



ARCHITECTURE
ENGINEERING

June 11, 2018

DELAWARE STATE POLICE – TROOP 7

Lewes, Sussex County, Delaware
2011116.01

ADDENDUM THREE

The addendum forms a part of the contract documents and modifies the original bidding documents, dated May 17, 2018 as distributed at the Pre-Bid Meeting on May 22, 2018 as noted below.

GENERAL

1) **Bidding Schedule**

- a. **Last Day for Bidder Questions** – Wednesday June 13, 2018. Questions shall be received by 5:00 pm EST.
- b. **Last Addendum Issued** – Friday June 15, 2018.
- c. **Bids Due / Bid Opening** – Wednesday June 20, at 2:00 pm EST.

CLARIFICATIONS

- 1) **Roof Warranties (including Maintenance Buildings)** – Warranty type shall be No Dollar-Limit (NDL) over life of warranty.

SUBSTITUTION REQUESTS

- 1) **VAV Terminals**: Johnson Controls TSS Single-Duct VAV terminals with two row hot water coil were found as equal*
- 2) **UNIT HEATERS**: Markel horizontal discharge electric unit heaters were found as equal*
- 3) **INFRARED HEATERS**: Superior Radiant Products infrared heaters model TXR were found as equal*
- 4) **METAL BUILDING SYSTEMS MANUFACTURER**: STAR Building Systems is an acceptable manufacturer*

* It is the contractor's responsibility for any costs associated with deviating from the basis of design that subsequently become apparent or that are apparent now. Costs associated could include but are not limited to additional structure, space constraints for equipment service, electrical power requirements (breaker/fuse sizing and wire sizing changes), and piping connection location modifications. The contractor shall ensure approved as equal equipment meets or exceeds all requirements found both on the drawings and in the specifications provided for this project. Any approved as equal equipment submitted may be rejected that does not satisfy the specifications. The Architect / Engineer has not redesigned the project around this substitution.



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BIDDER QUESTIONS & RESPONSES

- 1) Sheet A151 First Floor Furniture Plan is listed on the Title Page, but not included in the drawings. Please provide.

Response: This drawing is not included as part of the Construction Documents as Furniture will be procured separately. We will provide the document for coordination once final furniture selections are made.

- 2) Prebid Meeting Minutes Item No. 4.: Contractor includes (1) new lift to be provided and installed by Contractor. Extra-large vehicle lift is shown on Sheet A801. There are no specifications provided for a vehicle lift. Is the lift contractor to provide? If so, please provide specifications.

Response: Refer to Equipment Scheduled added to Sheet A801 issued as part of Addendum_03. Contractor to provide and install one (1) lift and install two (2) lifts (lifts provided by owner).

- 3) Supplementary General Conditions Item 11.3 states that the State will not provide Builder's All Risk Insurance for this project. General Requirements Item 11.5 states that the Builders Risk shall not be provided by the Contractor. The Owner shall insure the existing building and all of its contents and all this new alternation work under this contract, etc. This project is new construction. Will the Owner be providing Builders Risk?

Response: The Owner WILL NOT be providing Builders Risk Insurance; the contractor is responsible for providing. General Requirements paragraph 11.5 deleted as part of Addendum_03.

- 4) Questions listed below pertain to Alternate 1, Construction of Maintenance/Evidence Storage Building:

- a. Sheet C-201 will Notes G-9 (concrete aprons/slabs), G-17 (pipe bollards) and G-23 (concrete pad and dog kennel) be constructed as part of base bid if Alternate 1 is not chosen?

Response: No, those items will not be installed as part of base bid. 18 bollards, concrete aprons, dog kennel and pad shall be included within in the Alternate scope. Base bid shall include 2 bollards and concrete pad for gas meter. Base bid shall also include all utility stub ups and conduits for services to the building and located under base bid pavement up to and including the cleanout or termination fitting (water, sewer, storm drain, electric, telecom, gas. South (rear) side of building storm drain downspout connections and piping shall be included in the alternate scope.

- b. What is extent of Note G-11 (fencing) for base bid vs. Alternate 1 as shown?

Response: Include additional 82 l.f. of fencing I base bid, to intersect and close the fencing if the Alternate is not accepted.



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- c. What is level of grade, area is to be brought to for base bid if Alternate 1 is not chosen?

Response: Building pad area should be graded to an elevation of Finish Floor (F.F) minus the slab thickness and stone base.

- d. Sheet A801 shows Window SF-20 in Maintenance Room 103. The size and details for this window is not provided either on Sheet A801 or on A602. Please provide.

Response: Elevation Provided with Addendum_03.

- e. There are four (4) items identified as ML-3 in Tactical Bay 110 on Sheet A801. What are these? Who provides them? Please provide information (i.e., sizes, manufacturer, details, specifications, etc.).

Response: ML-3, are metal lockers, refer to specification section 105113 Metal Lockers for requirements. Note "Metal Lockers added to floor plan on A801, issued as part of Addendum_03 for clarification.

- f. There are five (5) pieces of equipment shown on Sheet A801 as dotted lines, but not marked NIC. They are Dryer Cabinet w/Internal Exhaust in Evidence Contam. Storage Wash/Bay Room 107, Used Oil Tank and Oil Sink in Parts/Tire Storage Room 105 and Tire Changer and Wheel Balancer in Vehicle Maintenance Bays 102. These pieces of equipment are not shown on any other drawings (i.e., MEP). Are these items NIC?

Response: The equipment noted above is to be provided and installed by the contractor as part of this contract. An equipment schedule has been added to A801 and issued as part of Addendum_03.

- 5) Specification Section 072736 Spray Foam Barrier Section 1.5.A.1 states that work shall be performed by one of following installers listed. Two of the listed installers, Bel Air and Procoat are no longer in business. Of the two remaining installers, Puff has declined to bid the project and Royals has not yet made a commitment. Please provide additional installers.

Response: Contractor shall submit Substitution Request outlined in specification section 072736.1.5.A.2.

- 6) On Sheet A104, there is a CMU lintel shown at Intox Room 126 and Photo Room 125. This lintel is not shown on the structural drawings. What size is this lintel?

Response: For the CMU lintels referenced; Provide Prefabricated or built-in-place masonry lintels made from bond beam CMUs matching adjacent CMUs in color, texture, and density classification, with (2) #4 top and bottom reinforcing bars and filled with coarse grout. Cure precast lintels before handling and installing. Temporarily support built-in-place lintels until cured. Structural drawings will be updated for conformed set.

- 7) Sheet A104, Detail 1/A104, shows an arrow labeled Stair to Roof Access pointing to a blank space in Equipment Platform 202. There is no stair access in this area of the floor plans. Please clarify.

Response: Note Deleted as part of Addendum_03 (the stair was removed from project scope)

- 8) Notes on Sheets S102 and S203 state canopy by curtain wall manufacturer. There is a specification section for the canopy section (107316) stating canopy to be by Mapes. Per curtainwall specifications (084413), curtainwall to be by YKK, EFCO or Kawneer. Please clarify.

Response: There are two canopies within the project, one (1) at Vestibule 157 and one (1) at Vestibule 100. Refer to details issued as part of Addendum 2 for the pre-engineered hanger rod canopy at Vestibule 157. Details for the pre-engineered cantilever canopy at Vestibule 100 are being revised as part of Addendum_03. Both canopies basis of design manufacturer is Mapes as listed in the specification section 107316. Structural detail 10/S203 has been revised as part of Addendum_03.

- 9) Sheet A102, shows a Jib Crane at the stair area in Equipment Platform 201. This jib crane is not shown anywhere else on the drawings and there are no specifications. Is this jib crane part of the project? If so, is it provided by GC?

Response: Note for "Jib Crane" at Equipment Platform 201 DELETED as part of Addendum_03. Jib Crane location was revised, and requirements detailed on detail 3/A402 issued as part of Addendum_02. Jib Crane to be provided and installed as part of the project, delegated design for exterior stair shall include support for the Jib Crane. Refer to specification section 055119 Metal Grating Stairs for Delegated Design requirements.

- 10) Metal Building Alternate for Maintenance Building:

- a. I did not see a set of Division 13 specifications for the Metal building system and the products. Does the architect have one available, so we know what products to quote on the roof, walls, etc.?

Response: Specification Section 133419 – Metal Building System issued as part of Addendum_02

- b. If there aren't any specifications available for the metal building system for the maintenance building, what would you like me to do for the roofing, walls, insulation, primary and secondary primer, etc.? Do you want me to just guess and qualify?

Response: Refer to Specification Section 133419 – Metal Building System issued as part of Addendum_02

- c. The roof construction is not typical of what we use on Metal buildings and will be pretty costly. Would we be able to use a Banded Liner system in lieu of the composite roof system drawn? (See attached).

Response: No, due to interior performance requirements for having a solid (non-fabric) underside of roof deck, the roof system shall be metal deck with rigid insulation entirely above metal roof deck as detailed.

- d. There is no insulation shown in the walls. Please confirm what the insulation requirements are in the walls. Typically we would go with Banded Liner system in the walls, as well in this area to meet energy code.

Response: Refer to Specification Section 133419 – Metal Building System issued as part of Addendum_02 and Revised A802 issued as part of Addendum_03 for details regarding exterior wall system.

- 11) Can you confirm with the Fire Marshal that the exterior overhangs do or do not have to be protected with sprinklers?

Response: Exterior overhangs are less than 4'-0" from face of building so it is not anticipated that those would require to be protected with sprinklers.

- 12) Can you please clarify the scope of work by the contractor for the lifts in the Maintenance building?

Response: The contractor is responsible for providing and installing one (1) lift, and installation of 2 lifts (lifts being provided by Owner). Information regarding the lifts has been provided in a schedule of equipment on A801 issued as part of Addendum_03.

- 13) Can you please clarify scope of work for the wheel balancer, Tire changer, Oil sink, and used oil tank?

Response: The contractor shall furnish and install the equipment listed above and other equipment as listed in the Equipment Schedule on A801 issued as part of Addendum_03.

- 14) Please confirm CPT-3 size – finish schedule and spec conflict.

Response: CPT-3 size shall be 9" x 36". Specification and Finish Schedule revised as part of Addendum_03

- 15) On drawing A702 in men's room CT-1 & CT-2 are opposite of women's room, should they be the same?

Response: CT-2 shall be the base and CT-1 the upper tile color as detailed in Women's Toilet 163-west. Detail 3/A702 revised as part of Addendum_03

- 16) Is there a drawing or detail showing the tile location for the showers in the men's and women's locker rooms?

Response: All walls in the Men's and Women's shall be tiled, and the pattern shall be the same as shown in Women's Toilet 163 – West interior elevation. 4/A702. (CT-2 from FF to 3'-4" AFF with CT-1 from 3'-4" AFF to ceiling)

- 17) Note G-23 on Sheet C-201 is for an enclosed chain link dog kennel. There are no details shown on the drawings for the dog kennel nor are there any specifications for same. Please clarify.

Response: Note G-23 revised to include additional requirements for Dog Kennel and issued as part of Addendum_03.

- 18) The specifications for Metal Buildings Section 2.11 call out translucent panels when no translucent panels are shown on the drawings. In addition, the type of translucent wall panels specified are not supplied by metal building manufacturers. Please provide manufacturer for translucent panels if required.

Response: Translucent Panels are noted on A802 and A803 being issued as part of Addendum_03. The translucent panel type has been revised in specification section 133419 as part of Addendum_03

- 19) Add # 2 – drawing A102 – Please identify the chase walls type in the upper corridor outside walls. We have assumed that they should be type 2K.

Response: Correct

- 20) Please confirm the wall types on clearstory walls between toilet rooms and breakroom. Indicated as type 2K, 2G, 2K from left to right. I think they are the walls below and that type 2M is correct for the second level walls. Please confirm.

Response: Correct, refer to revised wall types as First and Second floor issued as part of Addendum_03

- 21) Add # 1 – A104 plan – Please clarify if a bulkhead and soffit is required at the left side of the waiting room, if it is, what height should the soffit be?

Response: Yes, at 10'-8" as indicated at adjacent bulkhead. Refer to detail 4/A402 issued with Addendum_02

- 22) Please clarify the wall type of the interior vestibule door as it does not appear to be to the underside of the deck with blocking like the exterior door.

Response: Refer to Wall Section 4/A306 for wall type. A306 revised and issued as part of Addendum_03.

- 23) Please provide separate graphic representation for type 3 and type 4 drywall ceilings as the costs are different for suspended and framed ceiling systems.

Response: Intent is that bulkheads are framed. Intent is that whole rooms are either suspended or framed at the contractor's option or as required for constructability.

- 24) Please indicate what the actual finish soffit material is and if all soffits on the exterior are the same, as only Type 1 is detailed on A003, but many details text leaders are just indicating Soffit, others are indicating Soffit 1.

Response: All Soffits are Type-1, the material is specified in specification section 074293 – Soffit Panels.



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- 25) For the Maintenance Building, Specification Section 133419, section 1.12.B. Please confirm weathertightness warranty requirement.

Response: Based on requirement that the Erector Qualification requirements outlined in paragraph 1.9.B, and the lack of dollar-limit requirement, the level 3 or custom warranty is required.

- 26) Please clarify On-Site Water Availability note from Addendum_02.

Response: Contractor shall anticipate water being available onsite by September 1, 2018. Prior to that date and until temporary water service is installed onsite, the contractor is responsible for providing, transporting, and distributing for construction activities as required. The contractor is responsible for and shall coordinate installation of temporary water service from the meter and shall be required to pay all water service charges during construction until facility is fully occupied by the owner.

- 27) Stonewood Architectural Panels is listed as an approved manufacturer for the specification section 074400 FACE PANELS, but their product only has a laminated veneer and not the required natural wood veneer. Is a laminated veneer acceptable or should Stonewood Architectural Panels be removed from the approved manufacturer list?

Response: If a listed manufacturer cannot meet the performance requirements either through their standard or custom product lines, then they are not an acceptable manufacturer. Based on the information submitted, Stonewood Architectural Panel's has been removed from the specification per addendum_03.

PROJECT MANUAL VOLUMES 1, 2 AND 3

- 1) **SECTION 000110 - TABLE OF CONTENTS**
 - a. ADD Section
- 2) **SECTION 008113 – GENERAL REQUIREMENTS**
 - a. DELETE Paragraph 11.5
- 3) **SECTION 017419 – CONSTRUCTION WASTE MANAGEMENT**
 - a. ADD Section
- 4) **SECTION 074400 – FACED PANELS**
 - a. DELETE Paragraph 2.2.B.2
- 5) **SECTION 087100 – DOOR HARDWARE**
 - a. REVISE HW SET 42: Door list
 - b. REVISE HW SET 56: Door list
 - c. REVISE HW SET 57: Door list
 - d. ADD HW SET 63
 - e. ADD HW SET 64
 - f. ADD HW SET 65
 - g. ADD HW SET 66



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- 6) SECTION 096813 – TILE CARPETING
 - a. REPLACE paragraph 2.3.A.7 with: Size: 9” x 36”

- 7) SECTION 133419 – METAL BUILDING SYSTEMS
 - a. ADD paragraph 2.1.C.5: STAR Building Systems
 - b.
 - c. REPLACE paragraph 2.11.A with:
 - A. Uninsulated Translucent Panels: Glass-fiber-reinforced polyester, translucent plastic; complying with ASTM D 3841, Type CC2 (general purpose), Grade 1 (weather resistant); smooth finish on both sides
Match profile of adjacent metal panels.
 1. Wall Panel Weight: Not less than 6 oz./sq. ft. (1831 g/sq. m).
 2. Light Transmittance: Not less than 55 percent according to ASTM D 1494.
 3. Color: White.

- 8) SECTION 233100 – HVAC DUCTS AND CASINGS
 - a. REPLACE Section

- 9) SECTION 233423 – POWER VENTILATORS
 - a. REPLACE Section

- 10) SECTION 233700 –AIR OUTLETS
 - a. REPLACE Section

- 11) SECTION 238129 – VARIABLE REFRIGERANT VOLUME VRF HVAC SYSTEM
 - a. REPLACE Section

- 12) SECTION 262413 - SWITCHBOARDS
 - a. REPLACE Section

- 13) SECTION 263213 – ENGINE GENERATORS
 - a. REPLACE Section

- 14) SECTION 263533.16 – LOW VOLTAGE POWER FACTOR CORRECTION EQUIPMENT
 - a. NEW SECTION

- 15) SECTION 263601 – AUTOMATIC TRANSFER BYPASS ISOLATION SWITCH
 - a. REPLACE Section

- 16) SECTION 263602 – NON-AUTOMATIC TRANSFER BYPASS ISOLATION SWITCH
 - a. REPLACE Section

- 17) SECTION 263603 – NON-AUTOMATIC TRANSFER BYPASS ISOLATION SWITCH
 - a. DELETE / REMOVE SECTION

- 18) SECTION 263604 – NON-AUTOMATIC TRANSFER SWITCH
 - a. DELETE / REMOVE SECTION



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DRAWINGS

- 1) G001 – COVER SHEET
 - a. DELETE Sheet A151 – FURNITURE PLAN from cover sheet
 - b. REVISE Sheet Title A801 – MAINTENANCE / EVIDENCE STORAGE BUILDING – FIRST FLOOR & TOILET PLANS, AND SCHEDULES
 - c. REVISE typo “FOUNDATION”
- 2) G001 – COVER SHEET
 - a. REVISE typo “JUVENILE”
- 3) C001 – COVER SHEET
 - a. REVISE typo “DELAWARE”
- 4) C201 – OVERALL SIGNAGE, STRIPING & SITE PLAN
 - a. Area of Light-Duty pavement section has been revised to Heavy-Duty pavement section as shown
 - b. REVISE note G-11 to include Longevity as basis-of-design for PVC Fence Manufacturer, or owner approved equal.
 - c. REVISE note G-23 to include additional requirements for Dog Kennel.
- 5) S203 – TYPICAL SECTIONS & DETAILS
 - a. 5/S203 – REVISE wall offset to 11 ½”
 - b. 7/S203 – REVISE wall offset to 11 ½”
 - c. 8/S203 – REVISE wall offset to 11 ½”
 - d. 9/S203 – REVISE wall offset to 11 ½”
 - e. 10/S203 – REVISE canopy support detail.
- 6) A101 – FIRST FLOOR PLAN
 - a. REVISE Door swing of door 154/1
 - b. REVISE location of door 155/1
- 7) A102 – PENTHOUSE AND CLERESTORY PLAN
 - a. 1/A102 – DELETE note “Jib Crane”
 - b. 1/A102 - ADD Wall Type 2K TYP. between Clerestory Windows.
 - c. 1/A102 - DELETE Wall Types Tags 2K, 2G, 2K along Column grid 7
- 8) A104 – FIRST FLOOR REFLECTED CEILING PLAN
 - a. 1/A401 – DELETE note “Stair to Roof Access”
- 9) A105 – FIRST FLOOR FINISH PLAN
 - a. REVISE location of transition strip between flooring associated with revised door location, door 155/1.
- 10) A201 – EXTERIOR ELEVATIONS
 - a. ADD control joints to exterior brick masonry at details 1, 2, 3, & 4.
- 11) A306 – WALL SECTIONS
 - a. 4/A306 – REVISE Canopy / ADD Detail Reference 3/A512
- 12) A402 – ENLARGED PLANS AND SECTIONS
 - a. 2/A402 – REVISE wall types at MEN’s TOILET 162



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- 13) A512 – ROOF DETAILS – MISCELLANEOUS
 - a. ADD Detail 3/A512 Enlarged Canopy Detail
- 14) A601 – FINISH AND CASEWORK SCHEDULE
 - a. REVISE typo “JUVENILE”
 - b. REVISE Finish Schedule Legend, CPT-3 size: 9” x 36”
- 15) A602 – DOOR AND WINDOW TYPES AND SCHEDULES
 - a. REVISE Door Schedule
 - b. REVISE CW-1
- 16) A702 – INTERIOR ELEVATIONS
 - a. 3/A702 – Replace CT-01 with CT-02 (CT-02 shall be lower tile)
 - b. 3/A702 – Replace CT-02 with CT-01 (CT-01 shall be upper tile)
- 17) A801 – MAINTENANCE / EVIDENCE STORAGE BUILDING – FIRST FLOOR & TOILET PLANS, AND SCHEDULES
 - a. REVISE SHEET TITLE
 - b. ADD SF-20 ELEVATION
 - c. ADD note “METAL LOCKERS, TYP” to floor plan
 - d. ADD EQUIPMENT SCHEDULE
 - e. DELETE (N.I.C.) from AIR COMPRESSOR NOTE
- 18) A802 – MAINTENANCE / EVIDENCE STORAGE BUILDING – ROOF PLAN & BUILDING AND WALL SECTIONS
 - a. 2/A802 – ADD Translucent Wall Polycarbonate wall panels
 - b. 5/A802 – ADD R-19 Batt Insulation
 - c. 6/A802 – ADD R-19 Batt Insulation
- 19) A803 – MAINTENANCE / EVIDENCE STORAGE BUILDING – ELEVATIONS
 - a. 1/A803 – ADD Translucent Wall Polycarbonate wall panels
- 20) ES101 – ELECTRICAL SITE PLAN
 - a. ADD Generator Emergency Stop Pushbutton to be mounted adjacent to the fuel pump emergency power off switch. Furnish and install .75” conduit schedule 80 PVC underground conduit with (4) No. 10 conductors from the pushbutton to the generator.
- 21) E101 – FLOOR PLAN – POWER AND COMMUNICATIONS – AREA A
 - a. ADD Power for front entry doors
 - b. ADD USB power to break room
- 22) E202 – FLOOR PLAN – LIGHTING – AREA B
 - a. RELOCATED “WE” Fixture outside of Vestibule 157.



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Attachments:

SECTION 000110 – TABLE OF CONTENTS
SECTION 017419 – CONSTRUCTION WASTE MANAGEMENT
SECTION 087100 – DOOR HARDWARE
SECTION 233100 – HVAC DUCTS AND CASINGS
SECTION 233423 – POWER VENTILATORS
SECTION 233700 – AIR OUTLETS
SECTION 238129 – VARIABLE REFRIGERANT VOLUMN VRF HVAC SYSTEM
SECTION 262413 – SWITCHBOARDS
SECTION 263213 – ENGINE GENERATORS
SECTION 263533.16 – LOW VOLTAGE POWER FACTOR CORRECTION EQUIPMENT
SECTION 263601 – AUTOMATIC TRANSFER BYPASS ISOLATION SWITCH
SECTION 263602 – NON-AUTOMATIC TRANSFER BYPASS ISOLATION SWITCH
C201 – OVERALL SIGNAGE, STRIPING & SITE PLAN
S203 – TYPICAL SECTIONS AND DETAILS
A101 – FIRST FLOOR PLAN
A201 – EXTERIOR ELEVATIONS
A306 – WALL SECTIONS
A402 – ENLARGED PLANS AND SECTIONS
A512 – ROOF DETAILS – MISCELLANEOUS
A602 – DOOR AND WINDOW TYPES AND SCHEDULE
A801 – MAINTENANCE / EVIDENCE STORAGE BUILDING – FIRST FLOOR & TOILET PLANS, AND SCHEDULES
A802 – MAINTENANCE / EVIDENCE STORAGE BUILDING – ROOF PLAN & BUILDING AND WALL SECTIONS
A803 – MAINTENANCE / EVIDENCE STORAGE BUILDING - ELEVATIONS
E101 – FLOOR PLAN – POWER AND COMMUNICATIONS – AREA A
E202 – FLOOR PLAN – LIGHTING – AREA B

END OF ADDENDUM THREE

201111601_Addendum_03