



ARCHITECTURE  
ENGINEERING

Date: December 14, 2018

Re: **NEW CAESAR RODNEY ELEMENTARY SCHOOL**  
Magnolia, Delaware  
2017073.00

### **ADDENDUM ONE**

The addendum forms a part of the contract documents and modifies the original bidding documents dated November 30, 2018, as noted below.

### **GENERAL/CLARIFICATION**

1. Bid Date remains unchanged: January 14, 2019 at 3:00 PM.
2. Provide one (1) original copy of Bid Form (Section 004113).
3. All bids shall be prepared from complete Bid Documents, Drawings and Project Manual dated November 30, 2018, and modified by subsequently issued addenda.
4. All Bidders' questions shall be directed in writing to Becker Morgan Group, Inc., attention Emily McMullen via email ([emcmullen@beckermorgan.com](mailto:emcmullen@beckermorgan.com)) or fax (410-546-5824).
5. Substitution requests shall be submitted in writing by January 7, 2019. Refer to Section 002600 for substitution request form and other requirements.
6. Electronic file will be available to Contractor as noted in Section 013100 "Project Management and Coordination" paragraph 1.8.A. Associated charges for electronic files are the responsibility of the Contractor.
7. Submittals and RFIs shall be processed electronically, as noted in Section 013100 "Project Management and Coordination" paragraph 1.7 and Section 013300 "Submittal Procedures" paragraph 1.6.A. Finishes shall be provided as physical samples along with electronic approval sheets with attached electronic version of color selection (e.g., manufacturer's PDF color chart, photo of submitted item, etc.).
8. Weather barriers and spray foam air barriers shall include materials as necessary to bridge and seal gaps and provide complete air barrier system, including flashings, sealants, transition membranes, jamb/head/sill closures, screed angles, etc.
9. Refer to basis-of-design manufacturer's details for additional information and components required. Details have been provided on drawings to represent the majority of conditions. Where a specific detail has not been included on drawings, all necessary aspects of it shall still be provided as part of the Work, as recommended by manufacturer.
10. Where Architectural details note "GAGE PLATE", intent is for 16ga steel plate, hot-dip galvanized at exterior locations (under Section 055000).
11. Refer to attached sketch SKC-1, denoting limits of scope and other requirements concerning water service tie-in.
12. For color of Standing Seam Metal Roofing (cf. Section 074113.16 paragraph 2.2.B.2.c), Architect will provide Valspar color number for Contractor to match.
13. At Playground Area (work by Owner's under separate contractor, cf. Section 011000 paragraph 1.6), Contractor owns topsoil, seed & stabilization of playground area.
14. Verizon to run cabling, conduit installed by GC at frontage relocation
15. DelDOT will have a project happening concurrently, which includes the installation of a small diameter force main along the project frontage. A valve box and E-one unilateral valve will be provided by others. The scope of this project includes the pump station and all associated appurtenances, including the on-site force main and connection to the valve box, provided by others. Contractor shall coordinate with DelDOT contractor as necessary.
16. Chesapeake Utilites to install gas to project site, up to and including meter. All gas piping, valves, manifolds installed post meter by GC.



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17. At wall types EXT-1, EXT-1A, EXT-2, EXT-2A, EXT-2B, and EXT-2C, refer to exterior elevations, building sections, wall sections, and detail for top of wall condition, whether Cornice Type 1, Cast Stone Band CS-2, or coping. (Cornice Type 1 and Cast Stone Band CS-2 do not occur stacked on same wall.)

#### **PROJECT MANUAL VOLUMES 1, 2, 3 and 4**

1. Document 004113 Bid Form
  - a. ADD Informational Price to furnish and install kitchen equipment.
2. Section 011000 Summary
  - a. REMOVE paragraph 1.7.B.2 and its subparagraph. (Kitchen equipment is part of Work.)
3. Section 013200 Construction Progress Documentation
  - a. REMOVE paragraph 1.2.B and its subparagraph.
4. Section 072500 Weather Barriers
  - a. ADD paragraph 2.1.A.1.c, as follows: “c. Kingspan; GreenGuard HPW Building Wrap.”
5. Section 077200 Roof Accessories
  - a. REVISE paragraph 2.4.A.1.a through 2.4.A.1.d to read as follows:
    - a. Babcock-Davis; ThermalMAX Roof Hatch (BRHTA36X36S1T).
    - b. Bilco Company (The); Thermally Broken Roof Hatch E-50-TB.
    - c. Lexcor; a division of Luxsoco corp.; R-105A Roof Hatch.
    - d. Milcor; Commercial Products Group of Hart & Cooley, Inc.; Energy Efficient Roof Hatch RD-3x3 EE.
  - b. REVISE paragraph 2.4.B to read as follows: “B. Type and Size: Single-leaf lid, 36 by 36 inches (914 by 914 mm)
6. Section 096566 Resilient Athletic
  - a. ADD paragraph 2.1.A.6 as follows: “6. Action Floor Systems.”
7. Section 101423 Panel Signage
  - a. ADD paragraph 1.2.A.2 as follows: “2. Die-cut vinyl graphics.”
  - b. ADD paragraph 1.5.D.4 as follows: “4. Vinyl graphic applied to glass.”
  - c. ADD paragraph 2.7 as follows:

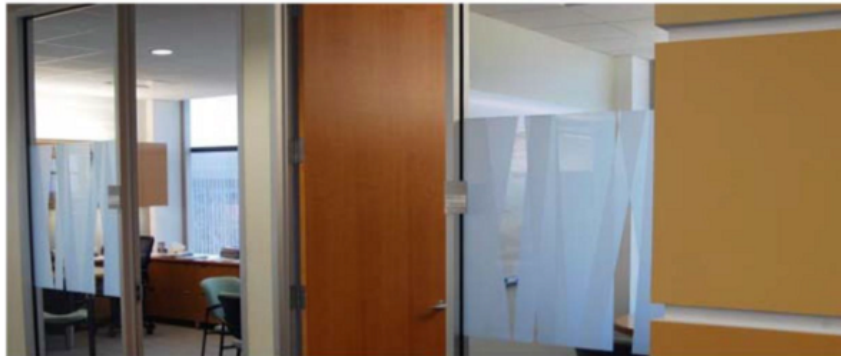
#### **2.7 INTERIOR DIE-CUT VINYL GRAPHIC**

- A. Type: Field-Applied, Vinyl-Graphics: Custom, full-color, die cut from 3- to 3.5-mil (0.076- to 0.089-mm) thick, vinyl film with release liner on the back and carrier film on the front for on-site alignment and application.
  - B. Substrate: Glass.
  - C. Size: As indicated.
  - D. Location: Media Center A125 at SF-15, SF-16, SF-17, and SF-18, and Mail A104 at SF-22B.
  - E. Graphics: To be supplied by Owner in vector file format during submittal review process. Examples of similar complexity are provided at the end of this Section.
- d. ADD paragraph 3.5 as follows:

#### **3.5 EXAMPLES**

- A. Vinyl Graphics: Photos show examples with similar level of graphic complexity.  
Note: Examples provided are for reference only, and are not meant to convey bid

information for any other product appearing in the photograph.



**EXAMPLES OF DIE CUT VINYL APPLIED TO GLASS**

## **DRAWINGS VOLUMES I AND II**

1. G101 First Floor Life Safety Plan
  - a. Travel Distance Schedule:
    - i. ADD note, "NOTE: TRAVEL PATH FOR ALTERNATES 1 AND 2 ARE ADDITIVE, AS NOTED BELOW:
 

ALTERNATE 1: TRAVEL PATH B-2 + B-2A = 100' - 4"

ALTERNATE 2: TRAVEL PATH C-2 + C-2A = 115' - 0"

ALTERNATE 2: TRAVEL PATH C-4 + C-4A = 112' - 3" "
    - ii. REVISE travel path B-1.

- b. Detail 1:
      - i. REVISE East, South and West walls in Stair C116 to not be rated.
      - ii. REVISE South and West walls in Stage. Stor. A119A to be 1-hr rated.
      - iii. REVISE South and West walls in Int. Stor. A131A to be 1-hr rated.
      - iv. Revise walls from smoke partition to non-rated:
        - 1. South wall of Vestibule B100A.
        - 2. East wall of Vestibule B100B.
        - 3. North and West wall of Room B114.
        - 4. North wall of IDF-1A B111.
        - 5. East wall of gang Toilets 123A and 123B.
    - c. Detail 2:
      - i. Revise walls from smoke partition to non-rated:
        - 1. East wall of Vestibule B100B.
        - 2. North and east wall of IDF-1A B111.
        - 3. West wall between Toilet B113A and Classroom B113 and Toilet B112A and Classroom B112.
- 2. G102 Second Floor Life Safety Plan
  - a. Detail 1:
    - i. REVISE roof of B wing.
    - ii. REVISE South and West walls in Stage. Stor. A119A to be 1-hr rated.
    - iii. REVISE South and West walls in Int. Stor. A131A to be 1-hr rated.
    - iv. REVISE East, South and West walls in Stair C116 to not be rated.
    - v. REMOVE note concerning 1-hr horizontal assembly at Janitor C206D.
  - b. Detail 2:
    - i. REVISE Southeast corner of Classroom C211 to not be rated.
    - ii. REMOVE note concerning 1-hr horizontal assembly at Janitor C206D.
- 3. A003 Construction Types – Fascias, FRP Columns, Cornices and Soffit
  - a. Fascia Type 2
    - i. ADD insulation per soffit type 2.
  - b. Cast Stone Profiles
    - i. REVISE CS-1A to be 3-5/8".
    - ii. REVISE drip edge on CS-3.
  - c. Soffit Type 2
    - i. ADD R-21 batt insulation and note.
- 4. A100 Foundation Plan
  - a. ADD dimensions for clarity.
- 5. A101A First Floor Plan – Area A
  - a. REVISE Stage Storage A119A South and West wall tags to be rated.
  - b. REVISE Interior Storage A131A South and West wall tags to be rated.
- 6. A403 Enlarged Plans and Sections
  - a. Detail 5: REVISE East, South, and West wall tags EXT-2A to be EXT-2, non-rated at Stair C116.
  - b. Detail 6: REVISE East, South, and West wall tags EXT-2A to be EXT-2, non-rated at Stair C116.
  - c. REMOVE detail 9.
- 7. P101A (DW) First Floor Domestic Water Plan – Area A
  - a. REVISE incoming water service to 4".
- 8. M101A FIRST FLOOR HVAC – Area A
  - a. REVISE ductwork layout
- 9. M101B FIRST FLOOR HVAC – Area B
  - a. REVISE ductwork layout

10. M103 MECHANICAL ROOF PLAN
  - a. REVISE location of EF-1.
  - b. REVISE Heat pump layout.
11. M101C FIRST FLOOR HVAC – Area C
  - a. REVISE ductwork layout
12. M102C FIRST FLOOR HVAC – Area C
  - a. REVISE ductwork layout
13. M104C MECHANICAL FIRST AND SECOND FLOOR PLANS AREA C (ADD ALTERNATE #2)
  - a. REVISE ductwork layout
14. M600 MECHANICAL SCHEDULES
  - a. REVISE heat pump schedule.
15. E000 - ELECTRICAL COVER SHEET
  - a. REVISE the descriptions of electrical symbols.
16. EL101A - FIRST FLOOR LIGHTING PLAN - AREA A
  - a. REVISE the location of a type WPK fixture.
17. EL101B - FIRST FLOOR LIGHTING PLAN - AREA B
  - a. REVISE light fixture and light switch quantities and locations in rooms IDF-1A #B111 and room #B114.
18. EL102C - SECOND FLOOR LIGHTING PLAN - AREA C
  - a. REVISE light fixture circuits.
19. EMP101A - FIRST FLOOR MECHANICAL POWER PLAN - AREA A
  - a. REVISE the size of the fused disconnect switch at DHC-1.
20. EMP102C - SECOND FLOOR MECHANICAL POWER PLAN - AREA C
  - a. REVISE circuits of mechanical units.
  - b. REVISE fused disconnect sizes.
21. EP101A - FIRST FLOOR POWER PLAN - AREA A
  - a. ADD heat trace to the freezer in the kitchen.
  - b. ADD receptacle for ice machine in nurse reception #A114
22. EP101B - FIRST FLOOR POWER PLAN - AREA B
  - a. REVISE receptacle locations. Added receptacle to room #B114. Revised location of card reader and electric strike by idf-1A #B111.
23. EP102C - SECOND FLOOR POWER PLAN - AREA C
  - a. REVISE location and height of receptacles.
24. E103A - ELECTRICAL ROOF PLAN - AREA A
  - a. ADD receptacle at EF-5
  - b. REVISE fused disconnect switches' sizes and quantities at heat pumps. Revised heat pumps' circuits.
25. E103C - ELECTRICAL ROOF PLAN - AREA C
  - a. REVISE size of fused disconnect switch(es).
26. E104B - FIRST FLOOR ELECTRICAL PLANS - AREA B (ALTERNATE #1)
  - a. REVISE size of fused disconnect switch(es).
  - b. ADD a light fixture in idf-1A #B111.
27. E105C - FIRST & SECOND FLOOR ELECTRICAL PLANS - AREA C (ALTERNATE #2)
  - a. REVISE light fixture circuits. Revised type WPK fixture location.
28. E600 - ELECTRICAL PANEL SCHEDULES
  - a. REVISE panel schedules.
29. E601 - ELECTRICAL PANEL SCHEDULES
  - a. REVISE panel schedules.
30. E602 - ELECTRICAL PANEL SCHEDULES
  - a. REVISE panel schedules.
31. E603 - ELECTRICAL PANEL SCHEDULES



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- a. REVISE panel schedules.
- 32. E604 - ELECTRICAL PANEL SCHEDULES
  - a. REMOVE panel schedules of shed panels PH1S and PL1S.
- 33. E700 - ELECTRICAL SITE PLAN
  - a. REMOVE all outlets, light fixtures, switches, panels, etc. from the shed. Wiring and conduit to shed are to remain.
- 34. E800 - ELECTRICAL GROUNDING PLAN
  - a. REVISE plan for new building layout.
- 35. T101A - INFORMATION TECHNOLOGY FIRST FLOOR PLAN - AREA A
  - a. REVISE location of B2 outlet in nurse reception #A114.

END OF ADDENDUM NO. ONE

Attachments: Becker Morgan Group, Inc. sketch SKC-1 dated 06/08/18, G101, G102, A003, A100, A101A, A403 dated 12/14/2018  
Studio JAED P101A, M101A, M101B, M103, M101C, M102C, M104C, M600, E000, EL101A, EL101B, EL102C, EMP101A, EMP102C, EP101A, EP101B, EP102C, E103A, E103C, E104B, E105C, E600, E601, E602, E603, E604, E700, E800, T101A dated 12/14/2018  
Specification Section 004113  
Pre-Bid Meeting Minutes, dated 12/14/2018  
Pre-Bid Meeting sign-in sheets

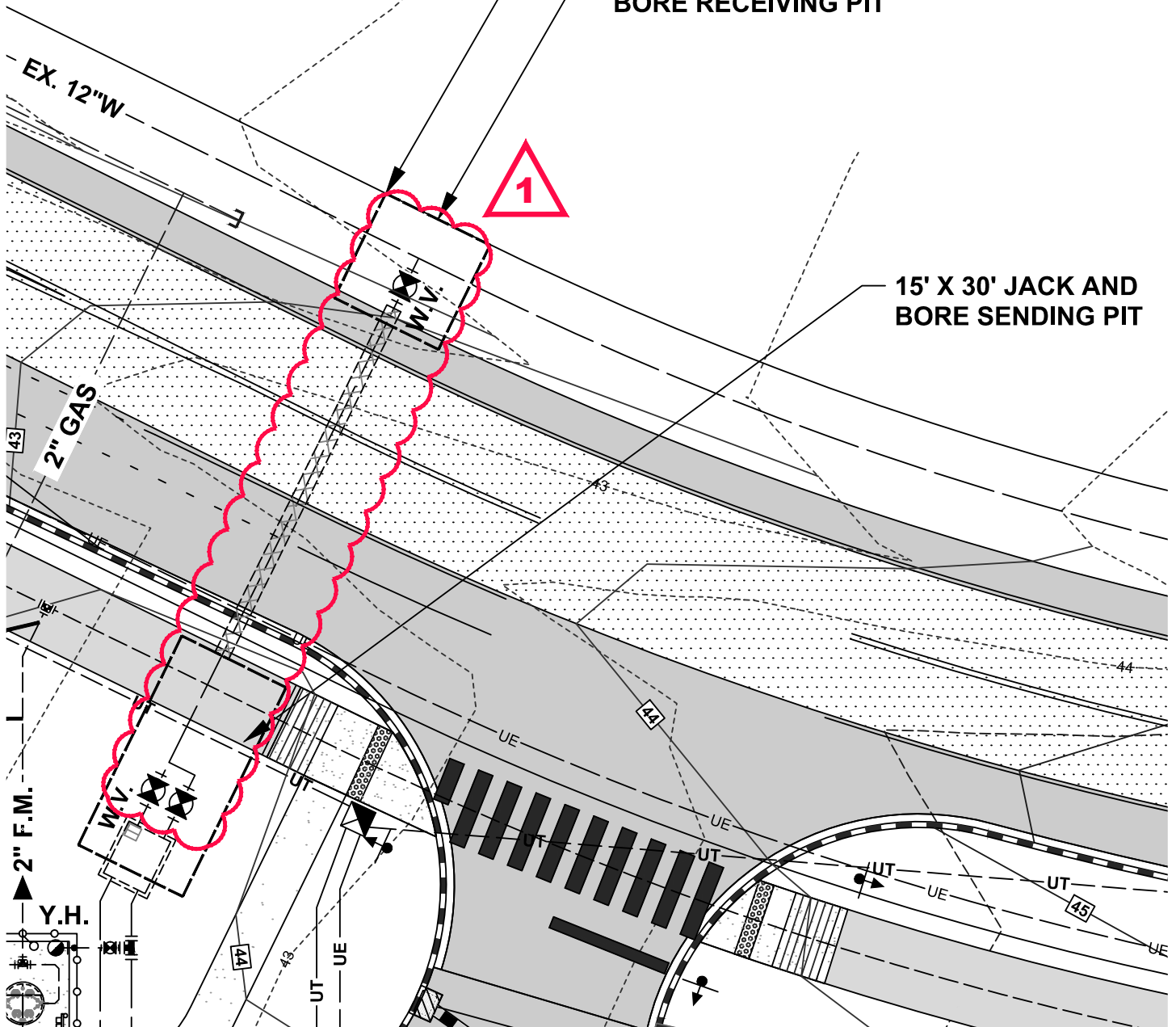
201707300\_Addendum1.doc

**NOTE: WATER SERVICE LABOR AND MATERIALS FOR PORTIONS WITHIN THE CLOUDED AREA ARE NOT IN CONTRACT. AN ARTESIAN APPROVED CONTRACTOR SHALL FURNISH AND INSTALL THIS PORTION OF WORK. THIS CONTRACT BEGINS AT THE DUAL VALVES SHOWN HEREON, TO BE INSTALLED ON-SITE, BY OTHERS.**

**JACK AND BORE METHOD  
WILL BE RECEIVED WITHIN  
DELDOT'S RIGHT-OF-WAY**

**15' X 15' JACK AND  
BORE RECEIVING PIT**

**15' X 30' JACK AND  
BORE SENDING PIT**



LAYER STATE: SKC-1

**CAESAR RODNEY ELEMENTARY SCHOOL  
ARTESIAN SERVICE EXHIBIT**

MAGNOLIA, DELAWARE  
KENT COUNTY / DELAWARE

**BECKER  
MORGAN**  
GROUP

ARCHITECTURE  
ENGINEERING  
**Dover, DE**

309 S. Governors Ave.  
Dover, DE 19904  
Ph. 302.734.7950  
Fax 302.734.7965

BMG: 2017073.00

SCALE: 1" = 20'

DATE: 06-08-2018

DRAWN BY: J.S.F.

**SKC-1**





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BECKER MORGAN GROUP, INC.

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## Prebid Conference Meeting Minutes

### Caesar Rodney Elementary School

Caesar Rodney School District

BMG # 2017073.00

2:00 p.m., December 14, 2018

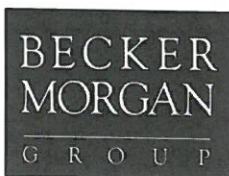
1. Introductions:
  - Emily McMullen, Becker Morgan Group, Inc. – Architectural
    - Architect/ Civil Engineers – Becker Morgan Group, Inc.
      - Bryan Hutchison, AIA – Project Manager
    - MEP Engineers – Studio JAED
    - Structural Engineers – Baker, Ingram & Associates
    - Owner's Representative – Ken Starke
2. Sign-in Sheet was passed around, copy attached to these minutes.
3. Contracting Requirements were discussed as follows,
  - a. Bid Bond is required in the amount of 10% of your bid and alternates.
  - b. Bid Opening is January 14, 2019, 3:00 p.m. at Caesar Rodney Administration Office
    - i. Last date for Questions: January 7, 2019.
4. Communication during Bidding
  - a. Point of Contact – Emily McMullen - Becker Morgan Group, Inc.
    - i. Correspondence – All correspondence shall be issued in writing, [emcmullen@beckermorgan.com](mailto:emcmullen@beckermorgan.com)
  - b. Construction Documents are available from Becker Morgan Group
    - i. Must provide check and sign receipt in-order to receive documents
    - ii. Check made payable to Becker Morgan Group, Inc. in the amount of \$50 for CD, \$400 for printed documents.
  - c. Substitution Requests
    - i. Must be in writing and received by January 7, 2019.
    - ii. Provide complete documentation on both specified product and proposed substitute.
    - iii. Must include substitution form in Spec Section 002600A.
  - d. Addenda – All addenda will be issued electronically to those in attendance today.
5. Construction Documents
  - a. Project Scope: Roughly 56,000 sqft base bid, BMG noted this was a rebid from May 2018.
    - i. Revisions to square footage and building materials were made between last bid and current bid
    - ii. GC to provide temporary water, electric and sewer until connections are made.
  - b. Alternates were discussed
    - i. Alt 1: (2) classroom addition to one-story wing
    - ii. Alt 2: (4) classrooms addition to two-story wing
    - iii. Alt 3: Additional parking in main parking lot
    - iv. Alt 4: Additional bus parking in side parking lot with utility extension
    - v. Alt 5: Curved knee wall
    - vi. Alt 6: ATC installed by Modern Controls
  - c. Special site conditions were discussed
    - i. Artesian water line will not be in the base bid as shown on the drawings, additional direction will be issued via addendum.
    - ii. Playground area was discussed as a separate contract. Contractor owns topsoil, seed & stabilization of playground area.
  - d. Subcontractor list was read.
6. Project Schedule
  - a. Substantial completion will be July 31, 2020.
7. Questions/ Comments
  - a. CRES will request (1) bid form be completed.
  - b. Building permit will be in GC package.
  - c. CRES asked if contractors were able to complete project on shortened timeline, no bidders commented.



8. Construction Documents were signed and paid for, distributed via CD or USB for \$50 check.

End of minutes.

*The above represents the business conducted at the meeting from the notes and recollections of the author. Any corrections, clarifications or amplifications should be submitted to the author within five (5) business days of receipt.*



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## Caesar Rodney Elementary School- Pre-Bid Meeting

### Meeting Attendance

Date: 12/13/2018

Time: 2:00 pm

Project: Caesar Rodney Elementary School

BMG Project # 2017073.00

Location: W. B. Simpson Elementary School

5 Old North Road, Wyoming DE 19934

#### Attendees

Name	Representing	Phone #	Email
Tony Vassalotti	RyJ	302-424-3732	tvassalotti@ryj.com
Buck High	TRI-STATE ROOFER	302-213-2213	bhigh@comcast.net
Jim & White	Delaware Audio Visual	302-655-1600	tw@delawareav.com
Kurt Vandenberg	EDIS	302-421-5700	Kurt@EDISCompany.com
Eric Butler	Bancroft Construction	410-251-4392	ebutler@bancroftusa.com
Chris Baker	Badger Electric	302-992-9922	cbaker@badgerde.com
MATT GREENLEE	UNDER/Comm Inc.	302-424-1554	Mgreenlee@undercomm.com

Name	Representing	Phone	Email
Liz Thompson	Thompson + Sons Contracting	302-335-3404	thompsonsonsinco@comcast.net
Kristin D Hester	Kent Construction	302-653-6469	kristin@kentconstructionco.com
Alan Young	MUMFORD & MILLER CONCRETE	302-378-7736	AYOUNG@MUMFORDANDMILLER.COM
Mark Sellers	CHN Site Construction	717-799-6669	msellers@chnsite.com
Dena Mitchell	DXI Construction	302-858-5007 dmitchell@dxiconstruction.com	
Kimberly Doss	Norissa Bldg. Co.	(302) 501-6028	adoss@norissabldgco.com
Assiron Sherry Doss	Norissa Bldg Co.	302 501 6028	adoss@norissabldgco.com
ROSS FEEHNER	STANLEY STEEMER HVAC	610-585-6994	ROSS.FEEHNER@STEEMER.COM
Greg Pritchett	Gullwing Contracting	302-535-4481	Greg@gullwingcontracting.com
Sam Vandrolie	Nickle Electrical	302-956-1000	SVandrolie@Nickle.Electrical
Ryne Johnson	Advantech Incorporated	302-674-8405	Ryne.Johnson@advantechsecurity.net

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Name	Representing	Phone	Email
TIM BROWN	H.K. GRIFFITH, INC.	302-368-4635	time@hkgriffith.com
Brooklyn Lynch	Conventional Builders	302-270-3015	conventionalbuilders@comcast.net
Adam Smith	Tudor Electric	736-1444	tudorelectric@comcast.net
Dan Hanna	A-DEL Construction	302-453-8286	<del>dhanna@adel.com</del> Dhanna@adel.com
MATT TORN	GES	302-918-3070	MTORN@GESONCALL.COM
Matt Eshelman	CH2M Site Construction	717-629-1443	meshelman@ch2m.site.com
Mark Brennan	Brennan's Office Int'l	302-325-8190 <sup>XJill</sup>	mbrennan@brennansoi.com
Joe Wasykowski	H+A Electric	302-628-8252	jcw.handa@comcast.net
DAVE RAGOLIA	CHEROKEE MACH	302-833-3104	DAVID. RAGOLIA @ CHEROKEE - CNCS.COM
Dan Murray	Whiting - Turner	302-276-6398	frank.terro@whiting-turner.com
Larry Poli	Troy Ventures	215-837-8174	larry@thinksecure.net
DAVID MCCARTHY	Commonwealth Const. Co.	302-654-6611	DMCCARTHY@itsCommonwealth.com
Phil Fields	Stanley Steemer DelmarVa	(443) 852-3877	Phil.P.Fields@SteeMer.com
MIKE WALKER	DELAWARE BRICK CO.	302-420-1227	MWALKER@DELAWAREBRICK.COM.