings as required for construction operations.	

TOTAL ADD ALTERNATE #1: _____
(Written in Words)

(\$ _____)

3.02 *Method of Award*

If at the time this contract is to be awarded, the lowest total bid submitted by a qualified, responsive, responsible Bidder does not exceed the amount of funds then estimated by the Owner, as available to finance the contract, the construction contract will be awarded. If such bids exceeds such amount, the owner may reject all bids.

- A. Unit prices have been computed in accordance with paragraph 13.03.A of the General Conditions.
- B. Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

~~Basis of Bid—Cost Plus Fee Deleted~~

~~ARTICLE 4—PRICE PLUS TIME BID DELETED~~

ARTICLE 5—TIME OF COMPLETION

5.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Article 8 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

5.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 6—BIDDER'S ACKNOWLEDGEMENTS: ACCEPTANCE PERIOD, INSTRUCTIONS, AND RECEIPT OF ADDENDA

6.01 *Bid Acceptance Period*

- A. This Bid will remain subject to acceptance for 90 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

6.02 *Instructions to Bidders*

- A. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.

ARTICLE 7—BIDDER'S REPRESENTATIONS AND CERTIFICATIONS

7.01 *Bidder's Representations*

- A. In submitting this Bid, Bidder represents the following:
 - 1. Bidder has examined and carefully studied the Bidding Documents, including Addenda.
 - 2. Bidder has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - 3. Bidder is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
 - 4. Bidder has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface

or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.

5. Bidder has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.
6. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, if selected as Contractor; and (c) Bidder's (Contractor's) safety precautions and programs.
7. Based on the information and observations referred to in the preceding paragraph, Bidder agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
8. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
9. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
10. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
11. The submission of this Bid constitutes an incontrovertible representation by Bidder that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

7.02 *Bidder's Certifications*

A. The Bidder certifies the following:

1. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation.
2. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid.
3. Bidder has not solicited or induced any individual or entity to refrain from bidding.
4. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 8.02.A:
 - a. Corrupt practice means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process.
 - b. Fraudulent practice means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at

artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.

- c. Collusive practice means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels.
- d. Coercive practice means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

BIDDER hereby submits this Bid as set forth above:

Bidder:

(typed or printed name of organization)

By: _____
(individual's signature)

Name: _____
(typed or printed)

Title: _____
(typed or printed)

Date: _____
(typed or printed)

If Bidder is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.

Attest: _____
(individual's signature)

Name: _____
(typed or printed)

Title: _____
(typed or printed)

Date: _____
(typed or printed)

Address for giving notices:

Bidder's Contact:

Name: _____
(typed or printed)

Title: _____
(typed or printed)

Phone: _____

Email: _____

Address: _____

Bidder's Contractor License No.: (if applicable) _____

SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

1.2 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to the base bid amount if the Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - 2. The cost for each alternate is the net addition to the Contract Sum to incorporate alternates into the Work. No other adjustments are made to the Contract Sum.

1.3 PROCEDURES

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Execute accepted alternates under the same conditions as other work of the Contract.
- C. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

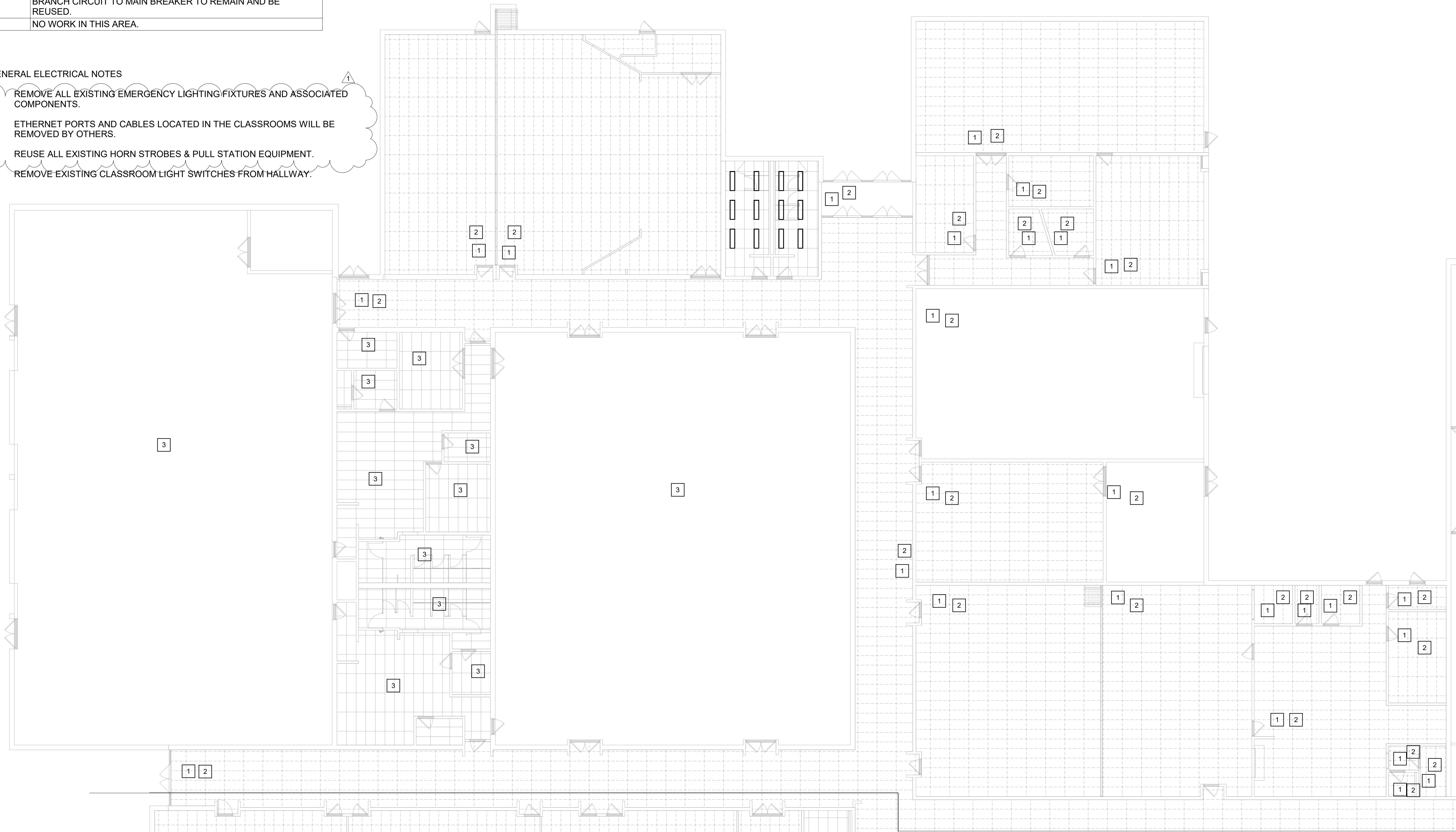
- A. Alternate No. 1: Moving Cost.

1. Add cost to move Owner's furniture and belongings as required for construction operations.

END OF SECTION 012300

1	REMOVE EXISTING FIXTURES & EXISTING MC CABLE FROM EXISTING JBOX TO EACH FIXTURE.
2	BRANCH CIRCUIT TO MAIN BREAKER TO REMAIN AND BE REUSED.
3	NO WORK IN THIS AREA.

1. REMOVE ALL EXISTING EMERGENCY LIGHTING FIXTURES AND ASSOCIATED COMPONENTS.
2. ETHERNET PORTS AND CABLES LOCATED IN THE CLASSROOMS WILL BE REMOVED BY OTHERS.
3. REUSE ALL EXISTING HORN STROBES & PULL STATION EQUIPMENT.
4. REMOVE EXISTING CLASSROOM LIGHT SWITCHES FROM HALLWAY.



DEMOLITION FIRST FLOOR LIGHTING -
AREA A

3/32" = 1'-0"

[illegible]

CONSTRUCTIONS DOCUMENTS

T60-11435

SHEET No.

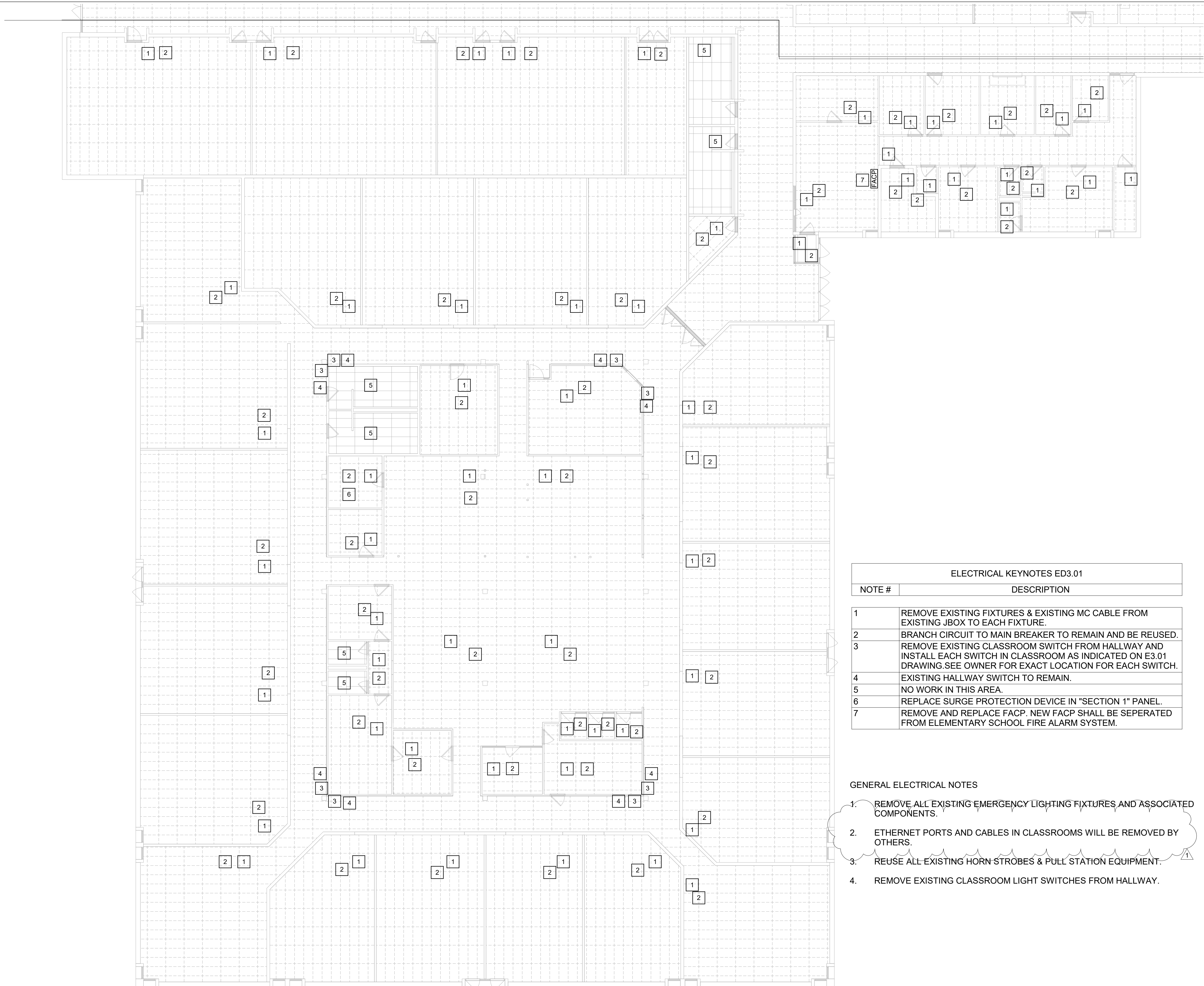
ED3.00

LAYOUT TAB: DEMO FIRST FLOOR LIGHTING - AREA A
CAD FILE: C:\RevitFiles\2025\PCMS\Reno_MEP_R25_amcrank.rvt

[illegible]

CONSTRUCTIONS DOCUMENTS

ED3.01



DEMO FIRST FLOOR LIGHTING - AREA B
3/32" = 1'-0"

- | ELECTRICAL KEYNOTES ED3.01 | |
|----------------------------|--|
| NOTE # | DESCRIPTION |
| 1 | REMOVE EXISTING FIXTURES & EXISTING MC CABLE FROM EXISTING JBOX TO EACH FIXTURE. |
| 2 | BRANCH CIRCUIT TO MAIN BREAKER TO REMAIN AND BE REUSED. |
| 3 | REMOVE EXISTING CLASSROOM SWITCH FROM HALLWAY AND INSTALL EACH SWITCH IN CLASSROOM AS INDICATED ON E3.01 DRAWING.SEE OWNER FOR EXACT LOCATION FOR EACH SWITCH. |
| 4 | EXISTING HALLWAY SWITCH TO REMAIN. |
| 5 | NO WORK IN THIS AREA. |
| 6 | REPLACE SURGE PROTECTION DEVICE IN "SECTION 1" PANEL. |
| 7 | REMOVE AND REPLACE FACP. NEW FACP SHALL BE SEPERATED FROM ELEMENTARY SCHOOL FIRE ALARM SYSTEM. |

GENERAL ELECTRICAL NOTES

1. REMOVE ALL EXISTING EMERGENCY LIGHTING FIXTURES AND ASSOCIATED COMPONENTS.
2. ETHERNET PORTS AND CABLES IN CLASSROOMS WILL BE REMOVED BY OTHERS.
3. REUSE ALL EXISTING HORN-STROBES & PULL STATION EQUIPMENT.
4. REMOVE EXISTING CLASSROOM LIGHT SWITCHES FROM HALLWAY.

www.thethrashergroup.com

THE INFORMATION CONTAINED HEREIN IS THE SOLE PROPERTY OF THE THRASHER GROUP, INC. REPRODUCTION OF THESE DOCUMENTS IN WHOLE, OR IN PART FOR ANY REASON WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY PROHIBITED.

COPYRIGHT © 2024
THE THRASHER GROUP, INC.

[illegible]

RENOVATIONS TO PLEASANTS COUNTY MIDDLE SCHOOL PLEASANTS COUNTY MIDDLE SCHOOL

BELMONT, WV

APRIL 25, 2025

CONSTRUCTIONS DOCUMENTS

DRAWN: Author DATE: 07/18/22
CHECKED: Checker DATE: 07/18/22
PROJECT No. _____

FIRE FLOOR FIRE
PROTECTION PLAN "A"

SHEET No.

F2.01

