



COMPLEX PROJECTS
REQUIRE RESOLVE
THRASHER'S GOT IT

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

PHOENIX CENTER REPAIRS

ADDENDUM #1

NOVEMBER 20, 2025

THRASHER PROJECT #T60-11573

TO WHOM IT MAY CONCERN:

The following are clarifications for the above-referenced project.

A. SPECIFICATIONS

1. Specification 113100 Residential Appliances has been updated in this Addendum

B. DRAWINGS

1. Sheets A1.01 and A4.01 have been revised and are included in this Addendum.

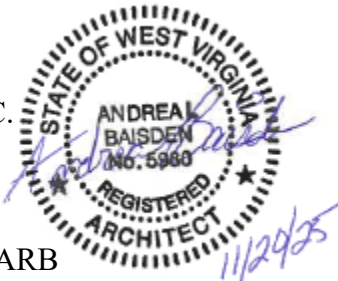
A MANADATORY pre-bid conference for the Project will be held on Tuesday, December 2, 2025, at 10:00 a.m. at Phoenix Center located at 275 Virginia Ave, Welch WV 24801. Bids will not be accepted from Bidders that do not attend the mandatory pre-bid conference.

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 1:30 p.m. on Tuesday, December 16, 2025, at McDowell County Board of Education located at 900 Mt. View Road, Welch, WV 24801. Good luck to everyone and thank you for your interest in the project.

Sincerely,

THE THRASHER GROUP, INC.

ANDREA BAISDEN, AIA, NCARB
Project Manager



Enclosures:

SECTION 113100 - RESIDENTIAL APPLIANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following types of residential appliances:
 - A. Cooking appliances.
 - B. Refrigeration appliances.
- B. Related Sections: the following Sections contain requirements that relate to this Section:
 - A. Section 123216 – Plastic Laminate-Clad Casework for other work required in the casework contract package.

1.3 SUBMITTALS

- A. Submit product data for each appliance type required indicating compliance with requirements, including installation instructions. Provide complete operating and maintenance instructions for each appliance.

1.4 QUALITY ASSURANCE

- A. Energy Ratings: Provide residential appliances that carry labels indicating energy cost analysis (estimated annual operating costs) and efficiency information as required by Federal Trade Commission.
- B. UL and NEMA Compliance: Provide electrical components required as part of residential appliances that are listed and labeled by UL and comply with applicable NEMA standards.
- C. Refrigerators and Freezers: Total volume ratings certified according to ANSI/AHAM HRF-1.

1.5 WARRANTIES

- A. Warranty: Submit written warranties executed by the manufacturer of each appliance specified agreeing to repair or replace units or components that fail in materials or workmanship within the specified warranty period.

- B. Refrigerator/Freezer: 5-year warranty on the sealed refrigeration system.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide appliances by manufactured by one of the following:
 - A. General Electric Company – Basis of Design.
 - B. Frigidaire Appliance Company.
 - C. Kitchen Aid, Inc.
 - D. LG Appliances.
- B. Scheduled Appliances: Provide appliances as scheduled and specified or approved alternative from a manufacturer specified above. Because all appliances are not identical in details, alternative appliances must meet, to Architect and Owner's satisfaction, the quality level and design intent of specified appliances.

2.2 RANGES

- A. Electric range: Freestanding range with one oven and complying with AHAM ER-1.
 - A. Electric Burner Elements: Four type burners.
 - B. Anti-Tip Device: Manufacturer's standard.
 - C. Material: Stainless steel with ceramic glass cooktop.

2.3 MICROWAVE OVENS

- A. Microwave Oven:
 - A. Mounting: Undercabinet.
 - B. Capacity: 2.0 cu. ft. (0.06 cu. m)
 - C. Exhaust Fan: Two-speed fan, nonvented, recirculating type with charcoal filter and with manufacturer's standard capacity.
 - a. Microwave ovens with integral exhaust for installation over the cooking surface shall be listed and labeled in accordance with UL 923.
 - D. Microwave Power Rating: Manufacturer's standard.
 - E. Material: Stainless steel.

2.4 REFRIGERATOR/FREEZERS

- A. Provide Side-by-Side refrigerator doors with freezer at the bottom and manufacturer's Slate Stainless Steel Finish.
 - A. Dimensions: 33 inches wide by 70 inches high by 34 inches plus closed door.

2.5 APPLIANCE FINISHES

- A. Manufacturer's 'Slate' stainless steel finish includes the following acceptable proprietary finishes:
 - A. 'Metallic Silver' stainless steel.
 - B. 'Black' stainless steel.

PART 3 - EXECUTION

3.1 INSTALLATION

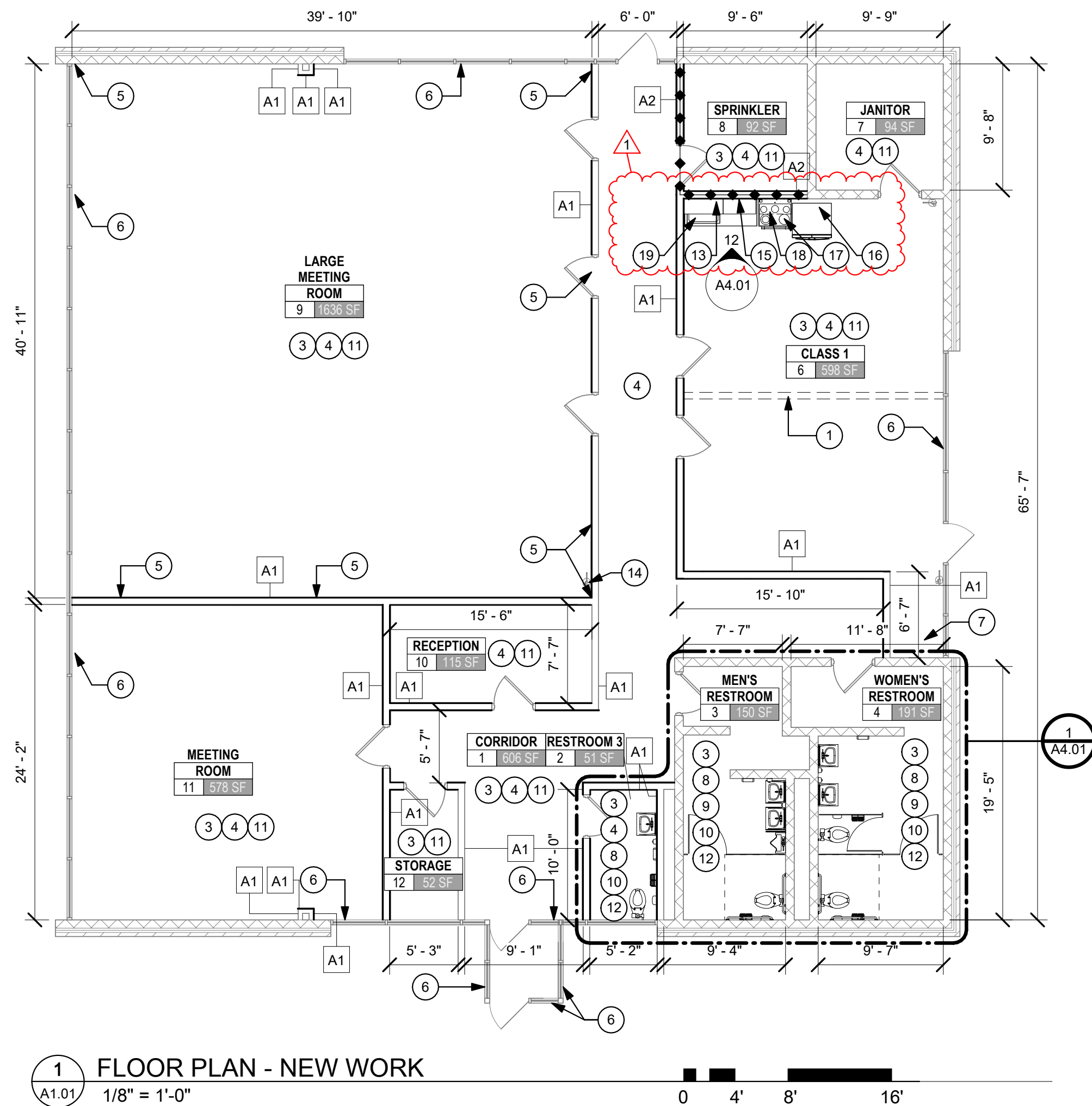
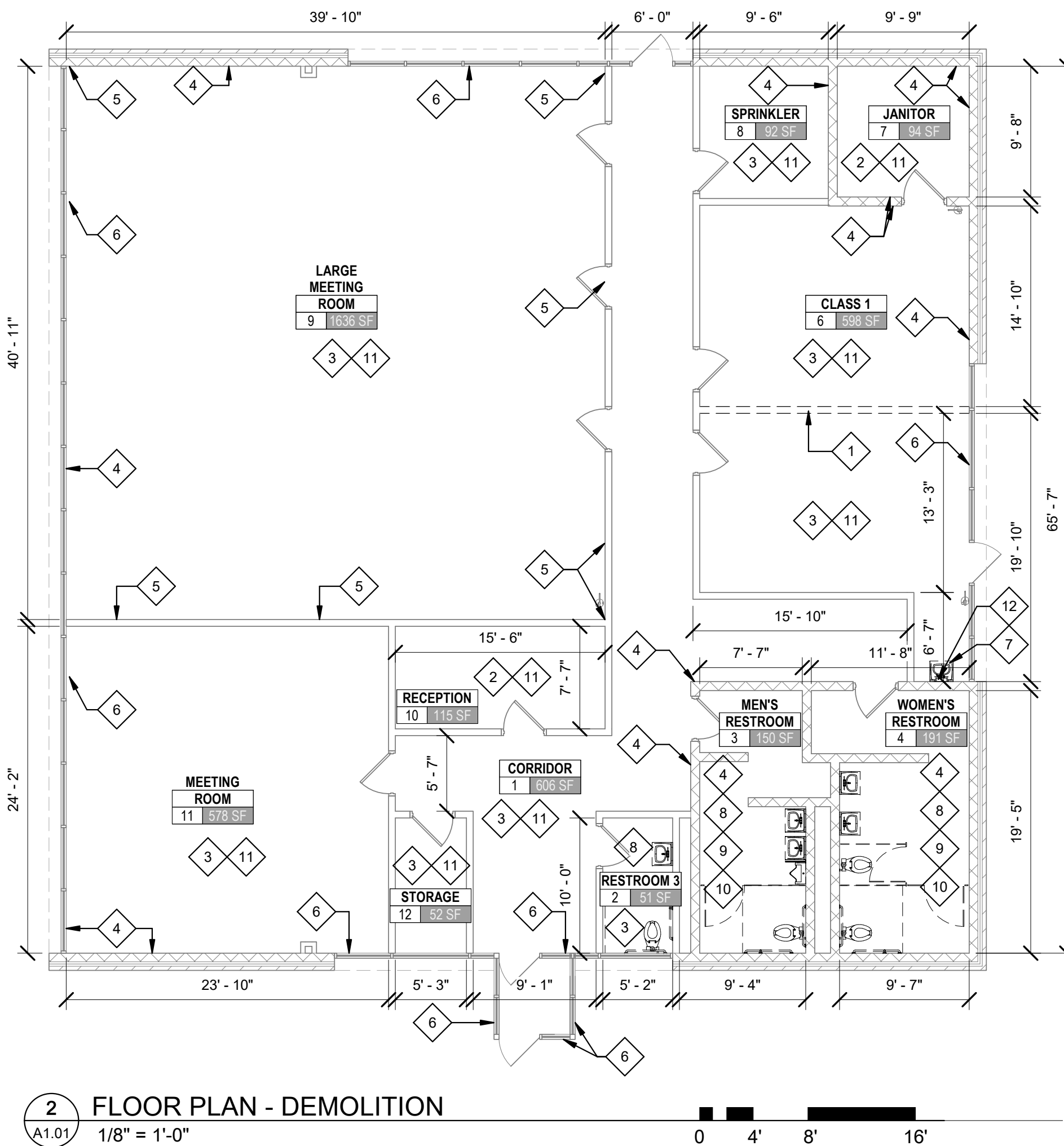
- A. General: Comply with manufacturer's instructions and recommendations.
- B. Built-In Equipment: Securely anchor units to supporting cabinets or countertops with concealed fasteners. Verify that clearances are adequate for proper functioning and rough openings are completely concealed.
- C. Freestanding Equipment: Place units in final locations after finishes have been completed in each area. Verify that clearances are adequate to properly operate equipment.
- D. Range Anti-Tip Device: Install at each range according to manufacturer's written instructions.

3.2 ADJUST AND CLEAN

- A. Test each item of residential equipment to verify proper operation. Make necessary adjustments.
- B. Accessories: Verify that accessory items required have been furnished and installed.
- C. Cleaning: Remove packing material from residential equipment items and leave units in clean condition, ready for operation.

END OF SECTION

This page intentionally left blank.



GENERAL DEMOLITION NOTES

- BEFORE PROCEEDING WITH THE DEMOLITION AND REMOVAL WORK, THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE EXECUTION OF THE WORK AND SHALL PAY ALL FEES IN CONNECTION THEREWITH. THE CONTRACTOR SHALL FURNISH RECEIPT FOR SUCH PERMITS TO THE OWNER.
- THE CONTRACTOR SHALL CONFORM TO APPLICABLE BUILDING CODES FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL AND MATERIAL DISPOSAL.
- THE CONTRACTOR SHALL CONFORM TO APPLICABLE REGULATORY PROCEDURES WHEN DISCOVERING HAZARDOUS OR CONTAMINATED MATERIALS.
- THE CONTRACTOR SHALL NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. NOTIFY THE LANDLORD AND COORDINATE WITH ADJACENT TENANTS ONE WEEK IN ADVANCE OF SUSPENDING UTILITIES.
- DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS OR HYDRANTS WITHOUT PERMITS.
- IN AN EMERGENCY AFFECTING THE SAFETY OF LIFE OR PROPERTY, ON OR ADJOINING THE SITE, THE CONTRACTOR SHALL ACT TO PREVENT SUCH THREATENED LOSS OR INJURY.
- THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN TEMPORARY BARRIERS, WARNING LIGHTS AND OTHER PROTECTION AS REQUIRED TO ADEQUATELY PROTECT THE WORK, ADJACENT AREAS AND THE PUBLIC AT ALL TIMES.
- PROTECT EXISTING STRUCTURE, FINISHES AND OTHER SUCH ITEMS WHICH ARE INDICATED TO REMAIN.
- ALL EXISTING EXTERIOR MASONRY WALLS, ROOFING SYSTEMS AND BUILDING SHELL STRUCTURE INCLUDING STRUCTURAL COLUMNS, BEAMS, BAR JOISTS, CROSS BRACING, ROOF DECKING, BEARING WALLS AND CONCRETE FLOOR SLABS SHALL REMAIN UNLESS OTHERWISE NOTED, TYPICAL.
- THE CONTRACTOR SHALL INSURE EXISTING FIRE EXTINGUISHERS ARE DISTRIBUTED THROUGHOUT THE BUILDING DURING DEMOLITION OPERATIONS. ONCE COMPLETED, DELIVER ALL EXISTING FIRE EXTINGUISHERS TO THE OWNER, TYPICAL.
- THE CONTRACTOR SHALL REMOVE ALL ABANDONED FURRING, FASTENERS HANGERS, BRACKETS, ANGLES, CLIPS, MISC. TACK STRIPS, TACK BOARDS, HOOKS, SIGNS, SHELVES, RUBBLE AND DEBRIS COMPLETELY, INCLUDING THOSE ITEMS NOT SPECIFICALLY CALLED OUT ON THE DRAWINGS, TYPICAL.
- THE CONTRACTOR SHALL REMOVE ALL MISCELLANEOUS ABANDONED FLOOR OBSTRUCTIONS SUCH AS CONDUIT, PIPING, DRAINS, ELECTRICAL BOXES, ETC. CUT AND PATCH CONCRETE AS REQUIRED TO INSTALL NEW SPECIFIED FLOOR FINISH.
- ALL ELEMENTS TO THE DRAWING ARE TO BE VERIFIED IN THE FIELD.

GENERAL NOTES:

- THE SCOPE OF THE WORK IS GENERALLY LIMITED TO THE AREAS SHOWN ON THESE PLANS. WORK NECESSARY TO RUN ELECTRICAL SERVICE TO EXISTING PANELS OR EXTEND OR REROUTE OTHER UTILITY LINES IS ALSO INCLUDED.
- VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY ON SITE ACTIVITIES.
- DIMENSIONS SHOWN ON THESE PLANS ARE TYPICALLY FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL UNLESS NOTED OTHERWISE.
- PATCH EXISTING WALLS WHERE DEMOLITION OR OTHER CUTTING OF WALL SURFACES IS REQUIRED TO MATCH EXISTING CONSTRUCTION AND FINISHES, INCLUDING INSULATION MATERIALS.
- CONTRACTOR SHALL SCHEDULE NOISY, NOXIOUS, OR DISRUPTIVE ACTIVITIES OUTSIDE OF BUSINESS HOURS.
- INSTALL WOOD BLOCKING IN NEW WALLS TO RECEIVE WALL-MOUNTED ITEMS. WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED.
- PREPARE ALL NEW AND EXISTING WALL SURFACES TO RECEIVE SCHEDULED FINISH. REFERENCE ROOM FINISH SCHEDULE.
- FINISH FLOOR MATERIAL TRANSITIONS SHALL OCCUR AT CENTERLINE OF DOOR.
- THE OTHER AREAS OF THE BUILDING WILL REMAIN IN OPERATION FOR THE DURATION OF THE CONSTRUCTION CONTRACT. COOPERATION AND CONSIDERATION BY THE CONTRACTOR AND WORKMEN ON SITE WILL BE REQUIRED. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE WORK ACTIVITIES WITH THE OWNER.
- CONTRACTOR SHALL FIELD-VERIFY ALL EXISTING ELECTRICAL OUTLETS, SWITCHES, AND DEVICES. ANY WIRING OR DEVICES THAT WERE SUBMERGED OR DAMAGED BY FLOODWATER SHALL BE REPLACED IN ACCORDANCE WITH CURRENT ELECTRICAL CODE REQUIREMENTS. VERIFY ALL REMAINING OUTLETS AND DEVICES ARE IN PROPER WORKING CONDITION AND CODE COMPLIANT.
- INSTALL ALL WIRING IN CONDUIT CONCEALED IN CEILING OR IN WALLS. CONDUIT AND WIRE AS REQUIRED BY CODE UNLESS OTHERWISE NOTED.
- THE PROPOSED ELECTRICAL COMPONENTS IS FOR A TYPICAL ELECTRIC RANGE. ALL ELECTRICAL COMPONENTS SHALL BE PROPERLY SIZED PER NEC FOR THE ACTUAL RANGE BEING INSTALLED.

ROOM FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR FINISH	BASE	WALL FINISH				CEILING HEIGHT	CEILING FINISH	REMARKS
				NORTH	EAST	SOUTH	WEST			
1	CORRIDOR	LVT	RESILIENT	PAINT	PAINT	PAINT	PAINT	9' AFF	EXISTING ACT	ALTERNATE 2: NEW ACT TILE AND GRID
2	RESTROOM 3	LVT	RESILIENT	PAINT	PAINT	PAINT	PAINT	9' AFF	EXISTING ACT	ALTERNATE 2: NEW ACT TILE AND GRID
3	MEN'S RESTROOM	EXISTING TILE	EXISTING COVE	EXISTING TILE/PAINT	EXISTING TILE/PAINT	EXISTING TILE/PAINT	EXISTING TILE/PAINT	9' AFF	EXISTING GWB	ALTERNATE 1: NEW FLOOR AND WALL TILE
4	WOMEN'S RESTROOM	EXISTING TILE	EXISTING COVE	EXISTING TILE/PAINT	EXISTING TILE/PAINT	EXISTING TILE/PAINT	EXISTING TILE/PAINT	9' AFF	EXISTING GWB	ALTERNATE 1: NEW FLOOR AND WALL TILE
6	CLASS 1	LVT	RESILIENT	PAINT	PAINT	PAINT	PAINT	9' AFF	EXISTING ACT	ALTERNATE 2: NEW ACT TILE AND GRID
7	JANITOR	LVT	RESILIENT	PAINT	PAINT	PAINT	PAINT	9' AFF	EXISTING ACT	ALTERNATE 2: NEW ACT TILE AND GRID
8	SPRINKLER	LVT	RESILIENT	PAINT	PAINT	PAINT	PAINT	9' AFF	EXISTING ACT	ALTERNATE 2: NEW ACT TILE AND GRID
9	LARGE MEETING ROOM	LVT	RESILIENT	PAINT	PAINT	PAINT	PAINT	9' AFF	EXISTING ACT	ALTERNATE 2: NEW ACT TILE AND GRID
10	RECEPTION	LVT	RESILIENT	PAINT	PAINT	PAINT	PAINT	9' AFF	EXISTING ACT	ALTERNATE 2: NEW ACT TILE AND GRID
11	MEETING ROOM	LVT	RESILIENT	PAINT	PAINT	PAINT	PAINT	9' AFF	EXISTING ACT	ALTERNATE 2: NEW ACT TILE AND GRID
12	STORAGE	LVT	RESILIENT	PAINT	PAINT	PAINT	PAINT	9' AFF	EXISTING ACT	ALTERNATE 2: NEW ACT TILE AND GRID

DEMOLITION NOTES

NOTE #	DESCRIPTION
1	REMOVE EXISTING WALL
2	REMOVE VCT AND ADHESIVE IN THIS LOCATION. PREPARE FLOOR SURFACES TO RECEIVE NEW FLOORING AND ENSURE FLOORS ARE LEVEL AND SMOOTH
3	REMOVE ADHESIVE IN THIS LOCATION. PREPARE FLOOR SURFACES TO RECEIVE NEW FLOORING AND VERIFY FLOORS ARE LEVEL AND SMOOTH
4	CLEAN AND SAND BLOCK WALLS. PREPARE TO RECEIVE NEW FINISH
5	REMOVE ALL EXISTING WALL-MOUNTED ACCESSORIES. SALVAGE FOR REINSTALLATION
6	REMOVE DAMAGED BOTTOM SEALANT. PREPARE FOR NEW SEALANT
7	REMOVE EXISTING SINK. REMOVE AND CAP ALL EXISTING PLUMBING LINES AS REQUIRED
8	ALTERNATE 1: REMOVE EXISTING PLUMBING FIXTURES AND ASSOCIATED ACCESSORIES
9	ALTERNATE 1: REMOVE EXISTING WALL AND WALL TILE IN BATHROOM. PREPARE AREA FOR NEW WORK
10	ALTERNATE 1: REMOVE EXISTING TOILET PARTITIONS, DOORS, AND SCREEN. PREPARE AREA FOR NEW WORK
11	ALTERNATE 2: REMOVE EXISTING SUSPENDED CEILING MOUNTED DEVICES, TILES, AND GRID IN ENTIRE AREA. SALVAGE ALL EXISTING CEILING MOUNTED DEVICES FOR REINSTALLATION
12	REMOVE EXISTING ALL WALL-MOUNTED ACCESSORIES. SALVAGE FOR REINSTALLATION. ALTERNATE 1: REMOVE EXISTING MOUNTED ACCESSORIES

CONSTRUCTION NOTES

NOTE #	DESCRIPTION
1	PATCH FLOOR WHERE WALL WAS DEMOLISHED
2	PAINT ALL EXISTING WALLS
3	INSTALL NEW GWB UP TO EXISTING GWB AND NEW BATT INSULATION ENTIRE LENGTH OF WALL
4	REINSTALL SALVAGED EXISTING WALL-MOUNTED ACCESSORIES
5	INSTALL NEW SEALANT AND BACKER ROD ALONG BOTTOM
6	REMOVE AND CAP ALL EXISTING PLUMBING LINES AS REQUIRED
7	ALTERNATE 1: INSTALL PLUMBING FIXTURES AND ASSOCIATED ACCESSORIES. RELOCATE WATER WASTE, & VENT LINES AS REQUIRED
8	ALTERNATE 1: INSTALL NEW WALL AND FLOOR TILE
9	ALTERNATE 1: INSTALL NEW TOILET PARTITIONS AND DOORS. MATCH DIMENSIONS OF PREVIOUS DESIGN
10	ALTERNATE 2: PROVIDE NEW 2X2 SUSPENDED ACT CEILING TILE AND METAL GRID. MATCH EXISTING CEILING HEIGHT. COORDINATE REINSTALL OF ALL CEILING DEVICES
11	PAINT EXISTING GWB CEILING
12	REINSTALL SALVAGED EXISTING WALL MOUNTED ACCESSORIES IN NEW LOCATION. ALTERNATE 1: PROVIDE NEW PAPER TOWEL DISPENSER AT THIS LOCATION
13	PROVIDE NEW VERTICAL GALVANIZED STEEL FIRE EXTINGUISHER MOUNTING BRACKET
14	PROVIDE AND INSTALL QUADRUPLX GF OUTLET 44 AFF
15	PROVIDE AND INSTALL NEW REFRIGERATOR. INSTALL A DEDICATED OUTLET 44 AFF ON ITS OWN CIRCUIT BREAKER
16	PROVIDE AND INSTALL NEW RANGE. INSTALL A DEDICATED OUTLET THAT A TYPICAL ELECTRIC RANGE REQUIRES A 2 POLE, 50AMP, 240 CIRCUIT BREAKER. USE 4 - #8 WIRES FROM THE CIRCUIT BREAKER TO THE 4 POLE RECEPTACLE
17	PROVIDE AND INSTALL NEW MICROWAVE OVEN. INSTALL A DEDICATED OUTLET BEHIND MICROWAVE OVEN ON ITS OWN CIRCUIT BREAKER
18	PROVIDE AND INSTALL NEW 1/2 INCH HOT & COLD WATER LINES CONNECT TO NEAREST 1/2 INCH HOT & COLD WATER LINES. PROVIDE AND INSTALL NEW 2 INCH WASTE WATER LINE AND 2 INCH VENT LINE CONNECT TO NEAREST 2 INCH WASTE WATER LINE AND 2 INCH VENT LINE
19	

NOTES:

- ALL WALL TO BE PAINT TO BE EGGSHELL FINISH.
- ALL GWB CEILINGS TO BE PAINT TO BE FLAT FINISH.

NO.	BY	DATE	DESCRIPTION
1	ALB	11/19/25	ADDENDUM 1

PHOENIX CENTER REPAIRS

MCDOWELL COUNTY BOARD OF EDUCATION
WELCH, WV
NOVEMBER 3, 2025
CONSTRUCTION DOCUMENTS

