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**DEPARTMENT OF HEALTH & SOCIAL SERVICES
DIVISION OF SUBSTANCE ABUSE & MENTAL HEALTH
PRICKETT BUILDING FIRST FLOOR RENOVATIONS
DELAWARE HOSPITAL FOR THE CHRONICALLY ILL
SMRYNA, DELAWARE
DBF #586B035.E01 ♦ OMB/DFM # MJ3514000012
MARCH 12, 2015**

ADDENDUM NO. 4

The following items shall become a part of the contract documents. Contractor must acknowledge receipt of this addendum on the Bid Form. Failure to do so may subject the Bidder to disqualification.

- Item No. 1 CLARIFICATION: Please note that for all work associated with existing emergency broadcast and fire alarm control systems contact an authorized NOTIFIER Engineered Systems Distributor. Only a NOTIFIER Engineered Systems Distributor is authorized by the manufacturer for the sales, service, installation, or maintenance of NOTIFIER equipment. The local authorized NOTIFIER Engineered Systems Distributor is Kratos Public Safety & Security Solutions, Inc. Contact Dennis Gerber at 302-992-7950. Please refer to attached letter.
- Item No. 2 BID FORM, Page 7: A revised subcontractor list is attached.
- Item No. 3 Refer to Addendum No. 1, Item No. 8: An allowance of \$1,500 was added for skim coating the existing plaster walls as needed. See attached revised allowance specification.
- Item No. 4 Section 01 21 00 - Allowances: An allowance of \$1,500 was added for Town of Smyrna water and sewer impact fees.
- Item No. 5 CLARIFICATION: Allowance #3 covers all interior signage. The exact signage scope and type will be determined during construction.
- Item No. 6 CLARIFICATION: Alternate #7: The plastic laminate finish shall be installed on existing wood doors only.
- Item No. 7 CLARIFICATION: All dishwashers, refrigerators, washing machines and dryers are provided and installed by others.

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- Item No. 8 CLARIFICATION: All penetrations through rated walls, floor slab and ceiling slabs shall be sealed with fire stopping.
- Item No. 9 CLARIFICATION: Chair rail and vinyl wall covering: The basis of design is noted on Sheet A4 under "General Notes". They are both products of Korogard. The vinyl wall covering shall be Class A, .04 inches thick with the standard haircell texture.
- Item No. 10 CLARIFICATION: Door schedule, Door 103, note 5: As part of the alternate, Door 103 will be an aluminum storefront door to match all existing dimensions.
- Item No. 11 CLARIFICATION: Door 125 is a new door, frame and hardware and is part of the base bid.
- Item No. 12 CLARIFICATION: Refer to Door Schedule, note 3: Note 3 applies to Door 160.
- Item No. 13 CLARIFICATION: Doors 136 and 143 are new doors and hardware and they are to be included in the base bid.
- Item No. 14 Refer to General Note 2 on Sheet A1 and J1/A3: The general contractor shall have an allowance (see attached revised allowance specification) in his bid for 200 sq. ft. of patching the plaster walls. The patching of walls at the base as noted on previous addenda shall not be part of this allowance.
- Item No. 15 CLARIFICATION: Detail 011 and General Note 1 on Sheet A2: Detail 011 is a detail of the epoxy wall base at the walls. General Note 1 refers to the shower bases. The walls of the showers are ceramic wall tile.
- Item No. 16 At new doors 104 and 132, general contractor shall install a 4" PC concrete lintel at the door head and patch the plaster, see attached Sketch SK-4.
- Item No. 17 Refer to attached sketch SK-5 for door jamb and head details in spaces where metal hat channel and drywall will be added.
- Item No. 18 Drawing PD1: CHANGE Demolition Note 16 to read: "REMOVE THE 3RD FLOOR SINK AT THIS LOCATION. CAP THE 3RD FLOOR SERVICE PIPING BEHIND THE WALL. REMOVE ALL SUPPORTING PIPING ON THE FIRST FLOOR IN THE EXISTING WALL FRAMING. CAP ALL PIPING ABOVE THE CEILING AND BELOW THE FLOOR. PATCH THE WALL AS NEEDED AND MATCH ADJACENT FINISHES."
- Item No. 19 Drawing ED1: GENERAL ELECTRICAL NOTES: CHANGE note #11 from "... REINSTALLED IN EXISTING LOCATION." to "... REINSTALLED IN EXISTING OR NEW LOCATION."

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- Item No. 20 Drawing E3: LIGHT FIXTURE SCHEDULE: ADD the following under column
"EQUIVALENT MANUFACTURERS OR APPROVED EQUAL"
TYPE B: AXIS
TYPE D: PRECISION ARCHITECTURAL LIGHTING
TYPE K: AFX
- Item No. 21 Referring to locations allowed for MC cable branch circuits, see specification section 26 04
72 - BRANCH CIRCUITS.
- Item No. 22 The basis of design for the floor level compound shall be Ardex LU100, see attached
specification.

END OF ADDENDUM

March 11, 2015

Shirley Johnson
Furlow Associates, Inc.
1206 Society Drive
Claymont, DE 19703

This letter is to inform you that Anaconda, 810 Jeffrey Pine Drive, Bear, DE, is NOT an authorized NOTIFIER Engineered Systems Distributor and is not authorized by the manufacturer for the sales, service, installation or maintenance of NOTIFIER equipment.

As a result of the above, if in fact installation and/or service work occurs, NOTIFIER will not be held responsible for support, replacement parts, or the necessary information that is provided to support any existing or new projects. NOTIFIER's direct factory warranties are void if the product is altered or repaired by anyone other than **NOTIFIER®** or as expressly authorized by **NOTIFIER®** in writing, or is serviced by anyone other than **NOTIFIER®** or its authorized distributors.

The authorized, certified company for your region is Kratos Public Safety & Security Solutions, Inc. and is trained to provide you the necessary products and services to support your Notifier Fire Alarm and Life Safety System.

Thank you for allowing us the opportunity to be of service to you. If you need any additional information or have any additional questions, please feel free to contact me.

Sincerely,

James A. Burger
NOTIFIER Regional Sales Manager

DHSS/DSAMH PRICKETT BUILDING FIRST FLOOR RENOVATIONS
 DELAWARE HOSPITAL FOR THE CHRONICALLY ILL
 SMYRNA, DELAWARE
 OMB/DFM #MJ3514000012

<u>Subcontractor Category</u>	<u>Subcontractor</u>	<u>Address (City & State)</u>	<u>Subcontractors tax payer ID # or Delaware Business license #</u>
13. Electrical			
14. Sprinkler			
15. Carpet			
16. Storefront			
17. Casework			
18. Fire Alarm/Emergency Broadcast System			
19. Sprinkler			

SECTION 01 21 00

ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division- 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section specifies administrative and procedural requirements for Allowances.
- B. Types of Allowances may include the following (Refer to "Schedule of Allowances" include at the end of this Section):
 - 1. Lump-sum Allowances.
 - 2. Unit-cost Allowances.
- C. Selection and Purchase:
 - 1. Purchase products, systems and labor specifically selected (in writing) by the Owner and/or as indicated in the Schedule of Allowances.
- D. Submittals:
 - 1. Submit invoices or delivery slips to show the actual quantities of materials delivered to the site and labor executed for use in fulfillment of each Allowance.
- E. Coordinate Allowance work with related work to ensure that each selection is completely integrated and interfaced with related work.
- F. Lump-Sum Allowances and Unit-Cost Allowances:
 - 1. These Allowances shall cover the cost to the Contractor, less any applicable trade discount, of the materials, labor and equipment required by the Allowance delivered at the site, and all applicable taxes.
 - 2. The Contractor's costs for unloading and handling on the site, labor, installation costs, overhead, profit and other expenses contemplated for the original Allowance shall be included separately in the Contract Sum and not in the Allowance.
 - 3. Whenever the cost is more than or less than the Allowance, the Contract Sum shall be adjusted accordingly by Change Order.
 - a. Change Order Mark-up: The amount of each change order resulting from final selection of products and systems covered by an Allowance shall be the difference

between the Contractor's purchase price amount and the Allowance, and shall not include Contractor's mark-up (or subcontractor's mark-up) except to the extent clearly demonstrated (by Contractor) that either scope of installation or nature of work required was changed from that which could have been foreseen from description of Allowance and other information in contract documents. No mark-up is permitted for selection of higher or lower priced materials or systems, of same scope and nature as originally indicated.

- b. Change Order Data: Where applicable, include in each change order proposal both the quantities of products being purchased and unit costs, along with total amount of purchase to be made. Where requested, furnish survey-of-requirements data to substantiate quantities. Indicate applicable taxes, delivery charges, and amounts of applicable trade discounts.

G. Unused Materials:

1. Return unused materials to the manufacturer or supplier for credit to the Owner, after installation has been completed and accepted.
 - a. When requested by the Owner, prepare unused material for storage by Owner where it is not economically practical to return the material for credit. When directed by the Owner, deliver unused material to the Owner's storage space. Otherwise, disposal of unused material is the Contractor's responsibility.

PART 2 - PRODUCTS (Not Applicable)

PART 3 – EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an Allowance promptly upon delivery for damage or defects.

3.2 PREPARATION

- A. Coordinate materials and their installation for each Allowance with related materials and installations to ensure that each Allowance item is completely integrated and interfaced with related work. The general contractor shall be responsible for any necessary work that is not covered in each vendor's proposal indicated in the Schedule of Allowances.

3.3 SCHEDULE OF ALLOWANCES

- A. Allowance No. 1: Provide allowance of \$35,000.00 to replace domestic water piping in crawl space.
- B. Allowance No. 2: Provide allowance of \$30,000.00 for unforeseen conditions.
- C. Allowance No. 3: Provide allowance of \$5,000.00 for interior signage.
- D. Allowance No. 4: Provide allowance of \$5,000.00 for additional cementitious floor leveling compound not noted on the drawings.
- E. Allowance No. 5: Provide an allowance of \$1,500.00 for skim coating the existing plaster walls.

- F. Allowance No. 6: Provide an allowance of 200 sq. ft. of patching existing plaster walls.
- G. Allowance No. 7: Provide an allowance of \$1,500.00 for Town of Smyrna water and sewer impact fees.

END OF SECTION

DRAWINGS REDACTED

SECTION 03540

RECOMMENDED SPECIFICATION FOR ARDEX LU-100 SELF-LEVELING FLOORING UNDERLAYMENT

PART I – GENERAL

1.01 SUMMARY

- A. This is the recommended specification for ARDEX LU-100 SELF-LEVELING FLOORING UNDERLAYMENT for leveling and smoothing interior concrete above grade. When mixed with water, it produces a pourable or pumpable liquid compound that seeks its own level and produces a smooth, flat, hard surface.

1.02 SECTION INCLUDES

- A. ARDEX LU-100 SELF-LEVELING FLOORING UNDERLAYMENT
- B. ARDEX P 51™ PRIMER
- C. ARDEX P 82 ULTRA PRIME®
- D. ARDEX FEATHER FINISH® SELF-DRYING, CEMENT-BASED FINISHING UNDERLAYMENT

1.03 QUALITY ASSURANCE

- A. Installation of the hydraulic cement-based, self-leveling underlayment must be by an applicator using mixing equipment and tools approved by the manufacturer.
- B. Underlayment shall be able to be installed from a featheredge to 2" in one pour and up to 5" thick in small areas.
- C. Underlayment shall develop a compressive strength of approximately 4000 psi per ASTM C109/mod (air cure only).
- D. Underlayment shall be walkable after 3 hours at 70°F and be able to be covered by finish flooring material in 2-3 days, depending upon thickness of installation.

1.04 DELIVERY, STORAGE AND HANDLING

- A. Deliver materials in their unopened packages and protect from extreme cold, direct sun exposure, and exposure to moisture. Protect liquids from freezing.

1.05 SITE CONDITIONS

- A. ARDEX LU-100 contains blended hydraulic cements and powdered polymers. Do not install in applications on or below grade unless the concrete substrate has already been treated with ARDEX MC™ MOISTURE CONTROL SYSTEM or approved equal. Do not install below 50°F surface temperature. Install quickly if floor is warm and follow hot weather precautions available from the Ardex Technical Service Department. Never mix with cement or additives.

PART 2 – PRODUCTS

2.01 MATERIALS

- A. The hydraulic cement-based self-leveling underlayment shall be ARDEX LU-100 SELF-LEVELING FLOORING UNDERLAYMENT.
- B. Primer for standard absorbent concrete subfloors, well bonded patching compounds, and other porous surfaces shall be ARDEX P 51 PRIMER diluted 1:1 with water.
- C. Primer for well-bonded, non-water soluble adhesive residues shall be ARDEX P 51 PRIMER undiluted or ARDEX P 82 ULTRA PRIME.
- D. Primer for all other non-porous surfaces to include terrazzo, burnished or sealed concrete, ceramic and quarry tile, acrylic curing compounds, and epoxy coatings shall be ARDEX P 82 ULTRA PRIME.
- E. Water shall be clean, potable, and sufficiently cool (not warmer than 70°F).
- F. Repair of small gouges, indentations and holes, as well as skim coating large areas, can be done using ARDEX FEATHER FINISH® SELF-DRYING, CEMENT-BASED FINISHING UNDERLAYMENT.

2.02 MIX DESIGNS

- A. Mixing Ratio: ARDEX LU-100 is mixed in 2-bag batches at one time. Mix each bag of ARDEX LU-100 (50 lb.) with 4 quarts of water. Product shall be mixed in an ARDEX T-10 Mixing Drum using an ARDEX T-4 Mixing Paddle and a ½" heavy-duty drill (min. 650 rpm). Mix thoroughly for approx. 2-3 minutes to obtain a lump-free mixture. Follow written instructions per the ARDEX LU-100 bag label.
- B. For pump installations, ARDEX LU-100 shall be mixed using the ARDEX Levelcraft Automatic Mixing Pump. Start the pump at 130 gallons of water per hour, then adjust to the minimum water reading which still allows self-leveling properties. DO NOT OVERWATER! Check the consistency of the product on the floor to ensure a uniform distribution of the sand aggregate at both the top surface and bottom of the pour. If settling is occurring, reduce the water amount and recheck. Conditions during the installation, such as variations in water, powder, substrate, and ambient temperature, require that the water setting be monitored and adjusted carefully to avoid overwatering.

PART 3 – EXECUTION

3.01 PREPARATION

- A. All concrete subfloors and concrete floors with existing patching must be solid, sound, solid, thoroughly cleaned, and properly primed.
 - 1. All concrete subfloors must be of adequate strength, clean, and free of all oil, grease, dirt, curing compounds and any substance, which might act as a bondbreaker. Mechanically clean, if necessary, using shot blasting or other. Acid etching and the use of sweeping compounds and solvents are not acceptable.
 - 2. All cracks in the subfloor shall be repaired to minimize telegraphing into the underlayment.

3. Subfloors shall be inspected and corrected for moisture or any other conditions which could affect the performance of the underlayment or finished floor covering.

B. PRIMING

1. Extremely absorbent substrates
 - a. Mix ARDEX P-51 3:1 with water and apply evenly with a soft pushbroom. Do not leave any bare spots. Remove all puddles and excess primer. Allow to dry to a clear, thin film (One to three hours). Second coat of Primer shall not be applied until initial primer application is completely dry.
 - b. Mix ARDEX P-51 1:1 with water and apply evenly with a soft pushbroom. Do not leave any bare spots. Remove all puddles and excess primer. Allow to dry to a clear, thin film (minimum 3 hours, maximum 24 hours). ARDEX LU-100 Underlayment shall not be installed until second primer application is completely dry.
2. Non-water soluble adhesive residues – Use ARDEX P 51 PRIMER at full strength and install as in B. 1. b. above.
3. Non-porous substrates: Prime with ARDEX P 82 ULTRA PRIME. Mix Part A (red) with Part B (white) and apply with a short-nap or sponge paint roller, leaving a thin coat of primer no heavier than a thin coat of paint. Do not leave any bare spots. Remove all puddles and excess primer. Allow to dry to a clear, slightly tack film (minimum 3 hours, maximum 24 hours). Underlayment shall not be installed until primer is dry. Primer coverage is approximately 200 to 400 square feet per gallon.

3.02 APPLICATION OF UNDERLAYMENT

- A. Pour or pump the ARDEX LU-100 and spread with the ARDEX T-4 Spreader. Use the ARDEX T-5 Smoother for featheredge and touch-up. Wear baseball shoes with non-metallic cleats to avoid leaving marks in the ARDEX LU-100. Underlayment can be carefully walked on in 3 hours at 70°F.

3.03 PREPARATION FOR FLOORING INSTALLATION

- A. Underlayment can accept finish floor covering materials after 2-3 days at 70°F/50% R.H. depending upon thickness. Perform a moisture test in accordance with ASTM D4263 before installing the finish flooring.

3.04 FIELD QUALITY CONTROL

- A. Where specified, field sampling of the Ardex topping is to be done by taking an entire unopened bag of the product being installed to an independent testing facility to perform compressive strength testing in accordance with ASTM C 109/modified: air-cure only. There are no in situ test procedures for the evaluation of compressive strength.

3.05 PROTECTION

- A. Prior to the installation of the finish topping, the surface of the underlayment should be protected from abuse by other trades by the use of plywood, Masonite or other suitable protection course.

END OF SECTION