



COMPLEX PROJECTS
REQUIRE RESOLVE
THRASHER'S GOT IT

**MCDOWELL COUNTY BOARD OF EDUCATION
MCDOWELL COUNTY, WEST VIRGINIA
PHOENIX CENTER REPAIRS**

ADDENDUM #2

DECEMBER 3, 2025

THRASHER PROJECT #T60-11573

TO WHOM IT MAY CONCERN:

A MANADATORY pre-bid conference was held for the Project on Tuesday, December 2, 2025, at 10:00 a.m. The sign in sheet is attached in this addendum. The following are questions and clarifications for the above-referenced project.

A. GENERAL

1. Substitute Request for Hiny Hiders Solid Plastic from manufacturer Scranton Products has been approved as requested. Specification Section 102113 – Toilet Compartments

B. SPECIFICATIONS

1. None on this Addendum

C. DRAWINGS

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

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:

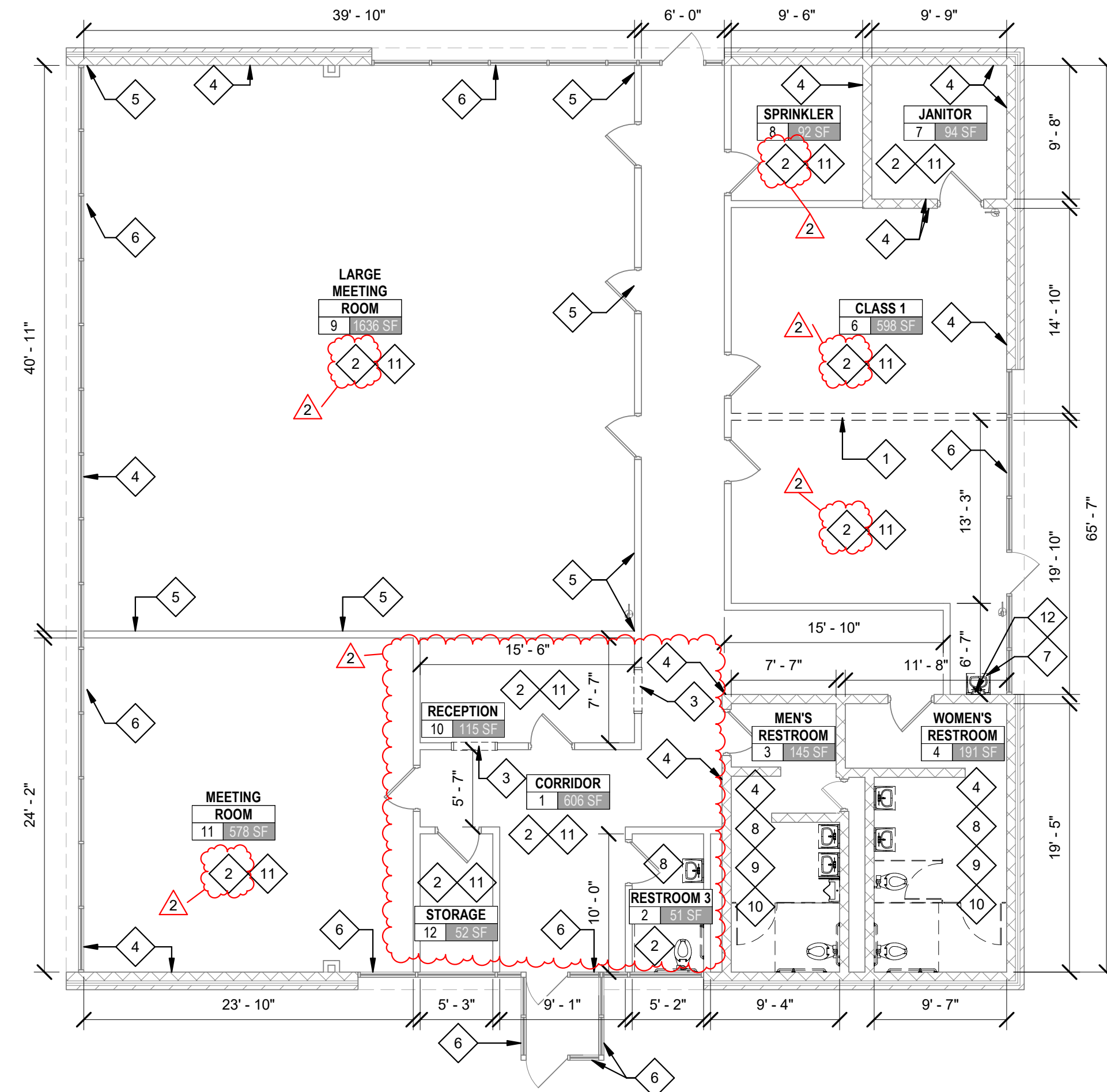
**MCDOWELL COUNTY BOARD OF EDUCATION
MCDOWELL COUNTY, WEST VIRGINIA
PHOENIX CENTER REPAIRS**

MANDATORY PRE-BID CONFERENCE

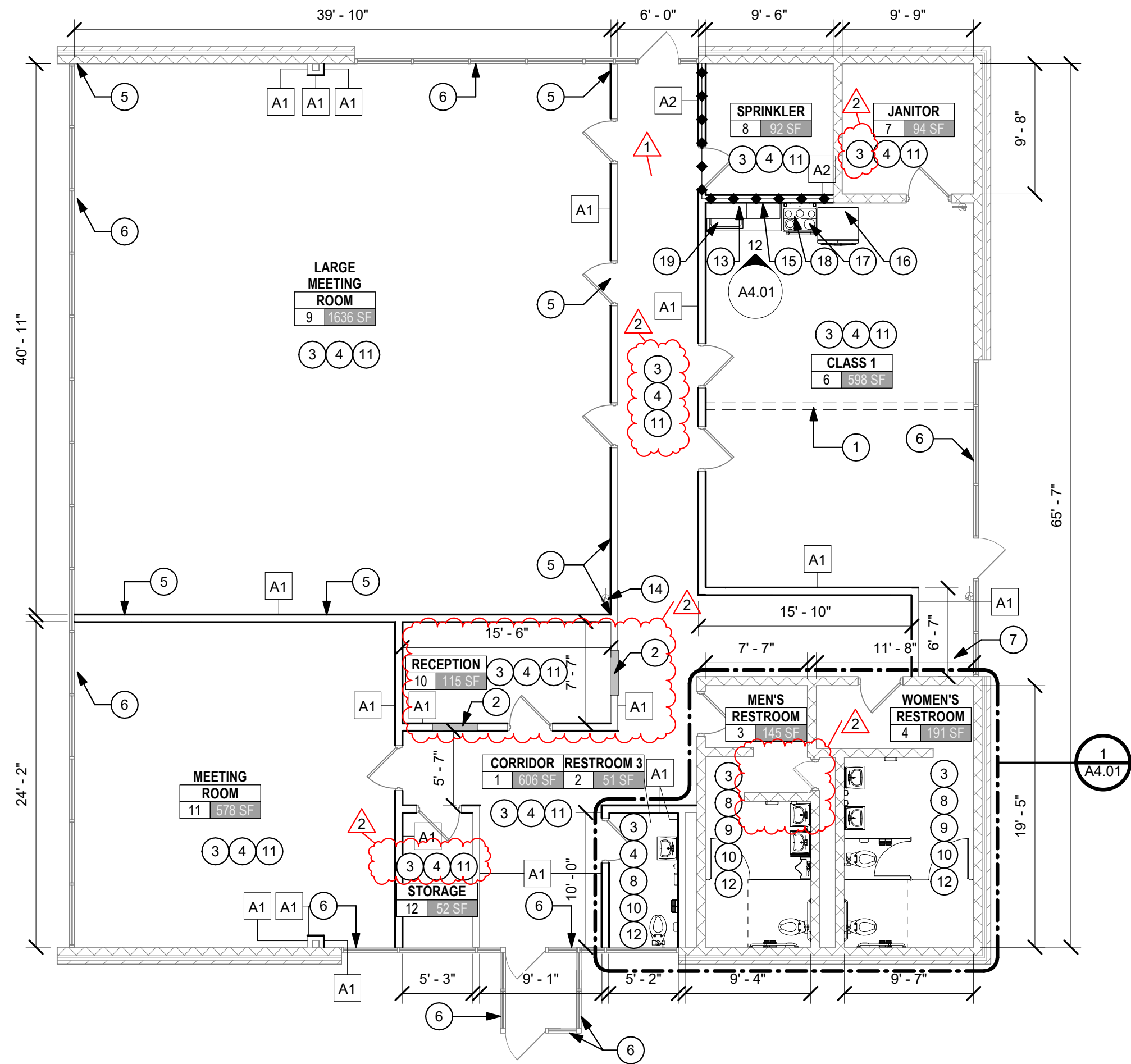
Tuesday, December 2, 2025

Thrasher Project #T60-11573

| Name | Representing | Phone # | Email Address |
|-----------------|--|--------------|-------------------------------|
| Andrea Baister | Thrasher | 304-343-7601 | abaister@thethrashergroup.com |
| Scott Morgan | Certified Consulting Inc dba Morgan Contracting | 304-923-6829 | scottmorgantss@gmail.com |
| Zach Boyd | Z Boyd Services LLC | 304 888 4837 | zboyd4837@yahoo.com |
| William Chapman | MCBOE | 304-623-2573 | wechapman@ki2wv.us |
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2 FLOOR PLAN - DEMOLITION
A1.01 1/8" = 1'-0"



1 FLOOR PLAN - NEW WORK
A1.01 1/8" = 1'-0"



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 |

NOTES:

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

DEMOLITION NOTES

| NOTE # | DESCRIPTION |
|--------|---|
| 1 | REMOVE EXISTING WALL |
| 2 | REMOVE ALL VCT AND ADHESIVE FROM FLOOR. PREPARE FLOOR SURFACES TO RECEIVE NEW FLOORING AND ENSURE FLOORS ARE LEVEL AND SMOOTH |
| 3 | REMOVE EXISTING WINDOW AND FRAME. PREPARE TO INFILL EXISTING WALL WITH GWB |
| 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 | PROVIDE NEW FRAMING TO INFILL OPENING W/ GWB ON BOTH SIDES. PATCH & REPAIR EXISTING AFTER REMOVAL OF WINDOW |
| 3 | PAINT ALL EXISTING WALLS |
| 4 | INSTALL NEW GWB UP TO EXISTING GWB AND NEW BATT INSULATION ENTIRE LENGTH OF WALL |
| 5 | REINSTALL SALVAGED EXISTING WALL-MOUNTED ACCESSORIES |
| 6 | INSTALL NEW SEALANT AND BACKER ROD ALONG BOTTOM |
| 7 | REMOVE AND CAP ALL EXISTING PLUMBING LINES AS REQUIRED |
| 8 | ALTERNATE 1: INSTALL PLUMBING FIXTURES AND ASSOCIATED ACCESSORIES. RELOCATE WATER, WASTE, & VENT LINES AS REQUIRED |
| 9 | ALTERNATE 1: INSTALL NEW WALL AND FLOOR TILE |
| 10 | ALTERNATE 1: INSTALL NEW TOILET PARTITIONS AND DOORS. MATCH DIMENSIONS OF PREVIOUS DESIGN |
| 11 | ALTERNATE 2: PROVIDE NEW 2X2 SUSPENDED ACT CEILING TILE AND METAL GRID. MATCH EXISTING CEILING HEIGHT. COORDINATE REINSTALL OF ALL CEILING DEVICES |
| 12 | PAINT EXISTING GWB CEILING |
| 13 | REINSTALL SALVAGED EXISTING WALL MOUNTED ACCESSORIES IN NEW LOCATION. ALTERNATE 1: PROVIDE NEW PAPER TOWEL DISPENSER AT THIS LOCATION |
| 14 | PROVIDE NEW VERTICAL GALVANIZED STEEL FIRE EXTINGUISHER MOUNTING BRACKET |
| 15 | PROVIDE & INSTALL QUADRUPEX GFI OUTLET 44 AFF |
| 16 | PROVIDE & INSTALL NEW REFRIGERATOR. INSTALL A DEDICATED OUTLET 44 AFF ON ITS OWN CIRCUIT BREAKER |
| 17 | PROVIDE & INSTALL NEW RANGE. INSTALL A DEDICATED OUTLET THAT A TYP. ELECTRIC RANGE REQUIRES A 2 POLE, 50AMP, 240 CIRCUIT BREAKER. USE 4 - #8 WIRES FROM THE CIRCUIT BREAKER TO THE 4 POLE RECEPTACLE |
| 18 | PROVIDE & INSTALL NEW MICROWAVE OVEN. INSTALL A DEDICATED OUTLET BEHIND MICROWAVE OVEN ON ITS OWN CIRCUIT BREAKER |
| 19 | PROVIDE & 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 |

THRASHER

600 WHITE OAKS BLVD.
P.O. BOX 940
BRIDGEPORT, WV 26330
P (304) 624-4108
F (304) 624-7831
www.thrashergroup.com

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| NO. | BY | DATE | DESCRIPTION |
|-----|-----|----------|-------------|
| 1 | ALB | 11/19/25 | ADDENDUM 1 |
| 2 | ALB | 12/19/25 | ADDENDUM 2 |

PHOENIX CENTER REPAIRS

MCDOWELL COUNTY BOARD OF EDUCATION
WELCH, WV

NOVEMBER 3, 2025

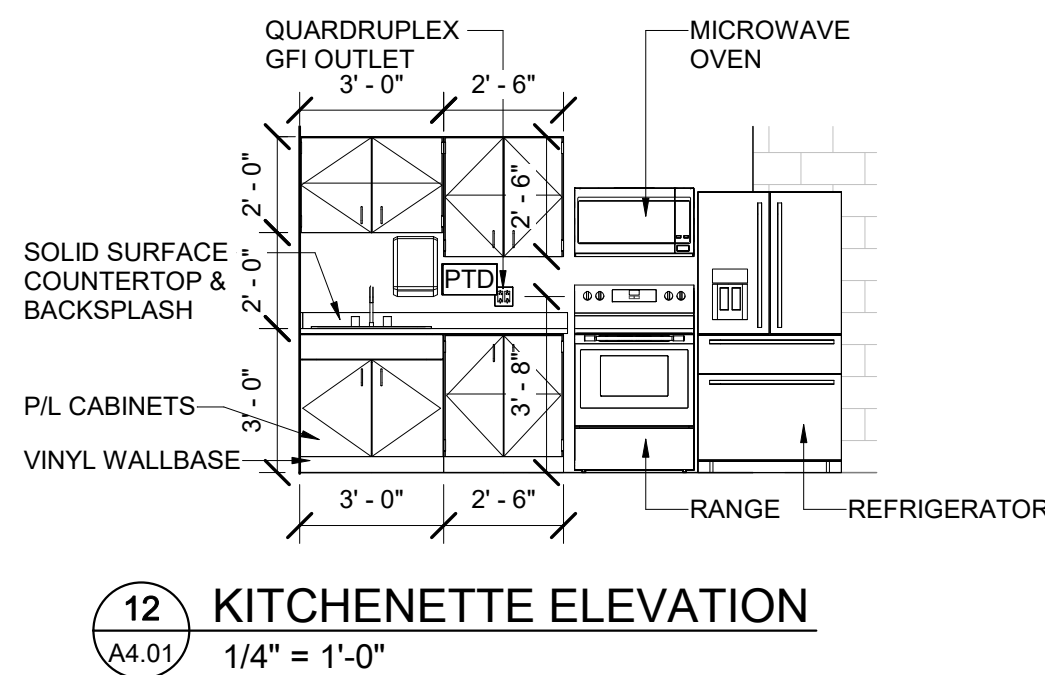
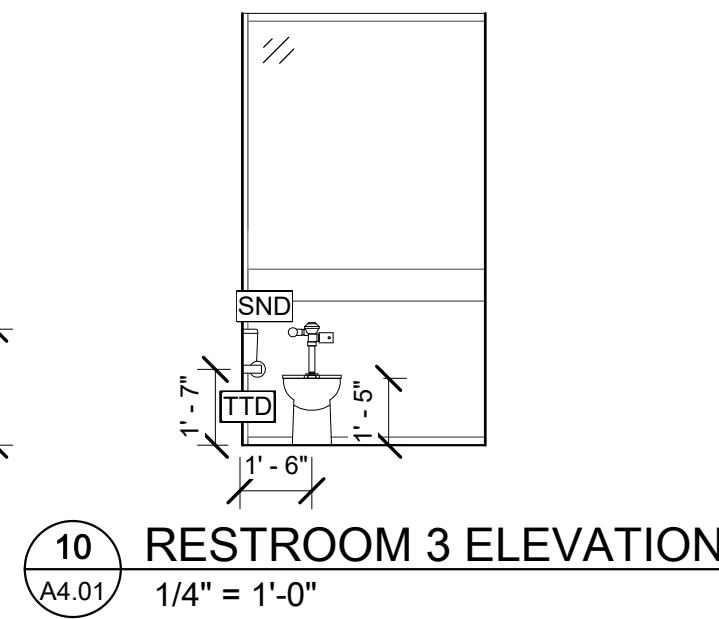
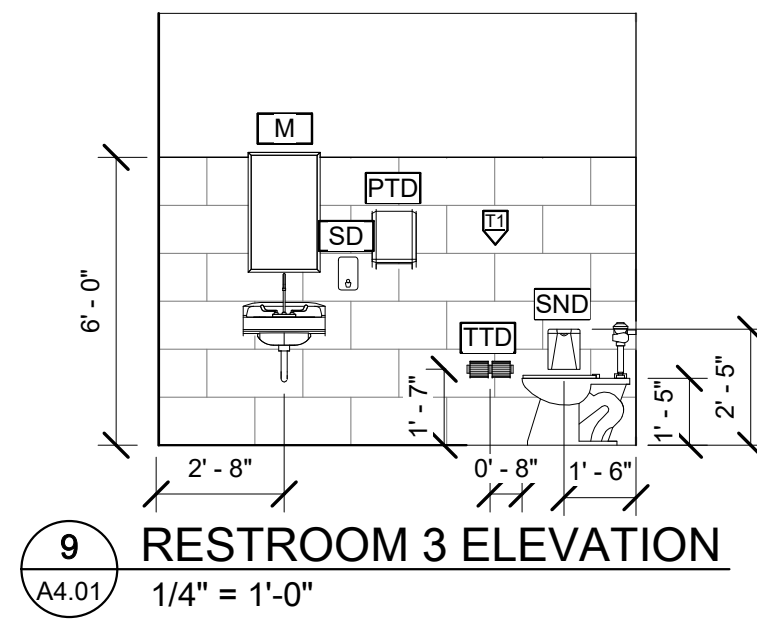
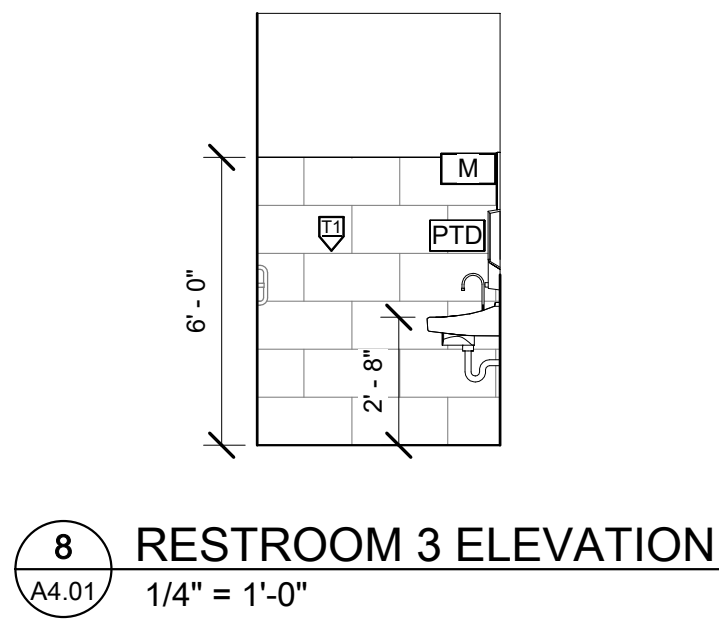
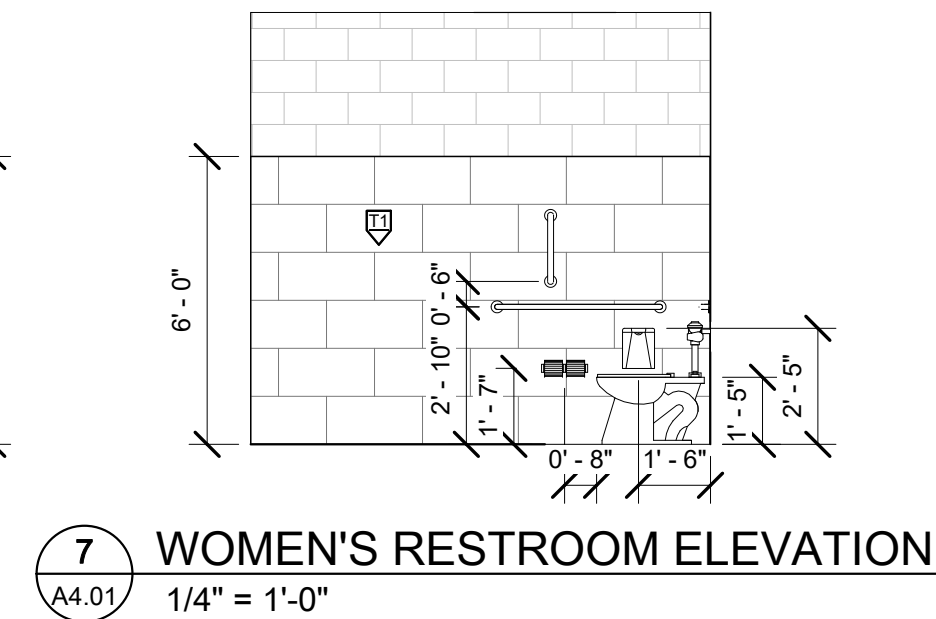
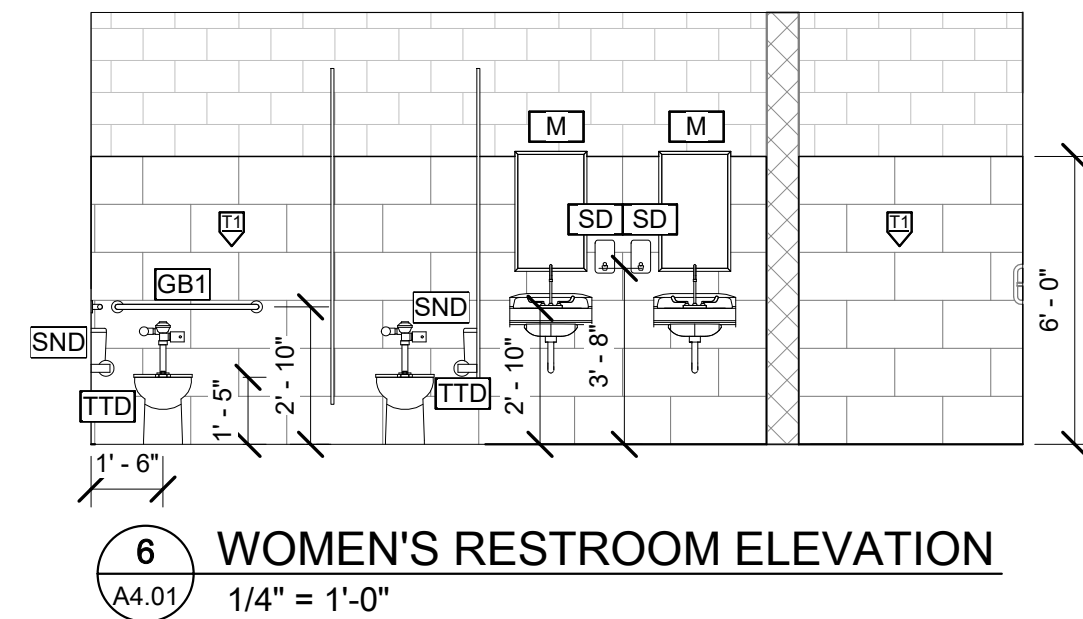
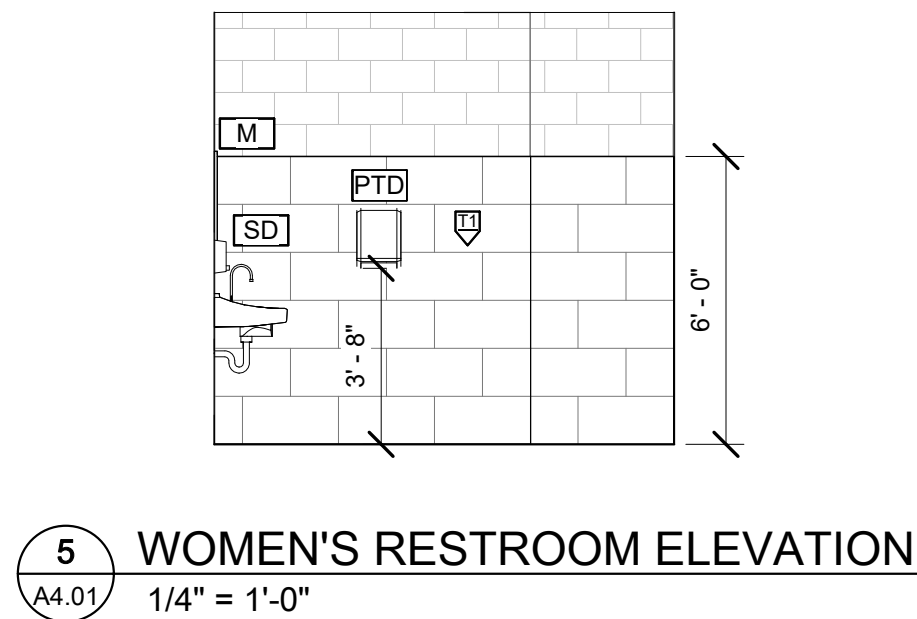
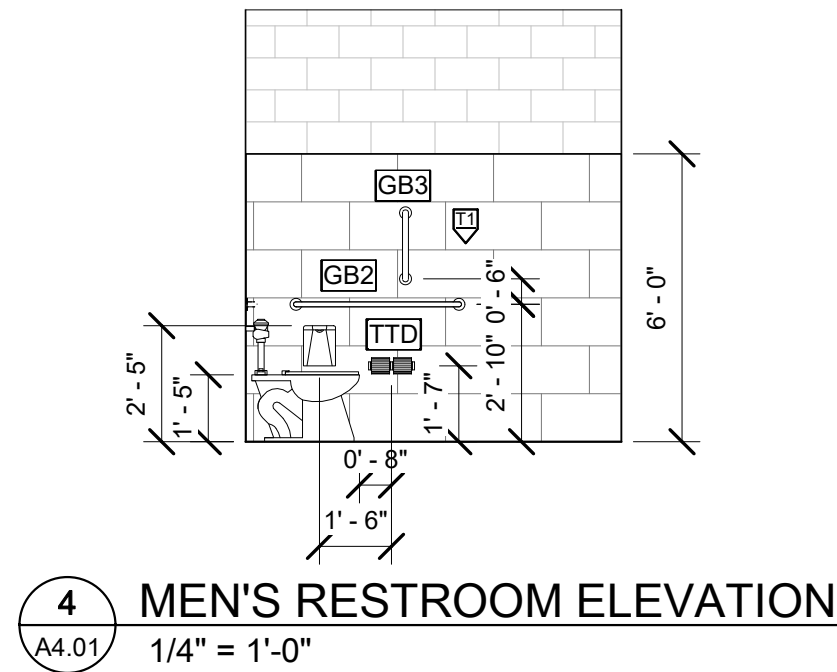
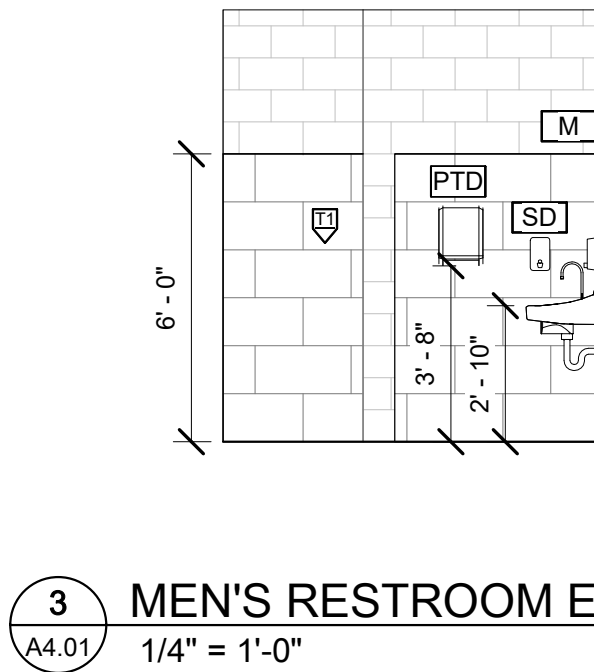
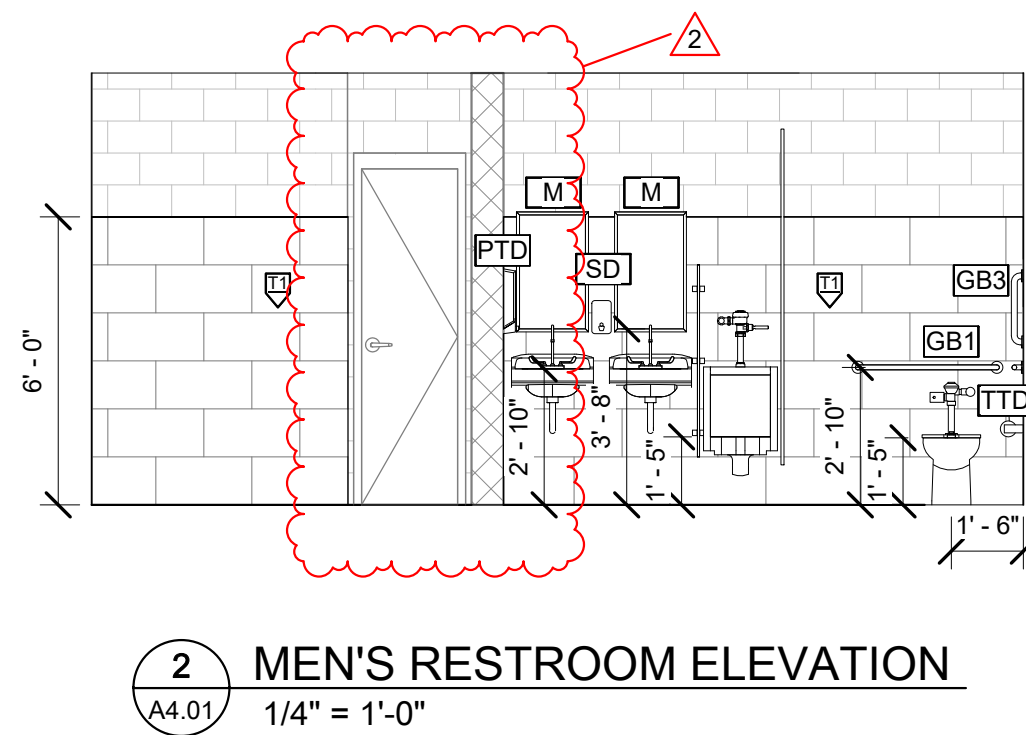
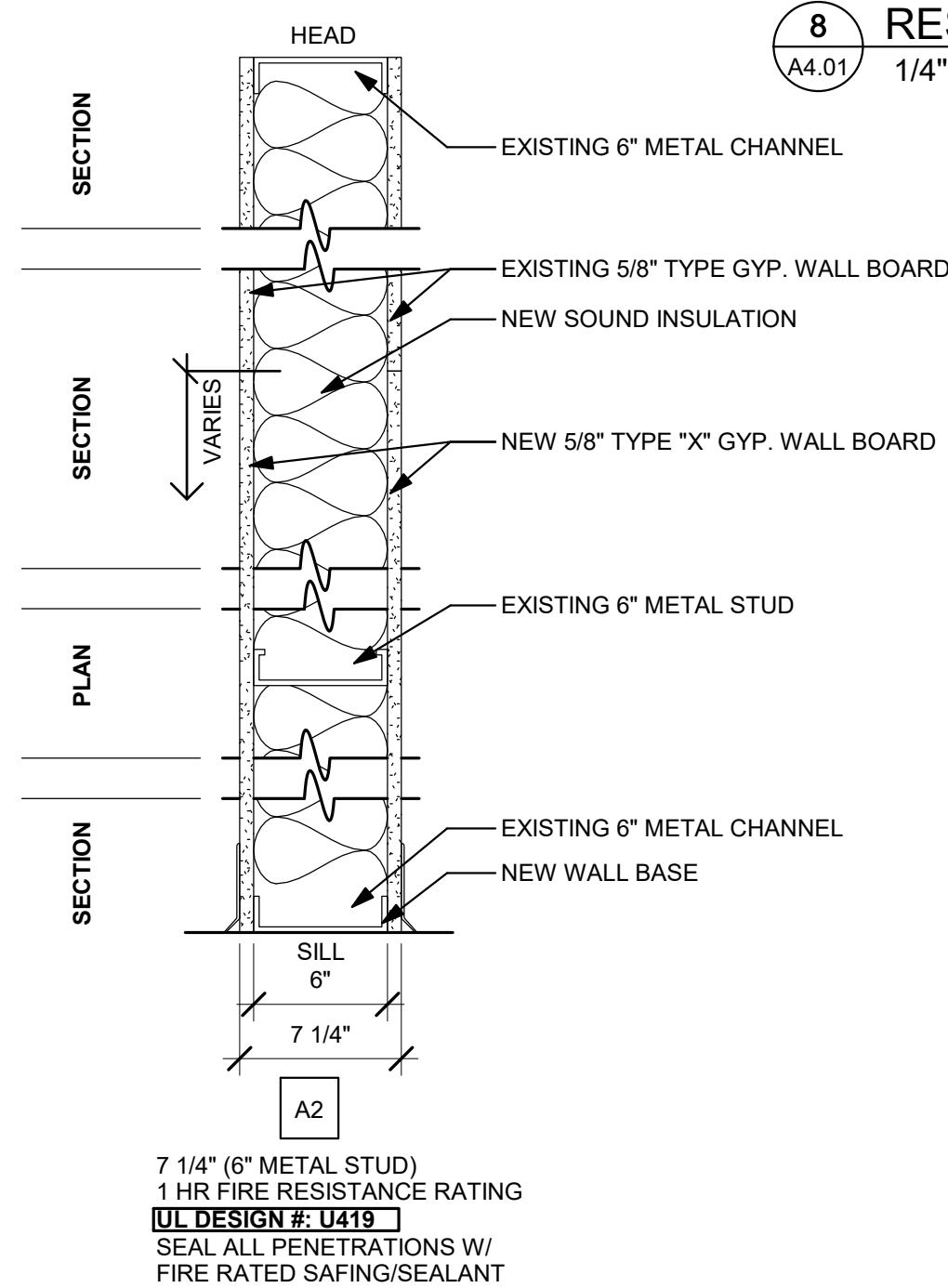
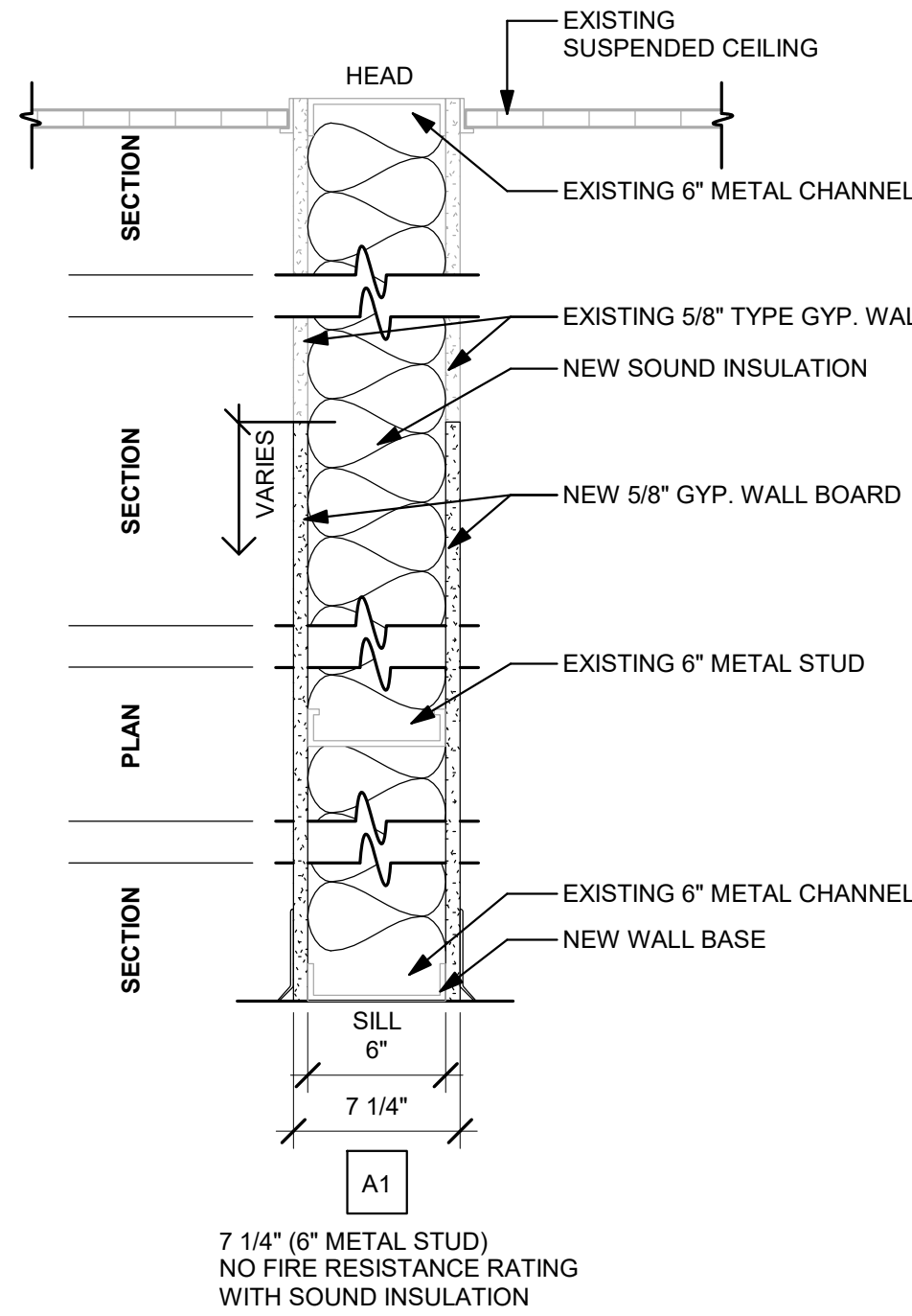
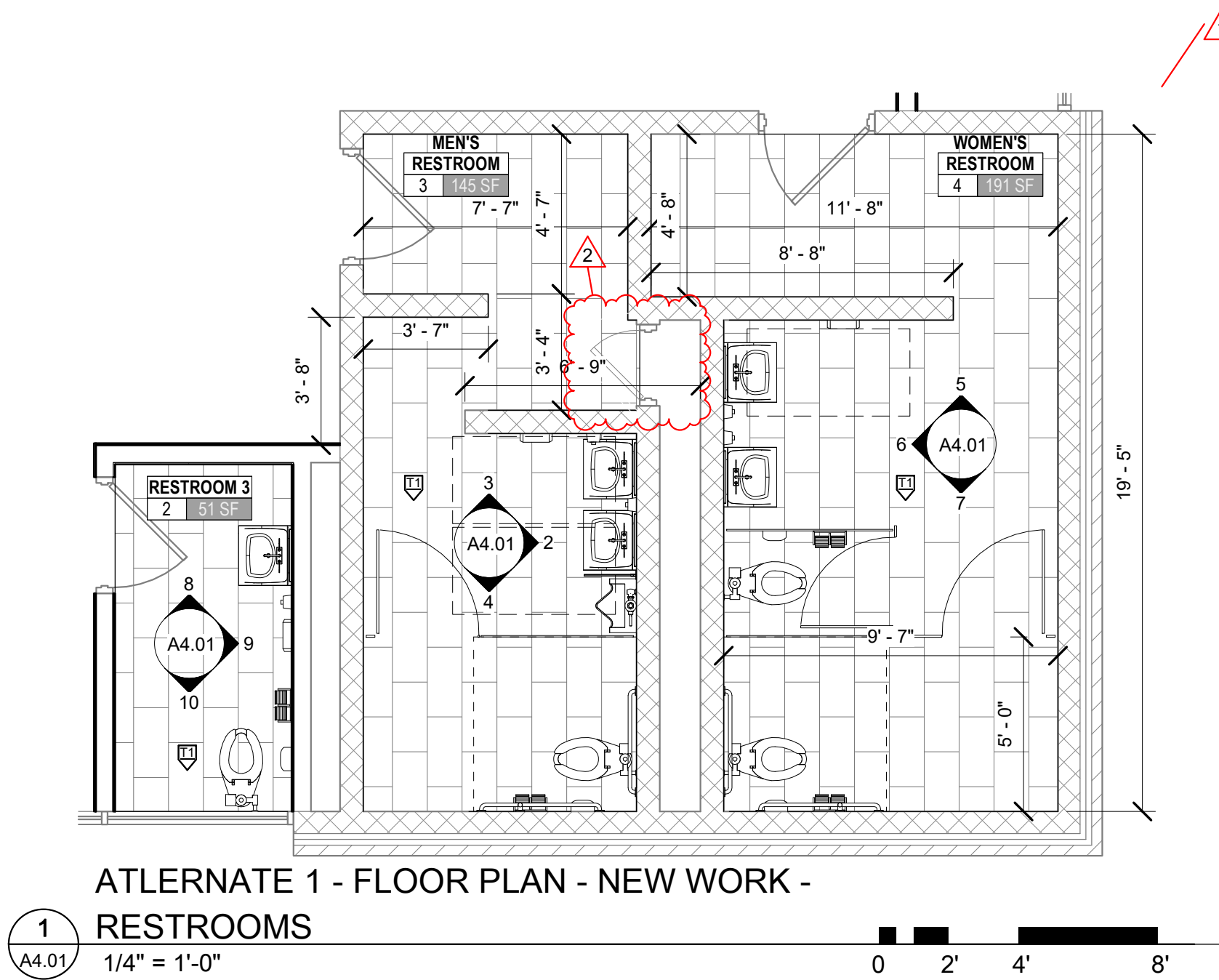
CONSTRUCTION DOCUMENTS

DRAWN: ALB
CHECKED: ALB
PROJECT No.
160-11573

FLOOR PLANS & FINISH SCHEDULE

SHEET No.

A1.01



| MATERIAL LEGEND | |
|-----------------|--------------------------|
| NOTE # | DESCRIPTION |
| T1 | TILE - SEE SPECIFICATION |

NOTE:
 RESTROOM ACCESSORY N.I.C.

| RESTROOM ACCESSORY SCHEDULE | |
|-----------------------------|-----------------------------|
| NOTE # | DESCRIPTION |
| BCS | BABY CHANGING STATION |
| GB1 | 36" HORIZONTAL GRAB BAR |
| GB2 | 42" HORIZONTAL GRAB BAR |
| GB3 | 18" VERTICAL GRAB BAR |
| M | MIRROR |
| PTD | PAPER TOWEL DISPENSER |
| SD | SOAP DISPENSER |
| SND | SANITARY NAPKIN DISPOSAL |
| TCD | TOILET SEAT COVER DISPENSER |
| TTD | TOILET TISSUE DISPENSER |

| NO. | BY | DATE | DESCRIPTION |
|-----|-----|----------|-------------|
| 1 | ALB | 11/19/25 | ADDENDUM 1 |
| 2 | ALB | 12/2/25 | ADDENDUM 2 |