



ADDENDUM TO CONTRACT DOCUMENTS

Date: September 28, 2015

To: Bidders

From: Becker Morgan Group, Inc.

Project: **Killens Pond Waterpark Renovations – Phase 1**
Killens Pond State Park, Felton, DE

Project Number: BMG Project No. 2012006.04
DNREC Project No. KP-24
DNREC Contract No. 2015-KP-100

Bids due 2:00 pm local time on Friday, October 2, 2015

Subject: **ADDENDUM NO. 03**

NOTICE: Attention is called to the following item(s), effective as of the date above, which shall be added to, deleted from, or changed in the contract documents dated 08/20/2015, and any previously issued addenda, thereby incorporating these items into the contract.

Commonwealth Construction Co. RFI 1		
Item	Description	
1	Addressed in Addendum No. 2	
2	Addressed in Addendum No. 2	
Commonwealth Construction Co. RFI 3		
Item	Description	
1	Q: Bid Form states "Should I/We be awarded this contract, I/We pledge to achieve substantial completion of all of the work associated with the new pool slides to have the new pool slides fully operational, inspected, and read to open to the public by May 27, 2016." We assume that the Purchase Order and contract Admin will require 60 days to complete from the receipt of bids. Submittals will require 4-6 weeks after NTP. Submittal approval 2 weeks after submission. with fabrication taking 8-12 weeks for some of the items. Secondly the project will be coming out of the ground during the months of Jan and February which will, as experience dictates, cause delays due to winter weather conditions. The project deadline does not allow ample time for completion of the project by May 27, 2016. Is there flexibility with finish date? Will the owner pay the additional costs for winter weather protection, winter concrete, winter masonry, tenting, temp heat etc in order to keep the project on schedule during the winter? A: See Addendum No. 2 for schedule and Liquidated Damages changes.	
Commonwealth Construction Co. RFI 4		
Item	Description	
1	Q: Please review attached product data for SUNDECK coating. Please advise if SUNDECK coating can be used in place of the concrete deck coating required for the new pool deck area specified in section 099600 High Performance Coatings?	

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	A:SUNDEK or equal can be used for the pool deck coating system per Unit Price No. 4. The deck coating system in 099600 of for the floor coating in the new bathhouse. See Addendum No. 4 for additional information.	
	Commonwealth Construction Co. RFI 5	
Item	Description	
1	Q: Sherwin Williams Rep has reviewed the site conditions and existing pool deck coating. SW recommends Pecora Deck 800 series material in lieu of the specified in section 099600. Please advise if the proposed system is acceptable A: The SW product in Section 099600 is for the bathhouse floors, NOT the pool deck. Pecora Deck 800 in NOT an approved pool deck coating system.	
	Commonwealth Construction Co. RFI 6	
Item	Description	
1	Q: Please detail quantity and location of the wave bollards A: Bollards are included as part of Allowance No. 3. See Addendum No. 3 for additional information.	
	Walker RFI 1	
Item	Description	
1	Q: Detail 1/A501-B shows a 5/8" cement backer board behind the stone veneer on the CMU backup. Normally the stone veneer is adhered straight to the CMU. Is the backer board required also? A: The cement backer board is required to build out the stone to align properly with the siding and time above.	
2	Q: Sheet 101C calls for the wall between the freezer/cooler to be 6" CMU. However sheet A101C calls for the wall to be a 8" CMU wall. Please clarify which is correct. A: Wall to be 8" CMU, to accommodate piping in the wall.	
3	Q: Does the dumpster enclosure require any vertical reinforcement & grout? A: Provide solid grouted CMU core with No. 5 Rebar (vert) @ 48" o. c	
4	Q: Is the dumpster enclosure included in the base bid because it is not shown on sheet C201. A: The dumpster enclosure is part of Alternate No.4, not Base Bid.	
5	Q: Does the existing concession stand or existing bathhouse have any cultured stone veneer on them? If so, how high is it? A: No stone veneer on these buildings	
6	Q: Sheet AD101-C shows the demolition of work on the existing concession stand. However, there are no drawings that show the new floor plan or elevations that show the wall types. Please provide details. A: The demolition included to disconnect, cut and cap utilities at walls, floor, and ceiling. The only additional work is to fill the opening in the wall where the cooler is removed. See Addendum No. 3 for additional information.	
	BW Electric RFI 1	
Item	Description	
1	Q: Alternate # 5-E-100-B; Hand Dryers – Please advise who supplies the hand dryers and please provide any additional information or specifications regarding these items. A: Hand dryers by Contractor, see A401-B and Specification Section 102800.	
2	Q: Alternate # 4-E-003-C, E-100-C; There is NO "G" Fixture listed on the lighting fixture schedule. Please Advise. A:See Addendum 3	
3	Q: Drawing # E-100-P; Note # 11; Are the Neptune Benson Variable Frequency Drives for FF-1 & FF-2 coming with the pumps provided? Please Advise.	

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	A: The VFD's are to be provided in the project under the General Contract. It is up to the General Contractor to scope the work for their "qualified" subcontractors and assign who is to provide what products and/or system.	

LIST OF ATTACHMENTS

Item	Description	Date
	None	

PROJECT MANUAL CHANGES:

Item	Description
1	<p>Specification Section 012200 – Unit Prices:</p> <p>A. Delete the 3.1.D.1 as written, Substitute as follows:</p> <ol style="list-style-type: none"> 1. Description: Provide pool deck coating for existing pool deck areas, using SUNDEK Pool Deck Coating system or equivalent, for areas indicated by the Owner, including all labor and materials, and any required preparation work required to accommodate the application of the pool deck coating." <p>B. Delete the 3.1.D.2 as written, Substitute as follows:</p> <ol style="list-style-type: none"> 2. Description: Provide pool deck coating for existing pool deck areas, using Pecora Deck 800 series Deck Coating system or equivalent, for areas indicated by the Owner, including all labor and materials, and any required preparation work required to accommodate the application of the pool deck coating."

DRAWING CHANGES:

Item	Description
1	<p>Drawing C202 – Site Improvements Alternates 1A, 2, 2A, 4 & 5:</p> <p>A. Delete the word "C-901" in General Construction Note "G-7", Substitute "C-902". Clarification for this note, Allowance No. 3 is for all bollards noted as G-7 or G-10 located on the two sides of the new Queuing Shade Structure. Pricing for these bollards are part of the Base Bid as Allowance No. 3, and are NOT included in Alternate No. 2B.</p>
2	<p>Drawing C902 – General Construction Details:</p> <p>A. Add the words "(Alternate No. 4) at the end of Detail title "Dumpster Enclosure Detail".</p> <p>B. Add the following construction note to the Dumpster Enclosure Detail, Wall and Pad Section: "Provide solid grouted CMU core with No. 5 Rebar (vert) @ 48" o. c."</p>
3	<p>Drawing S101-C – Concession Plan:</p> <p>A. Delete wall type tag "2" at wall between the cooler and the Kitchen, Substitute wall type tag "1".</p>
4	<p>Drawing AD101-C – Existing Concession Stand Demolition Plan:</p> <p>A. Add the following to Demolish Note No. 21; "Fill-in opening with wall construction to match existing interior and exterior materials and finishes. Refer to Wall Section 3, drawing A302-P for additional information."</p>
5	<p>Drawing E003-C – Electrical Details:</p> <p>A. Add Light Fixture "G" as follows to the Lighting Fixture Schedule: G – 12'0" (as required) Track Lighting and Display Lights – Amerlux LED – Track-GES Lights-C2TV-G2 – as shown – 17W LED – 0.95 – 17 Watts – Track – 120V – 1,2,3,4,5,6</p>
6	Drawing A601-B – Door & Finish Schedule:

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	A. Delete note “(See Civil Dwgs & Specs)”, Substitute “(Per Specification 099600)” B. Delete Floor Mat indicator “CC” in the Finish Schedule for Rooms 501, 502, 503, 504, 505 & 506, Substitute “DC”. C. Delete Floor Mat indicator “DC” in the Finish Schedule for Rooms 508, Substitute “Conc-S”.
7	Drawing A101-E – Floor Plan Existing Bathhouse, Alt. # 3: A. Delete the words “New Epoxy Floor Paint” from Construction Note C6, Substitute “New Deck Coating system per Specification 099600”.
8	Drawing A102-E – Floor Plan Existing Bathhouse, Alt.# 1B: A. Delete the words “New Epoxy Floor Paint” from Construction Note C8, Substitute “New Deck Coating system per Specification 099600”.

END OF ADDENDUM NO. 03

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