



Data Service Center

168 S. Dupont Highway
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CENTRAL BIDDING DEPARTMENT

ADDENDUM No. 1

Preventive Maintenance Strategy Development and a District-Wide Facilities Condition Evaluation
RED CLAY CONSOLIDATED SCHOOL DISTRICT

Date of Addendum: March 2, 2012

OPENING DATE: **March 14, 2012 at 3:00 PM**

To all prospective bidders under the specifications and contract documents described above, this Addendum to RFP is being issued to:

1. To add more details to the specifications as follows:

Scope of Work:

The proposed scope of work encompasses two distinct components for all RCCSD buildings:

1. Comprehensive deferred maintenance facilities condition evaluation
2. Preventive Maintenance Strategy Development

Assessment

The deferred maintenance assessment is to include an evaluation of the following major building systems and components:

- Building Envelope (Structure and Systems)
- Roofing
- Exterior Walls
- Interior Construction & Finishes
- HVAC Systems
- Electrical Power / Distribution
- Lighting
- Telecommunications
- Plumbing Systems



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- Fire Protection Systems
- Hazardous Abatement (including Mold)
- ADA Ramps, Lifts
- Security Systems
- Site Improvements Including:
 - o Exterior Building Lighting
 - o Sidewalks / Building Access
 - o Parking Lots / Access Roadways
 - o Athletic Fields & Facilities
 - o Playgrounds
 - o Fencing

All deficiencies and recommended improvements must be organized by building systems, prioritized by a suggested execution date, cost estimated by need, and recorded within a database environment that will be provided to the District at the completion of the project. The database must also provide standard reports that evaluate costs by building, by building system, and a facility condition index rating to assist with the analysis of needs. Assessment must include the District’s current Major Capital Improvement Program.

Preventive Maintenance

The Preventive Maintenance Strategy scope of work is to assist the District in evaluating existing building systems equipment and developing a comprehensive plan to best manage and extend the useful life of those assets. Current District corrective and preventive maintenance procedures should be evaluated within the plan. The scope should also include recommend target metrics to measure the overall performance of the District Facilities Department with respect to plan implementation.

Estimated Gross Building SF by Type:

	# Bldgs	Est. SF
Elementary	14	1,088,400
Middle	4	448,467
High	5	1,075,355
Special	2	90,425
Total:	25	2,702,647



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Estimated Project Schedule:

March 8	All questions must be submitted by 4:00 PM on March 8, 2012.
March 14	Proposals Due by 3:00 PM to Manager of Facilities & Maintenance, 1798 Limestone Road, Wilmington, DE 19804.
Contract	April 1
Assessment Complete	June 15
PM Complete	Aug 1