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RGA No. 15001
1 November 2016

ADDENDUM NO. 2

LAKE FOREST SCHOOL DISTRICT
Lake Forest High School – Renovations
5423 Killens Pond Rd.
Felton, Delaware 19943

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BIDS DUE:

Wednesday, November 9, 2016 at 2:00 p.m.

LOCATION:

**Lake Forest School District
Central Business Office
5423 Killens Pond Rd.
Felton, Delaware 19943
Attn: Karl Stahre**

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.
- 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 A copy of the current bid set register is available upon request indicating individuals that have purchased project documents from R G architects.
- 1.5 All addenda will be sent out to the registered plan holders via email. Contractors are encouraged to keep an eye on their email accounts during the bidding periods for such updates. All interested parties are also encouraged to monitor www.mymarketplace.delaware.gov, where this project's cumulative solicitation documents are available for viewing.

2.0 Revisions to the SPECIFICATIONS

- 2.1 Replace Section 01 77 00 CLOSEOUT PROCEDURES in its entirety with specification section included with this addendum.
- 2.2 Add Specification Section 10 44 00 – FIRE PROTECTION SPECIALTIES, The entire specification section is included with this addendum.

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- 2.3 Delete Specification Section 23 09 50 BUILDING AUTOMATION SYSSTEM (BAS) GENERAL in its entirety.
- 2.4 Delete Specification Section 23 09 51 BAS BASIC MATERIALS, INTERFACE DEVICES, AND SENSORS in its entirety.
- 2.5 Delete Specification Section 23 09 53 BAS FIELD PANELS in its entirety.
- 2.6 Delete Specification Section 23 09 55 BAS SOFTWARE AND PROGRSMMING in its entirety.
- 2.7 Specification Section 32 12 90 – SYNTHETIC GRASS SURFACING. Revise Paragraph 2.1.A.1 to read as follows: “Astroturf, LLC 2680 Abutment Road, SE, Dalton, GA 30721, TEL: (314) 409-5395, PRODUCT: XPe 48-2.25”

3.0 Revisions to the DRAWINGS

- 3.1 None at this time

4.0 QUESTIONS & ANSWERS

- Q.1. We cannot locate a drug testing affidavit in the project manual?
 - A. A revised bid form with drug testing affidavit will be issued as part of Addendum 3.
- Q.2. There are dugouts indicated on the civil drawings and a reference to see Architectural Drawings, however, we could not locate any dugout details in the architecturals.
 - A. Dugout documentation will be issued in next Addendum.
- Q.3. Lockers are indicated on some plans, but not the floor plan and there are no specs. Are lockers part of the project?
 - A. Lockers will be purchased under a separate bid package, and are not part of this bid. Lockers shown are for reference only for ADA compliance review & placement of electrical receptacles, switches etc.
- Q.4. Roof Plan calls out “Existing EPDM Roofing” on existing field house. Project Manual includes a spec 07531 Modified Bitumen Membrane, where is this used?
 - A. The roof plan designation “Existing EPDM Roofing” shall be revised to note Modified Bitumen Membrane to match existing conditions.
- Q.5. Section 081423-Aluminum Clad Wood Commercial Doors. Where is this used?
 - A. Section 081423 Aluminum Clad Wood Commercial Doors is for the future Agriscience Building. Section 081423 Aluminum Clad Wood Commercial Doors will be removed from project specification.
- Q.6. Alternate 2, Drawing S-102 note says verify existing building framing can support imposed snow drift, owner engineer should determine the existing condition. If we were to include this in the bid, can there be an allowance?
 - A. The Owner’s engineer will review the existing structure once construction has commenced, and these areas are uncovered and available for inspection. Successful

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bidder shall coordinate demolition in this area to allow as much time as possible for analysis. Additional work, if deemed necessary, will be handled as a change order to the contract.

- Q.7. Alternate 2, Drawing S-102 shows new steel beams in the existing field house. Details are needed to show how these beams will be connected.
- A. New steel should be attached to existing steel with standard single angle shear plate connections. Existing beam size to be field verified.
- Q.8. Alternate 2 – Can details be issued for the light gauge metal framing at dormers and valleys?
- A. Overframing can be stick framed or truss sections as delegated design items.
- Q.9. Alternate 2, drawing M1.1 requires to patch concrete deck, can details be issued?
- A. The infill of existing openings shall be comprised of light gauge metal framing with exterior grade sheathing under the roofing system, and impact resistant wall board at the underside of the plank. Framing shall be installed in a manner to ensure the outer faces of the exterior sheathing and wall board are flush with the adjacent face of the concrete plank.
- Q.10. Alternate 2, drawing S-102 showing over framing at RTU1 & RTU2, there are no details that shows this condition. Please advise.
- A. No overframing at RTU1 and RTU2. Hatch indicates extent of unit bases.
- Q.11. Will a new press box be required? Please clarify.
- A. This bid package includes the removal of the existing Press Box. A new press box will be procured under a separate contract. Successful bidder on this project will be required to coordinate with the Press Box installer. Reference paragraph 1.5 in Specification Section 01 11 00 – SUMMARY OF WORK.
- Q.12. Will the deck at the Agriscience Building be part of this bid?
- A. The deck at the Agriscience Building is not part of this Bid submission. This Bid submission only involves the construction of the new foundation work for the Building. The Agriscience Building construction, including deck, will be part of separate Bid Package to be issued at a later date.
- Q.13. It was discussed in the pre-bid meeting and site walkthrough that the Agriscience Classroom foundation was to be constructed as part of the Base Bid. The Agriscience Classroom foundations are shown on Dwgs. SS101 and SS301. They indicate a wood floor structure / wood deck structure including wall construction details. Please confirm scope for the Agriscience Classroom is limited to concrete footings, masonry foundations and sidewalks as shown on the civil dwgs.
- A. The scope of work for the Agriscience Classroom is noted as being all site work, including site utilities to the Agriscience Classroom, sidewalks, surrounding grading & foundations. All work from foundation above will be per separate Bid Package to be issued at a later date.
- Q.14. Alternate 2, will fire extinguishers be required?

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- A. Yes, a total of 5 Fire extinguishers are required as part of Alternate #2. Final locations will be determined during construction. Reference Specification Section 10 44 00.
- Q.15. Alternate 2, specifications calls for aluminum clad wood window, drawing A20-1 shows aluminum store front. Please advise.
- A. Windows are to be aluminum clad wood windows.
- Q.16. Alternate 2, drawing A20-1 shows round metal column, structural drawing shows square column, which is correct?
- A. Metal columns are to be square.
- Q.17. Alternate 2, there are no specifications for the electrical Spartan sign. Please advise.
- A. The new Spartan sign sketch with specifications is attached to this Addendum.
- Q.18. Door schedule notes door 109A in an aluminum door into a HM frame, is this correct? Please clarify.
- A. Door 109A is a new overhead door. The frame is part of the overhead door. Refer to details J4 & H4 on drawing A40-1.

5.0 ATTACHMENT LIST:

- 5.1 Specification Section 01 77 00 CLOSEOUT PROCEDURES
- 5.2 Specification Section 10 44 00 FIRE PROTECTION SPECIALTIES
- 5.3 Architectural Sketch AD2-SK1

End of Addendum No. 2

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for contract closeout, including, but not limited to, the following:

- 1. Inspection procedures.
- 2. Warranties.
- 3. Final cleaning.

- B. Related Sections include the following:

- 1. Division 01 Section "Payment Procedures" for requirements for Applications for Payment for Substantial and Final Completion.
- 2. Division 01 Section "Photographic Documentation" for submitting Final Completion construction photographs and negatives.
- 3. Division 01 Section "Execution" for progress cleaning of Project site.
- 4. Division 01 Section "Project Record Documents" for submitting Record Drawings, Record Specifications, and Record Product Data.
- 5. Divisions 02 through 49 Sections for specific closeout and special cleaning requirements for the Work in those Sections.

1.3 SUBSTANTIAL COMPLETION

- A. Preliminary Procedures: Before requesting inspection for determining date of Substantial Completion, complete the following. List items below that are incomplete in request.

- 1. Prepare a list of items to be completed and corrected (punch list), the value of items on the list, and reasons why the Work is not complete.
- 2. Advise Owner of pending insurance changeover requirements.
- 3. Submit specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
- 4. Obtain and submit releases permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.

5. Prepare and submit Project Record Documents, operation and maintenance manuals, Final Completion construction photographs, damage or settlement surveys, property surveys, and similar final record information.
6. Deliver tools, spare parts, extra materials, and similar items to location designated by Owner. Label with manufacturer's name and model number where applicable.
7. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.
8. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
9. Complete final cleaning requirements, including touchup painting.
10. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.

B. Inspection: Submit a written request for inspection for Substantial Completion. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.

1. Reinspection: Reinspection will occur during final inspection.
2. Results of completed inspection will form the basis of requirements for Final Completion.

1.4 FINAL COMPLETION

A. Preliminary Procedures: Before requesting final inspection for determining date of Final Completion, complete the following:

1. Submit a final Application for Payment according to Division 01 Section "Payment Procedures."
2. Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by Architect. The certified copy of the list shall state that each item has been completed or otherwise resolved for acceptance.
3. Submit evidence of final, continuing insurance coverage complying with insurance requirements.
4. Submit pest-control final inspection report and warranty.
5. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems.

B. Inspection: Submit a written request for final inspection for acceptance. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare a final Certificate for Payment after inspection or will notify Contractor of construction that must be completed or corrected before certificate will be issued.

1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.
2. **Inspections by the Architect, requested by the Contractor after the second punch list inspection, shall be at the cost of the Contractor. Costs shall be on a time and material basis and back charged to the Contractor's contract with the Owner.**

1.5 LIST OF INCOMPLETE ITEMS (PUNCH LIST)

- A. Preparation: Submit three copies of list. Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction.
 1. Organize list of spaces in sequential order, starting with exterior areas first and proceeding from lowest floor to highest floor.
 2. Organize items applying to each space by major element, including categories for ceiling, individual walls, floors, equipment, and building systems.
 3. Include the following information at the top of each page:
 - a. Project name.
 - b. Date.
 - c. Name of Architect.
 - d. Name of Contractor.
 - e. Page number.

1.6 WARRANTIES

- A. Submittal Time: Submit written warranties on request of Architect for designated portions of the Work where commencement of warranties other than date of Substantial Completion is indicated.
- B. Partial Occupancy: Submit properly executed warranties within 15 days of completion of designated portions of the Work that are completed and occupied or used by Owner during construction period by separate agreement with Contractor.
- C. Organize warranty documents into an orderly sequence based on the table of contents of the Project Manual.
 1. Bind warranties and bonds in heavy-duty, 3-ring, vinyl-covered, loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by-11-inch paper.
 2. Provide heavy paper dividers with plastic-covered tabs for each separate warranty. Mark tab to identify the product or installation. Provide a typed description of the product or installation, including the name of the product and the name, address, and telephone number of Installer.

3. Identify each binder on the front and spine with the typed or printed title "WARRANTIES," Project name, and name of Contractor.
- D. Provide additional copies of each warranty to include in operation and maintenance manuals.

1.7 CLOSEOUT DOCUMENTATION SUBMITTALS

- A. Prepare and submit documentation of the following items;
1. Form G704 Substantial Completion
 2. Form G706 Affidavit of Payment of Debts and Claims
 3. Form 706A Release of Liens Contractor / Subcontractor
 4. Form 707 Consent of Surety Company
 5. Final Payment App
 6. Meeting Minutes
 7. General Correspondence
 8. Certificate of Occupancy
 9. Environmental Certificates
 10. Warranties (Letter of Guarantee and Warranty Info)
 11. O&M Manuals
 12. Hard Copy of As-Built Drawings
 13. 2 sets of drawing discs. Updated CAD files
 14. Occupancy Permits
 15. Test & Balancing Reports
 16. Field Reports/Inspection Reports
 17. Pest Control Final Inspection Report & Warranty (Slabs over 400SF)
 18. Substantial Completion Form
 19. Record Shop Drawings and submittals
 20. Affidavit of Discharge of State Tax Liability
 21. Copy of completed final punch list signed off on by Owner's Rep
 22. Punch list Closeout Letter

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

PART 3 - EXECUTION

3.1 FINAL CLEANING

- A. General: Provide final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.
- B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.
 - 1. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion for entire Project or for a portion of Project:
 - a. Clean Project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
 - b. Sweep paved areas broom clean. Remove petrochemical spills, stains, and other foreign deposits.
 - c. Rake grounds that are neither planted nor paved to a smooth, even-textured surface.
 - d. Remove snow and ice to provide safe access to building.
 - e. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior surfaces. Restore reflective surfaces to their original condition.
 - f. Leave Project clean and ready for occupancy.
- C. Comply with safety standards for cleaning. Do not burn waste materials. Do not bury debris or excess materials on Owner's property. Do not discharge volatile, harmful, or dangerous materials into drainage systems. Remove waste materials from Project site and dispose of lawfully.

END OF SECTION 01 77 00

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PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Fire extinguishers.
 - 2. Fire rated and non-rated, non-security type extinguisher cabinets and trim - types indicated.
 - 3. Hardware and accessories.

1.3 REFERENCE STANDARDS

- A. Americans With Disabilities Act (ADA): ADA - Accessibility Guidelines.
- B. National Fire Protection Association (NFPA): NFPA 10 - Portable Fire Extinguishers.
- C. Underwriters Laboratories, Inc. (UL): UL - Applicable Standards

1.4 SUBMITTALS

- A. Product Data: Prior to fabrication and delivery, submit Shop Drawings clearly indicating construction details, material descriptions, dimensions of individual components and profiles, and finishes for fire-protection cabinets.
 - 1. Fire Extinguishers: Include rating and classification.
 - 2. Fire-Protection Cabinets: Include roughing-in dimensions, details showing mounting methods, relationships of box and trim to surrounding construction, door hardware, cabinet type, trim style, and panel style.
- B. Maintenance Data: For fire extinguishers to include in maintenance manuals.

1.5 QUALITY ASSURANCE

- A. Source Limitations: Obtain fire extinguishers and fire-protection cabinets through one source from a single manufacturer.

- B. NFPA Compliance: Fabricate and label fire extinguishers to comply with NFPA 10, "Portable Fire Extinguishers."
- C. Fire Extinguishers: Listed and labeled for type, rating, and classification by an independent testing agency acceptable to authorities having jurisdiction.

1.6 COORDINATION

- A. Coordinate size of fire-protection cabinets to ensure that type and capacity of indicated are accommodated.

1.7 OPERATION AND MAINTENANCE DATA

- A. Submit manufacturer's operation and maintenance data under provision of Division 01.
- B. Include test, refill, or recharge schedules, procedures, and recertification requirements.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Basis-of-Design Product: Subject to compliance with requirements, provide fire extinguishers, cabinets, and accessories based on Larsen's Manufacturing Company, Minneapolis, MN; Telephone: 800-527-7367 or a comparable product by one of the following:
 - 1. J. L. Industries, Inc.
 - 2. Kidde Commercial Division.
 - 3. Potter Roemer LLC.

2.2 FIRE EXTINGUISHERS

- A. Types:
 - 1. Dry Chemical Type: Multi-purpose, UL 4A-60BC rated, heavy-duty steel cylinder, with pressure gauge; Class A, B, C; 5 kg (10 lb.) capacity, Larsen Model No. MP10. Provide in cabinets.
- B. Operation: Pull pin, squeeze grip, with hose and nozzle.

2.3 ACCESSORIES

- A. Wall Mounted Extinguisher Brackets: Manufacturer's standard wall mounting type, designed to support individual wall mounted extinguisher(s) specified.

2.4 FABRICATION

- A. Form body of cabinet with tight inside corners and seams.
- B. Predrill holes for anchorage.
- C. Form perimeter trim and door stiles by welding, filling, and grinding smooth.
- D. Hinge door for 180 degree opening.

2.5 FINISHES

- A. Extinguisher: Corrosion and impact resistant polyester/epoxy paint finish.

PART 3 - EXECUTION

3.1 INSPECTION

- A. Beginning of installation means "acceptance" of existing conditions.

3.2 INSTALLATION

- A. Install in accordance with manufacturer's printed installation instructions and recommended procedures.
- B. Place extinguishers without cabinets on wall mounting brackets and cabinet mounted extinguishers and accessories in cabinets.
- C. Mounting Height:
 - 1. Install fire protection cabinets in locations and at mounting heights acceptable to authorities having jurisdiction.
 - 2. Mount fire protection cabinets so that handle for cabinet and extinguisher handle are less than 48 inches above finished floor.

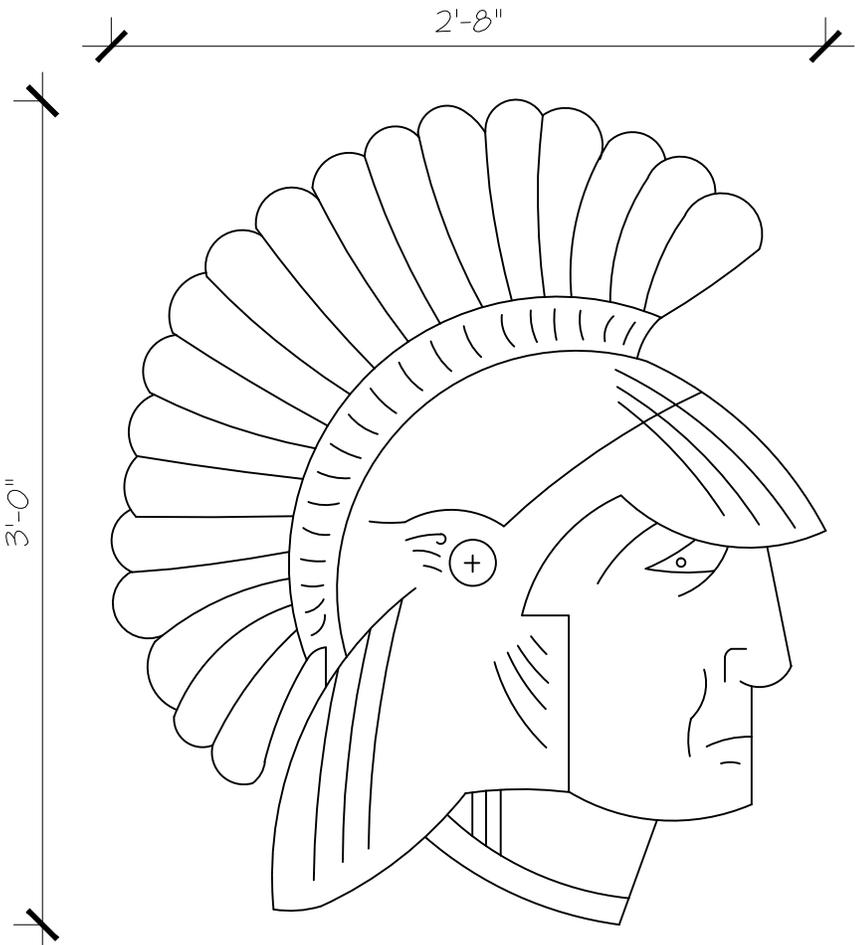
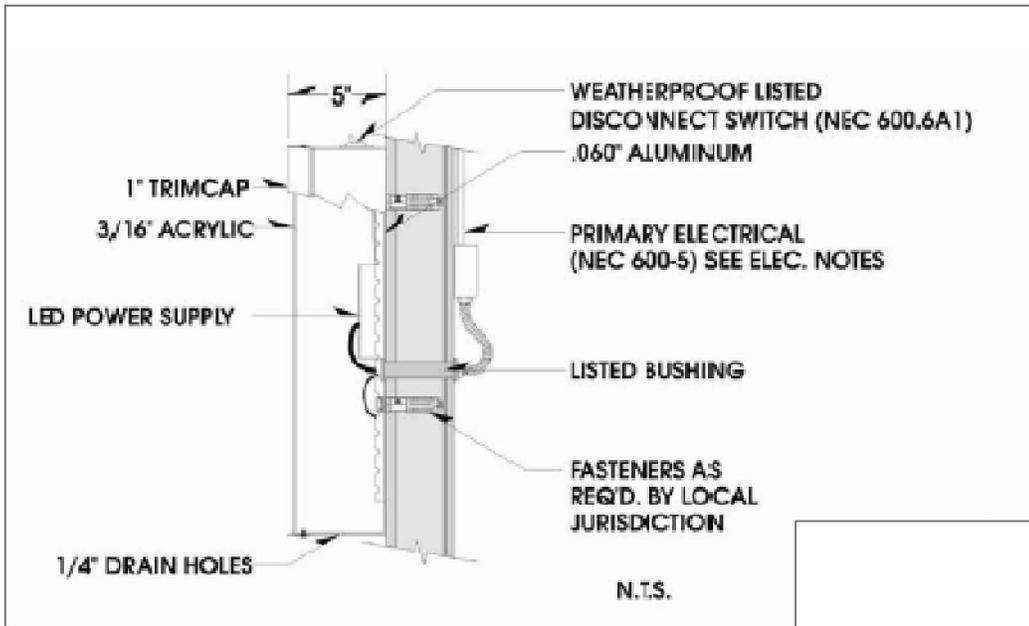
3.3 CHARGING

- A. Upon completion of building, properly charge all units and leave ready for operation.

3.4 ADJUSTING AND CLEANING

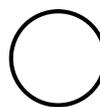
- A. Remove temporary protective coverings and strippable films, if any, as fire-protection specialties are installed, unless otherwise indicated in manufacturer's written installation instructions.
- B. Adjust fire-protection cabinet doors to operate easily without binding. Verify that integral locking devices operate properly.
- C. On completion of fire-protection cabinet installation, clean interior and exterior surfaces as recommended by manufacturer.
- D. Touch up marred finishes, or replace fire-protection cabinets that cannot be restored to factory-finished appearance. Use only materials and procedures recommended or furnished by fire-protection cabinet manufacturer.
- E. Replace fire-protection cabinets that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 10 44 00



A.A. MANUFACTURERS: BASIS OF DESIGN
 PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ABOVE FIXTURE AS MANUFACTURED BY YESCO, NEWPORT DE OR AN EQUIVALENT PRODUCT BY ONE OF THE FOLLOWING:
 1. PHILLIPS SIGN, SEAFORD DE
 2. TUPP SIGNS, NEW CASTLE DE

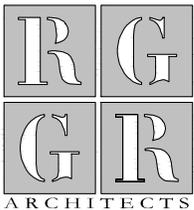
QUANTITY: ONE (1)
 OVERALL HEIGHT: 3'-0"
 OVERALL LENGTH: 5'-8"
 TRIMCAP: WHITE



EXTERIOR SURFACE MOUNT LIGHT FIXTURE

SCALE : N.T.S.

DRAWING SHEETS EFFECTED: A20-1 & A20-2



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PROJECT INFO:

LAKE FOREST HIGH SCHOOL ATHLETIC COMPLEX & AGRISCIENCE IMPROVEMENTS

DRAWING INFO:

PROJECT NO: 15001
 DRAWN BY:
 SCALE: AS NOTED
 DATE: 1_NOVEMBER_2016

TITLE & NO.

AD2-SK1