

**ADDENDUM NO. 2**

**BRANDYWINE SCHOOL DISTRICT  
CLAYMONT ELEMENTARY SCHOOL RENOVATION  
BID PAC B, Masonry Rebid  
3401 Green Street, Claymont, DE 19703**

**THE WHITING-TURNER CONTRACTING COMPANY  
CONSTRUCTION MANAGER  
131 Continental Drive – Suite 404  
Newark, DE 19713  
302-292-0676**

**BIDS DUE: May 14, 2019 at 2:00 PM**

**LOCATION: Claymont Elementary School - WT Field Office  
3401 Green Street  
Claymont, DE 19703**

**NOTICE TO ALL BIDDERS**

**1.0 GENERAL NOTES:**

- 1.1 Bidders are hereby notified that this Addendum shall be and hereby becomes part of their Contract Documents, and shall be attached to the Project Manual for this project. All bidders shall acknowledge this addendum on the Bid Form.
- 1.2 The following items are intended to revise and clarify the Drawings and Project Manual, and shall be included by the Bidder in their proposal.
- 1.3 Bidders shall verify that their Sub-bidders are in full receipt of the information contained herein.
- 1.4 Deadline for questions shall be May 7, 2019.

**2.0 CHANGES TO THE PROJECT MANUAL and DRAWINGS**

- 2.1 Section 01 12 00-04A Masonry Specific Scope of Work
  - 2.1.1 Specific Scope of Work has been revised and is attached to this addendum.
- 2.2 Revised Drawing A-212 – Clarification of in and out of scope of work items

CLAYMONT ELEMENTARY SCHOOL – RENOVATIONS  
Addendum #2 – May 6, 2019

3.0 ATTACHMENTS

- 3.1.1 Section 01 12 00-04A Masonry - Specific Scope of Work Bid
- 3.1.2 Drawing A-212
- 3.1.3 Questions Log dated 5-6-19

**END OF ADDENDUM NO. 02**

**SECTION 011200-04A – SPECIFIC SCOPE OF WORK –MASONRY**

**SPECIFIC SCOPE – MASONRY:**

- A. The provisions outlined in the General Scope of Work shall apply to all items of this section. All work shall be in accordance with the schedule.
- B. This work shall include all labor, supervision, material, tools, equipment, shop drawings, submittals, layout, unloading, scaffolding, ladders, hoisting, transportation, taxes, permits, engineering, support functions, insurance, bonds, and any other items or services necessary for and reasonably incidental to the proper execution and completion of the work, whether temporary or permanent, in accordance with all drawings, specifications, addenda, general conditions, requirements, and other related documents as indicated herein. All work shall be furnished and installed unless noted otherwise herein. The scope of work shall include but not be limited to the following specific scope of work:

**SPECIFICATION SECTIONS**

Prepared by ABHA Architects, dated March 25, 2019:

Volume 1: Divisions 00 – 01

Volume 2: Divisions 02 – 33

The contractor is fully responsible for the technical specification sections as listed below for this Unit of Work. The exception to this is when the note “As Applicable” follows a technical specification section. In that case, other units of work, as defined by the Scope, may also have some responsibility for that particular section. General Conditions, Supplementary Conditions, General Requirements and General Scope Items apply to each and all of the Individual Units of Work.

<b>Section</b>	<b>Description</b>	<b>Responsibility</b>
Division 00	Procurement and Contracting Requirements	In Its Entirety
Division 01	General Requirements	In Its Entirety
Division 02	Existing Conditions	As Applicable
Division 03	Concrete	As Applicable
Division 04	Masonry	In Its Entirety
Division 05	Metals	As Applicable
Division 07	Thermal and Moisture Protection	As Applicable
07 11 13	Bituminous Dampproofing	In Its Entirety
07 13 00	Sheet Waterproofing	In Its Entirety
07 25 00	Weather Barriers	As Applicable
07 62 00	Sheet Metal Flashing and Trim	As Applicable
07 84 00	Firestopping	As Applicable
07 92 00	Joint Sealants	In Its Entirety
07 95 13	Expansion Joint Cover Assemblies	As Applicable
Division 08	Openings	As Applicable

**NARRATIVE:**

1. Include the cost of performance and payment bonds in the base bid.
2. Provide masonry patching at head, jambs, and sills as shown for new window installations.

3. Patching of masonry walls at removed devices, including but not limited to: clocks, bells, electrical devices, display boards, etc.
4. Masonry patches do not need to be toothed in, Joints must be neatly tooled and infilled patches should be flush with face of block.
5. Provide the following masonry items including but not limited to: brick, CMU (above and below grade), bond beams, pre-cast concrete lintels, pre-cast copings and sills, masonry flashings at CMU and brick locations.
6. Provide all necessary submittals: mortar mix designs, CMU, brick, stone samples, flashing, masonry accessories, etc.
7. Provide entire masonry demo of CMU and brick in preparation of new window installation. Provide toothing exterior brick in at new window openings, and toothing brick and CMU for new doors openings *as indicated in Addendum 2, bid question #6. – (Addendum 2)*
8. Remove all demolition debris and waste to CM provided block dumpster.
9. Include new flashing and installation of lintels.
10. This contractor shall provide ½” plywood (min.) protection of all newly created masonry openings so that the building is secure and weathertight at the end of each shift. Removal and patching of fastener holes is by mason.
11. Provide all new masonry walls, foundation walls, knee walls, and masonry infills as indicated. The masonry screen wall in the courtyard and items on A-521 are by others.
12. Modifications to existing masonry walls as necessary to accept new fire extinguisher cabinets.
13. Provide all new exterior stone treads and landings as indicated.
14. Provide blankets and mortar additives as required by contract schedule.
15. Contain run-off from masonry mixing stations wash downs
16. Include precast stone caps and dowels
17. Provide all new masonry thru-wall flashings at locations indicated and as required for new roof system installation. Include brick removal necessary to install new flashing. Coordinate height of new flashing with roofing contractor. Patch locations with brick and mortar to match adjacent brick and mortar colors. Contractor may re-use demoed brick for patching at their discretion.
18. Provide masonry patching at all removed items per Note B/A201. Include brick/CMU infills at all louvers scheduled to be removed. Patches to be toothed in, louvers openings can be infilled with brick without toothing.
19. Provide grouting and reinforcement of all CMU as required.
20. Provide pockets and grouting of CMU walls as required for new steel stairs.
21. Provide all CMU bond beams and precast lintels as required at wall openings, door openings, mechanical and electrical penetrations. Contractor shall coordinate with MEP drawings.
22. Grout all CMU as indicated.
23. Make repair in existing masonry as indicated, additionally remove unused fasteners and patch masonry all at all interior and exterior masonry walls to remain. Patch existing holes up to 3/4" in interior and exterior masonry wall to remain. Patch at removed items, including clocks, electrical panels, fire valve cabinets, fire extinguisher cabinets, bells, back boxes, pipe penetration in interior CMU walls to remain, above and below grid. Contractor shall visit the site to survey the existing conditions prior to submitting their bid.
24. Provide all precast caps and sills as shown.
25. Install loose steel angle lintels furnished by others.
26. Provide labor and material to clean footings prior to CMU foundation wall work.
27. All interior CMU walls are to be constructed and tight to the underside of structure as required by partition types and details. Provide specified firesafing material/grouting and lateral supports as indicated at all locations where new masonry abuts structure or work by others.
28. Provide all waterproofing/damproofing as indicated.

29. All masonry walls to be constructed to meet all fire ratings as shown. Provide firesafing and fire sealants as required to meet UL listings indicated on A-003.
30. Provide all scaffolding and hoisting as required to complete this work. Masonry material is not transported in existing passenger elevator.
31. Review all drawings including structural, architectural, interiors, mechanical, electrical, plumbing, and fire protection to mobilization to identify all items that need to be embedded, penetrate or generally coordinated with masonry.
32. Provide all rebar in masonry walls and foundation walls. Provide rebar set in masonry foundations walls that ties into concrete slabs. All exposed ends of rebar must be capped.
33. Provide all brick ties in CMU back-up walls and structural stud back-up walls. Coordinate installation of ties in stud back-up walls with drywall and spray foam contractors.
34. Provide all architectural control joints in masonry walls.
35. Provide all architectural expansion joints in masonry walls.
36. Clean and protect all masonry prior to completion.
37. Provide plastic and plywood beneath all work areas to protect adjacent surfaces. Clean all mortar splatter, drippings, etc. from adjacent surfaces.
38. ALL saw cutting for masonry work is to be wet-cut.
39. Do not install finish masonry that is stained or discolored. Any stained or discolored masonry will be replaced.
40. Remove all excess material from site upon completion and as directed by construction manager.  
Wash
41. Restore all laydown and work areas upon completion.
42. Provide brick wash down of new work. Protect adjacent construction as needed.
43. Grout all new hollow metal frames in new and existing masonry walls.
44. Install all anchor bolts and bearing plates set in masonry.
45. Provide all masonry wall bracing as required.
46. Provide any supplemental, temporary water, power and lighting above and beyond temporary facilities described in specifications.
47. Provide all weep holes, wicks, cavity drains and vents as shown. Keep weeps clean and clear during construction. Upon completion of walls sections, this contractor to perform water tests within cavity wall construction to ensure proper function of flashings and weep holes.
48. Provide ~~tooth~~ of masonry as needed at all masonry patching and to accommodate work of other trades and details.— *(Addendum 2)*
49. Where existing electrical panels are removed in masonry walls to remain, this contractor shall provide CMU infills. ~~Infills to be toothed in when only when on a corridor, lobby or stair tower.—~~  
*(Addendum 2)*
50. Install all masonry walls plumb, square and true, within tolerances in specifications.
51. Provide plywood below any work done on top of the roof structure. Including plywood for paths of travel for loading and delivering materials on the roof.
52. Provide layout for all masonry walls. Assist carpentry contractor with layout of hollow metal openings in masonry walls. Hollow metal frames to be set prior to CMU wall construction. Layout all masonry walls that contain drains prior to the plumbing contractor performing any sawcutting.
53. Review mechanical, plumbing, fire protections and electrical drawing to account for pipe penetrations and conduit penetrations through new CMU walls. Install sleeves for all pipe and conduit penetrations. Sleeves provided by others.
54. Do Not include the cost of providing concrete lintels for HVAC duct opening through masonry walls above ceilings and or at similar heights at areas with no ceilings. The cost for this work is to be billed through allowance #2. HVAC contractor to cut openings. This note is only in reference to interior walls.

55. Provide raking and repointing of mortar joints at all areas indicated on the drawings. Contractor to visit the site to review the existing conditions prior to submitting their bid.
56. Remove masonry and tooth back in for structural steel attachment at entrance canopy along column line M between lines 23.8 – 18
57. See Contract Drawings for hatched areas that are not in scope.
58. See new 2019 prevailing wage rates, this is a change from previous bid.

#### **ALLOWANCES**

Include the following allowances in the base bid. They will be billed against on a time and material basis during the project with labor rates and unit prices that will include the allowable overhead and profit. Any unused portion will be credited from the contract. The allowances can be used for another purpose at the discretion of the CM at any time:

**Allowance #1** – Provide a \$40,000 allowance for miscellaneous masonry work. All work related to this allowance will be tracked on tickets signed by Whiting-Turner personnel daily. Any amount not used will be credited back to the Owner.

**Allowance #2** – Provide a \$15,000 allowance for masonry work at HVAC duct opening. All work related to this allowance will be tracked on tickets signed by Whiting-Turner personnel daily. Any amount not used will be credited back to the Owner

#### **ALTERNATES**

Provide all masonry work, in accordance with above specific scope of work, as applicable, for the alternates listed below.

Insert the following alternate prices into the spaces provided on the bid form.

**ALTERNATE No. 12:** Curtain wall at Area D south facade.

**ALTERNATE No. 22:** New floors at group toilet rooms. Accent tile at walls.

**ALTERNATE No. 23:** New windows at Area E.

**ALTERNATE No. 24:** New windows at Area F.

#### **UNIT PRICES**

Provide the following unit prices. Whiting-Turner reserves the right to request lump sum or T&M pricing for extra work in lieu of applying unit prices.

1. Provide raking and repointing and washdown of masonry mortar joints, assume amounts over 50 linear feet, unit cost per linear feet.

BSD - CLAYMONT ES RENOVATIONS - Bid Pac B Masonry Rebid  
BID QUESTION LOG



Question Number	Contract Bid Package	Question	Date Issued	Response	Date of Response	Addendum Number
1	General	Are criminal background checks a requirement for working on this project?	4/23/2019	No. Criminal background checks are required when working in an existing/occupied school. Work on this project is being performed in closed off sections of the school, not within the occupied school. We ask that you use caution in your judgement when assigning manpower to this project taking into consideration the safety and welfare of the students and staff.	4/23/2019	Bid Pac1 bid, Add 1
2	04A	Please confirm that door openings D132C and D132D do not receive a frame.	4/23/2019	No frame, masonry opening to have finished ends.	4/23/2019	Bid Pac1 bid, Add 1
3	04A	The existing CMU walls have glazed block base as the first coarse, do any new CMU walls require glazed block base?	4/23/2019	Glazed block base not required at new CMU walls	4/23/2019	Bid Pac1 bid, Add 1
4	04A	A-203 - note D10 "remove louver in its entirety" - there are some locations that have alternate work taking place. If the alternate is not accepted is this work in the base bid?	5/6/2019	Base bid should include infilling masonry, rigid insulation and CMU at noted louvers, as well as other HVAC penetration and removed electrical fixtures and devices that are not to be reutilized as detailed on exterior elevations. See typical note B on A-201	5/6/2019	2
5	04A	What special safety requirements are to be followed for this project.	5/6/2019	See WT safety policy as detailed in 01 3 52 00	5/6/2019	2
6	04A	S-001 Calls for tothing in of CMU at corner? Masonry scope #4, 7, and 18 also deals with tothing. Can you clarify what gets toothed and what does not?	5/6/2019	<p>CMU Toothed CMU</p> <ul style="list-style-type: none"> <li>•New Masonry Hollow metal door frames</li> <li>•New windows in phase 2, toothed in with bullnosed block</li> </ul> <p>Not toothed CMU</p> <ul style="list-style-type: none"> <li>•Infills at removed Electrical Panels</li> <li>•Window openings E and F – in furred out drywall</li> <li>•Removed electrical switch and backboxes</li> <li>•Openings created for items that have trim that cover open, i.e. Fire extinguisher cabinets and access panels.</li> </ul> <p>Brick Toothed Brick</p> <ul style="list-style-type: none"> <li>•Windows</li> <li>•Masonry removed for scope item 56 at front entrance</li> <li>•Doors</li> </ul> <p>Not toothed Brick</p> <ul style="list-style-type: none"> <li>•Exterior Mechanical louver penetrations</li> </ul>	5/6/2019	2