



Addendum #02

198th Readiness Center - Major Capital Improvements
Delaware Army Reserve National Guard (DEARNG)
New Castle, Delaware
Tt Project No.: 200-76984-16005
DEARNG Contract # 01-2016

Addendum No. 02
to
Drawings and Project Manual

May 11, 2016

To: ALL BIDDERS

This ADDENDUM forms a part of the BIDDING AND CONTRACT DOCUMENTS and modifies the following documents:
Original DRAWINGS dated April 27, 2016,
PROJECT MANUAL dated April 27, 2016.

Acknowledge receipt of the ADDENDUM in the space provided on the FORM OF PROPOSAL

This ADDENDUM consists of eight (8) page and attachments:

2.1 CHANGES TO PROJECT MANUAL

- A. Spec Section 00 41 13; Revised Bid Form the following changes are being made:
1. **DELETE** "Alternate No. 3 connecting to the existing Johnson Controls (BAS) Building Automation Systems Front End" in its entirety.
 2. **REVISE** Page 2 indicating "... to achieve substantial completion of all work within 360 Calendar days of the Noticed to Proceed."
 3. **REVISE** page 3 changing "Fire Protection" Subcontractor to read "Fire Suppression".
 4. **ADD** Allowance Certification No. 2 for Artesian Water Company Costs. Refer to further description later in this addendum.
 5. **ADD** Alternate No. 3: Three (3) additional yeas of elevator maintenance service.
- B. Spec Section 01 23 00 – **DELETE** original Alternate No. 3 and **REPLACE** with **REVISED** Alternate no. 3 – As noted in Section 142400 paragraph 1.9A: In addition to the base bid requirement of two (2) years of maintenance service, provide three (3) additional years of maintenance service.
- C. Section 09 51 23 – **CHANGE** paragraph 2.2 to the following wording and **DELETE** Paragraph 2.3:
- A. Provided the following basis of design products for Type A & C ceilings or approved equal
1. Type "A" Ceiling: Armstrong, 2x2 suspended system - "Ceramaguard Fine Fissured" panel no 605, Prelude Plus XL Fire Guard 15/16 suspension system, Color white for panel and suspension system
 2. Type "C" Ceiling - Armstrong, 2x2 suspended system - "Ultima" panel no 1910, Prelude 15 16 suspension system. Color white for panel and suspension system.

- D. Spec Section 10 21 13.17; Phenolic Core Toilet Compartments, **CHANGE** Header to the following
DEARNG 198th READINESS CENTER 200-76984-16005
MAJOR CAPITAL IMPROVEMENTS
- E. **DELETE** Spec Section 23 09 50; Building Automation System (BAS) General in its entirety.
- F. **DELETE** Spec Section 23 09 51; BAS Basic Materials, Interface Devices and Sensor in its entirety.
- G. **DELETE** Spec Section 23 09 53; BAS Field Panels in its entirety.
- H. **DELETE** Spec Section 23 09 54; BAS Communications Devices in its entirety.
- I. **DELETE** Spec Section 23 09 55; BAS Software and Programming in its entirety.
- J. **DELETE** Spec Section 23 09 58; Sequence of Operation in its entirety.
- K. **DELETE** Spec Section 23 09 59; BAS System Commissioning in its entirety.
- L. **NOTE: The Owner has decided to bid the DDC/BAS Control Work as a separate project at a later date. Only the Variable Refrigerant System (VRF) will be provided with a complete Factory Direct Digital Control System; BACnet compatible. Refer to the Equipment Spec Section for further details.**
- M. Spec Section 23 82 16; Refrigerant Air Coils:
1. Article 2.2; Refrigerant Air Coils, Paragraph A, **ADD** "York JCT" as an acceptable manufacturer.
- N. Spec Section 23 63 13.11; Variable Refrigerant Flow (VRF) Outside Units:
1. Part 2, Products, Article 2.1 **ADD** "Samsung" as a pre-approved equivalent manufacturer.
- O. Spec Section 23 82 19; Variable Refrigerant Flow (VRF) Indoor Units:
1. Part 2, Products, Article 2.1 **ADD** "Samsung" as a pre-approved equivalent manufacturer.
- P. Spec Section 23 83 16; Radiant-Heating Hydronic Piping:
1. Part 2; Products:
a. **CHANGE** "Article 2.1; Distribution Manifolds" to read "Article 2.5; Distribution Manifolds"
b. **CHANGE** "Article 2.2; Piping Specialties" to read "Article 2.6; Piping Specialties."
c. Article 2.3; Controls:
1. **CHANGE** "Article 2.3; Controls" to read "Article 2.7; Controls."
2. **DELETE** Paragraph B items 1 thru 10 in their entirety.
3. Refer to DDC/BAS Controls discussion as noted above.
d. **INSERT** the following Articles in their entirety:
1. 2.1 Manufacturer's
A. Sterling Commercial Hydronic Products.
B. Pre-Approved Equivalents Acceptable.
2. 2.2 Material Specifications.

- A. The aluminum planks incorporate a tube saddle channel as an integral part of the profile. The tubing is clipped into this channel and held in direct thermal contact with the extrusion.
 - B. A non-hardening heat paste between the tubing and the aluminum face plate ensures even heat distribution to the active face, providing overall thermal efficiency.
 - C. Panel planks are tongue-and-grooved to provide a clean joint longitudinally. They are held together using a special clipping system.
3. 2.3 Dimensions and Weight
- A. An operating weight of 2 lb/ft² should be used when calculating the requirements for clipping and suspension components.
4. 2.4 Materials of Construction
- A. Pipework: 5/8" O.D. copper tubing.
 - B. Panels: Extruded aluminum planks.
 - C. Panel joint clips: Cadmium or zinc-plated steel springs.
 - D. Panel suspension clips: Cadmium or zinc-plated steel springs.
 - E. Pipework clips: Cadmium or zinc-plated steel springs.
 - F. Support channel: Extruded aluminum 1 1/2" x 3/4" x 1/8" thick.
 - G. Paint finish: White polyester powder coating.
 - H. Suspension system: Standard t-bar or drywall installation, the panels can be suspended with or without a frame for custom applications.
 - I. Insulation: Provide a minimum of 1" thick foil backed batt insulation.

Q. Spec Section 28 31 11; Digital Addressable Fire-Alarm System:

- 1. Article 2.3; Fire-Alarm Control Unit; **DELETE** paragraph L; Voice/Alarm Signaling Service in its entirety.

2.2 CHANGES TO DRAWINGS

A. Sheet AD104:

- 1. **ADD** removal of ceiling soffits in rooms 200, 202 & 204.

B. Sheet A-101:

- 1. **ADD** spec for Toilet Room Benches
- 2. Floor Plan Key Notes; **DELETE** "NIC" notation. Contractor shall provide the benches.

C. Sheet A-103:

- 1. First Floor Reflected Ceiling Plans – Drawings **REISSUED** in its entirety.

D. Sheet A-104:

- 1. Second Floor Reflected Ceiling Plan- Drawing **REISSUED** in its entirety.

E. Sheet A-401:

- 1. In "Enlarged Plan General Notes: Toilet Rooms" **DELETE** note No. 4.

F. Sheet M-101:

1. Supplies 217: **CHANGE** "HX-2" to read "ERV-2".
2. Mechanical Room 220: **CHANGE** "HX-1" to read "ERV-1"
3. Partial 2nd Floor Plan – New Work
 - a. Provide Schedule 40 PVC condensate drain system with piping fittings and drain trays with hangers and connections to HVAC air handling equipment with a condensate drain pump.
 - b. Install piping in second floor corridor ceiling running South to North along column line 9 with branches as follows:
 - 3/4" main from column line D at unit VRF-1, to connection with VRF-4 at column line F.
 - 1" main from column line F to connection with unit VRF-7 between column lines F and G.
 - 1 1/4" main floor VRF-7 connection to building wall at column line J. Discharge to first floor roof.
 - 3/4" branches from air handling units to main in corridor ceiling except the condensate drain pipe.
 - c. Provide a 15 Gallons per Hour (GPH) condensate drain pump collecting drainage of units DXC-1, DXC-2, ERV-1 and ERV-2 with two (2) 1" branch pump discharge to the 1 1/4" main in the corridor ceiling. Pump power, 120 VAC, to be provided by the Electrical Installer, plug type connector.
4. Return Air Duct from VRF-1, 4, 5, 8 and 9 shall be 41 x 8.

G. Sheet M-601:

1. **ADD** the following to the Sheet:

a. Modular Radiant Panel Schedule:

Unit Ref. No:	RCP-1
Manufacturer:	Sterling Commercial Hydronic Products
Size:	24" x 48" panel
E.A.T:	68 °F
No. of Passes:	5
Heating Capacity:	600.0 BTUH
Water Flow:	0.5 GPM
E.W.T:	180.0 °F
L.W.T:	160.0 °F

b. DX Cooling Coil Schedule:

Ref. No	DX-1	DX-2
EAT Deg. F DB	80.0	80.0
EAT Deg. F WB	67.0	67.0
LAT Deg. F DB	59.6	59.3
LAT Def. F WB	58.1	58.0
Total Mbh	28.5	34.8
Sens. Mbh	22.7	28.0
Manufacturer	Lennox	Lennox
Remarks	3 Ton Cased Coil	3 Ton Cased Coil

2. Return Air Register Schedule:

- a. **ADD** the following:
R-9; 24 x 48
- H. Sheet ED-101
 - 1. Storage Room 137
 - a. **ADD** removal of existing Lights. Refer to Reflect Ceiling Plan for quantity.
- I. Sheet E-101
 - 1. Storage Room 137
 - a. **ADD** (4) 2' x 2' Type "A" Lights. Connect to existing Light Circuit.
- J. Sheet E-602
 - 1. Partial Single Line Diagram.
 - a. **CHANGE** 600 A/3P MCB from New (Dark) to Existing (Light)
- K. Sheet FA-104
 - 1. Mechanical Room 220: **ADD** a Carbon Monoxide, Smoke and a Heat Detector to the area.
 - 2. Supplies Room 217: **ADD** a Carbon Monoxide, Smoke and a Heat Detector to the area.

2.3 CLARIFICATIONS/ REQUEST FOR INFORMATION (RFI'S)

- A. Amakor's email dated May 3, 2016:
 - 1. Question: Please provide a specification or schedule for the Radiant Ceiling Panels shown on M-101.
Response: Spec Section 23 83 16; Radiant-Heating Hydronic Piping partially specified the Radiant Ceiling Panels. Refer to further clarifications in this addendum.
 - 2. Question: I assume the HX-1/HX-2 labeled on M-101 should read ERV-1/ERV-2? Is this correct?
Response: Yes, refer to further direction in this addendum.
 - 3. Question: There is no condensate drain piping shown for the new VRF system or ERVs. Please provide drawing and specification for this piping.
Response: Condensate drain for the VRF System and ERV's is required. Refer to further direction in this addendum.
 - 4. Question: What is DXC-1/DXC-2 referencing? I assume a DX coil at the MAU?
Response: Correct. Refer to further direction in this addendum.
 - 5. Question: Is VRF unit 5 part of the Base bid or Alternate #2? It goes hand and hand with the VRF system so I assume it should be left in the base bid?
Response: VRF-5 should be part of the Base Bid since that space is being renovated with the Elevator installation.
- B. Amakor's email dated May 5, 2016:
 - 1. Question: Specs call for TCNA Methos B415 (thick set method) Shower receptors but print shows pre cast Terrazzo as floors in showers., is this just 1 unit like an ADA , or is it typical for shower stall floors? They listed TCNA methods for showers B415 and walls W244 But none for the floors beyond the shower floors, what is TCNA F?

Response: The shower bases are to be pre-cast terrazzo. Disregard all references to field constructed shower bases.

C. Commonwealth's email dated May 5, 2016:

1. Question: The Helical Pier Spec Section 316613 – Para. 3.7.A requires two load test piles to be completed. Can the requirement be reduced to one test given the small footprint requiring helical pile work?

Response: Yes, it is acceptable to reduce the number of required helical pile load tests to one, not two.

2. Question: Are there any soils reports available so that we may be able to properly size the helical piles for bidding purposes? In the event no soils report is available we request the structural engineer determine a basis of design length, shaft and bearing plate dimension for bidding purposes?

Response: No, a Geotechnical Investigation was not performed for this project. Contractor to coordinate with helical pile manufacturer to determine costs for bidding purposes. See loads listed in Contract Drawings, and use assume soil parameters below. Contractor to confirm actual soil conditions in field during construction and determine if additional geotechnical information is required. See additional notes on sheet S-001, Foundations notes.

Subsurface properties:

- Stiff Clay
- Internal Angle of Friction: 0 degrees
- Undrained cohesion: 1,500 psf
- Unit Moist Weight: 120 pcf

Additional Geotechnical Services if required will be handled by the Owner outside this contract.

3. Question: In the Pre-Bid meeting it was mentioned that there would not be a need for any data /comm. work on the project. The project manual contains spec section 271500 Communications Horizontal Cabling. What is this specification to be used for?

Response: The building has recently been completely rewired. Data drops in existing walls that are being removed will need to be coiled up and re-installed in the new walls. Any additional data drops will be addressed outside the contract. Refer to further direction in this addendum.

4. Question: Confirm the Prime Contractor is responsible to provide raceways only for data outlets shown on the floor plans?

Response: Refer to previous response.

5. Question: Section 142400 Elevators para. 1.9 A states to provide an alternate bid to provide 3 additional years of maintenance service in addition to the 2 years owned in the contract "see Alternate Bid 1" There is nothing on the bid form that mentions the extended maintenance period pricing alternate. Please advise.

Response: See Alternate No. 3, added by this Addendum in item 2.1 B

D. Commonwealth's email dated May 6, 2016:

1. Question: Please clarify basis of design ceiling grid, ceiling tile (manuf and model no) for the 2' x 2' fine fissured tile Type A and the "scrubbable" tile Type C referenced on the RCP Plans.

Response: See Changes to the PROJECT MANUAL, this Addendum, item.2.1 C

2. Question: Please provide specifications for "moisture resistant ceiling suspension system" material required in ceiling system type C noted on the RCP plan.

Response: See Changes to the PROJECT MANUAL, this Addendum, item.2.1 C

3. Question: Please confirm that all areas affected by the work are to receive new ceiling grid and tile. We assume note 14 in Addendum 1 is for the owner to have the opportunity to remove ceiling tile and salvage for use in the building areas not effected by the contract. Is that correct?

Response: The removal and new installation of Acoustical Suspended Ceilings (ACT) includes all existing areas / room that have ACT and all area to be re-configured, as shown on the drawings. The owner will remove the existing ACT panels, and the Contractor is responsible for removing the suspension systems and installing the new complete ACT systems.

E. Amakor's email dated May 6, 2016:

1. Question: The 12 x 12 floor tile "Liners" does not exist. Please define floor tiles.

Response: See response B1 above.

2. Question: What do they mean by "Lead Free" as mentioned in specs?

Response: Disregard "lead Free" references in Spec Section 093013.

3. Question: Please verify wall tiles are 4 1/4 x 4 1/4, prints seem to indicate 2x2's.

Response: New wall tiles are to be 4 1/4 x 4 1/4.

F. Advantech Security's email dated May 9, 2016:

1. Question: The spec mentions multiple times about Voice Evacuation. The drawing shows horn/strobes on the legend and on the drawing. Is a Voice Evacuation/ECS system with speaker/strobes required?

Response: No, Voice Evacuation is not required and was removed from the project drawings. Refer to further direction in this addendum.

2. Question: The spec states that Carbon Monoxide Detectors will be needed for Vaults in Mechanical Room, but none are shown on the drawings. Do we need CO detectors in any rooms, if so how many?

Response: Carbon Monoxide, Smoke and Heat Detectors will need to be installed in the two (2) rooms with gas furnaces. Mechanical Room 220 and supplies 217. Refer to further direction in this addendum.

3. Question: The spec states that alarm communicator needs to have 2 phone lines. This doesn't meet current code for the 2013 edition of NFPA 72.

Response: Our review of NFPA 72 2013 indicates that two (2) means of communication are required and that two (2) separate and dedicated phone lines are acceptable.

4. Question: The spec also states that the system needs to be connected to a Radio Alarm Transmitter that complies has a Single Transmission Mode and Frequency as well as an outdoor rated antenna. What manufacturers are acceptable for this?

Response: To be selected by the Fire-Alarm Vendor.

5. Question: The drawings show a new sprinkler system throughout the whole building, yet there are smoke detectors shown throughout. Do we need to provide the smoke detectors?

Response: Yes, please bid the plans and specs. The Smoke detectors that are in the public areas have been added for pre-action and added safety.

G. Cherokee Mechanical's email dated May 9, 2016:

1. Question: M-101 show new RCP-1's they are not listed on any schedule or in the spec. Please clarify.
Response: Spec Section 23 03 16; Radiant-Heating Hydronic Piping partially specified the Radiant Heating Panels. Refer to further clarification issued under this addendum.
2. Question: M-101 note 3 VRF-1, 4, 5, 8 and 9 are concealed Units Provide with 24 x 48 return air grille. There is no return air grill that size in the schedule or spec. Please provide new grille description that will work with the new ceiling system.
Response: Provide a lay-in Return Air Register to fit in two (2) 24 x 24 ceiling tiles with the center runner removed. Refer to further direction in this addendum.
3. Question: Alt. 2 Adds HVAC on the East side. If Alt 2 is not taken can CU-1 & 2 be downsized to take in to account the smaller load?
Response: No.

H. Commonwealth's email dated May 10, 2016:

1. Question: Door Number 201- Where is this door? What is the door? Please specify Hardware Requirements
Response: Door 201 is shown on Drawing A-102.1 (Alternate No. 1), and shall receive Hardware set 4.
2. Question: Section 082200 FRP doors and Alum Frames- none of the manufacturers specified provide a door frame with a stop as detailed on the drawings. Is an applied stop or integral blade stop acceptable?
Response: Provide manufacture's standard weather sealed stop.

I. Delecollo's email dated May 10, 2016:

1. Question: There is a 600 amp main breaker shown. Is this a new breaker or existing? The breaker is bold in color.
Response: It is existing; it should be shown light. Refer to further direction in this addendum.

ATTACHMENTS

Revised Bid Form
Sheet A-103-Revised
Sheet A-104-Revised

END OF ADDENDUM No. 02

DEARNG 198TH READINESS CENTER
MAJOR CAPITAL IMPROVEMENTS
1401 NEWPORT GAP PIKE
WILMINGTON, DE 19804

ALLOWANCES

ALLOWANCE CERTIFICATION No. 1: We (sign & date) _____ have included a \$25,000.00 Allowance in our Base Bid Price for the bridling of loose cable and/or removal of abandoned wiring.

ALLOWANCE CERTIFICATION No. 2: We (sign & date) _____ have included a \$50,000.00 Allowance in our Base Bid Price for costs Associated with the New Fire Service Work as identified in the Pre-Bid Meeting Minutes.

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BID FORM

I/We acknowledge Addendums numbered _____ and the price(s) submitted include any cost/schedule impact they may have.

This bid shall remain valid and cannot be withdrawn for thirty (30) days from the date of opening of bids (60 days for School Districts and Department of Education), and the undersigned shall abide by the Bid Security forfeiture provisions. Bid Security is attached to this Bid.

The Owner shall have the right to reject any or all bids, and to waive any informality or irregularity in any bid received.

This bid is based upon work being accomplished by the Sub-Contractors named on the list attached to this bid.

Should I/We be awarded this contract, I/We pledge to achieve substantial completion of all the work within 360 calendar days of the Notice to Proceed.

The undersigned represents and warrants that he has complied and shall comply with all requirements of local, state, and national laws; that no legal requirement has been or shall be violated in making or accepting this bid, in awarding the contract to him or in the prosecution of the work required; that the bid is legal and firm; that he has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken action in restraint of free competitive bidding.

Upon receipt of written notice of the acceptance of this Bid, the Bidder shall, within twenty (20) calendar days, execute the agreement in the required form and deliver the Contract Bonds, and Insurance Certificates, required by the Contract Documents.

I am / We are an Individual / a Partnership / a Corporation

By _____ Trading as _____
(Individual's / General Partner's / Corporate Name)

(State of Corporation)

Business Address: _____

Witness: _____ By: _____
(SEAL) (Authorized Signature)

(Title)
Date: _____

ATTACHMENTS

- Sub-Contractor List
- Non-Collusion Statement
- Affidavit(s) of Employee Drug Testing Program
- Bid Security
- (Others as Required by Project Manuals)

DEARNG 198TH READINESS CENTER
 MAJOR CAPITAL IMPROVEMENTS
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 WILMINGTON, DE 19804

BID FORM

SUBCONTRACTOR LIST

In accordance with Title 29, Chapter 6962 (d)(10)b Delaware Code, the following sub-contractor listing must accompany the bid submittal. The name and address of the sub-contractor **must** be listed for each category where the bidder intends to use a sub-contractor to perform that category of work. In order to provide full disclosure and acceptance of the bid by the *Owner*, it is required that bidders list themselves as being the sub-contractor for all categories where he/she is qualified and intends to perform such work. This form must be filled out completely with no additions or deletions. Note that all subcontractors listed below must have a signed Affidavit of Employee Drug Testing Program included with this bid.

<u>Subcontractor Category</u>	<u>Subcontractor</u>	<u>Address (City & State)</u>	<u>Subcontractors tax payer ID # or Delaware Business license #</u>
1. Masonry	_____	_____	_____
2. Carpentry	_____	_____	_____
3. Ceramic Tiling	_____	_____	_____
4. Plumbing	_____	_____	_____
5. Electrical	_____	_____	_____
6. Mechanical HVAC	_____	_____	_____
7. BAS Controls	_____	_____	_____
8. Fire Suppression	_____	_____	_____
9. Elevator	_____	_____	_____

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- 10. Ceiling _____
- 11. Flooring _____
- 12. Fire Alarm Vendor _____

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BID FORM

**NON-COLLUSION
SUSPENSION/DEBARMENT DISCLOSURE
STATEMENT**

This is to certify that the undersigned bidder has neither directly nor indirectly, entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free competitive bidding in connection with this proposal submitted this date to the State of Delaware, Delaware Army National Guard.

AFFIRMATION: Within the past five years, has your firm, any affiliate, any predecessor company or entity, owner, Director, officer, partner or proprietor been the subject of a Federal, State, Local government suspension or debarment?

YES _____ NO _____ If yes, please explain (use separate page and include with Bid Form.)

All the terms and conditions of (*Project or Contract Number*) have been thoroughly examined and are understood.

NAME OF BIDDER: _____

AUTHORIZED REPRESENTATIVE (TYPED): _____

AUTHORIZED REPRESENTATIVE (SIGNATURE): _____

TITLE: _____

ADDRESS OF BIDDER: _____

E-MAIL: _____

PHONE NUMBER: _____

Sworn to and Subscribed before me this _____ day of _____ 20 _____.

My Commission expires _____ . NOTARY PUBLIC _____ .

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.

DEARNG 198TH READINESS CENTER
MAJOR CAPITAL IMPROVEMENTS
1401 NEWPORT GAP PIKE
WILMINGTON, DE 19804

**AFFIDAVIT
OF
EMPLOYEE DRUG TESTING PROGRAM**

4104 Regulations for the Drug Testing of Contractor and Subcontractor Employees Working on Large Public Works Projects requires that Contractors and Subcontractors implement a program of mandatory drug testing for Employees who work on Large Public Works Contracts funded all or in part with public funds.

We hereby certify that we have in place or will implement during the entire term of the contract a Mandatory Drug Testing Program for our employees on the jobsite that complies with this regulation:

Contractor/Subcontractor Name: _____

Contractor/Subcontractor Address: _____

Authorized Representative (typed or printed): _____

Authorized Representative (signature): _____

Title: _____

Sworn to and Subscribed before me this _____ day of _____ 20____.

My Commission expires _____ . NOTARY PUBLIC _____ .

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.