

**Addendum  
No. 1**

Date: April 13, 2018  
Project: Caesar Rodney High School  
Deferred Maintenance  
Contract No. SRS-18001-CRHSdef

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The work herein shall be considered part of the bid documents for the referenced project and carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Acknowledge receipt of addendum on the bid form as indicated.

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**General**

1. A copy of the Pre-Bid sign-in sheet is included herein.
2. Sealed bids are due at 3:00pm on April 26, 2018 at Caesar Rodney School District, Facilities Management, 7 Front Street, Wyoming, DE 19934 at which time they will be publicly opened and read aloud.
3. The deadline for RFIs to StudioJAED is Friday, April 20, 2017 at 2:00 pm.
4. RFI and questions are to be submitted via email to Paul Guggenberger and Philip Conte at StudioJAED.  
[guggenbergerp@studiojaed.com](mailto:guggenbergerp@studiojaed.com)  
[contep@studiojaed.com](mailto:contep@studiojaed.com)

**Pre Bid Meeting Minutes**

1. Reviewed Scope
  - Classroom flooring replacement
  - Floor repairs at stair towers
  - Modification of Boiler Room and Storage Room
  - Ceiling replacement throughout building (Bid Alternate)
  - Window treatment replacement (Bid Alternate)
  - Painting of lockers (Bid Alternate)
  - Provide new Shipping Containers including foundations, asphalt paving, and fencing. Shipping Containers shall be modified to include new exterior finish, fire rated walls and ceiling, egress components, electrical and fire alarm systems.
  - Mechanical system modifications and expansion including valve replacement, new chiller, new pumps, and replacing existing forced air systems with new VRF systems.
  - Replace generator
  - Provide new lighting controls at classrooms and offices
  - Replace fire alarm system
  - Extend security and surveillance systems

2. Reviewed Bid Form
  - a. Complete forms as presented, do not edit or alter.
  - b. Provide all information requested in full or bid will not be accepted.
  - c. Affidavit of Employee Drug Testing Program.
  - d. Acknowledge all addendums as individual items.
  - e. Include a copy of your business license, not just a number.
3. Reviewed Sub Contractor List
  - a. Demolition
  - b. Masonry
  - c. Carpentry
  - d. Painting
  - e. Flooring
  - f. Mechanical
  - g. Electrical
  - h. Building Automation System
4. Reviewed Alternates
  - a. Alternate 1: Remove ceiling tile and grid. Provide new suspended acoustic panel ceiling system.
  - b. Alternate 2: Remove existing window blinds. Provide new window shades.
  - c. Alternate 3: Paint lockers throughout.
5. Reviewed Unit Prices
  - a. None
6. Reviewed Allowances
  - a. None
7. Prevailing Wage Project
  - a. Rates included in specifications.
8. Schedule
  - a. Anticipate prompt award and commencement after bids are received.
  - b. Phase 1 – Summer 2018
    - i. 6/11/2018 mobilization. First Monday after graduation.
    - ii. 8/17/2018 complete. Friday before teachers return.
  - c. Phase 2 – Summer 2019
    - i. 6/10/2019 mobilization. First Monday after graduation.
    - ii. 8/16/2019 complete. Friday before teachers return.

Completion dates and accommodating the School Calendar (below) are of primary importance. Contractor may propose alternate scheduling to complete the work if cost or scheduling benefits may be achieved as long as overall milestones are maintained and School Calendar is accommodated.

#### 9. School Calendar - 2018

- a. June 8 Last day of school
- b. June 11 Teacher In-Service Day
- c. June 18 First Day Summer School (150 students in A-Wing & LGI)
- d. July 19 Summer School Graduation
- e. July 30 Freshman Success Academy Start (435 students at Auditorium / Cafeteria / C & D Wings)
- f. Aug 2 Freshman Success Academy End
- g. Aug 8 Band Camp Start (Estimated)
- h. Aug 15 Fall Sport Start
- i. Aug 20 Teacher First Day (Estimated)
- j. Aug 23 Band Camp End (Estimated)
- k. All Summer E-Wing labs open all summer for State Fair  
Phase 2 Ceilings during week of State Fair

It is anticipated that the School Calendar for 2019 will be similar.

#### 10. During the contract period, the following work will proceed at the school under separate contract.

- a. Artificial turf fields, bleachers, scoreboards. June 2018 through October 2018
- b. Sitework and Construction of a new 60,000 square foot building addition and new 7,200 square foot maintenance building to be directly coordinated with the scope of work of this contract. June 2018 through August 2020.
- c. Roof replacement at Gym. Summer 2019.
- d. Roof coating at existing school. Summer 2019.
- e. Deferred Maintenance. Summer 2018 and Summer 2019.

#### 11. Contractor Use of Premises

- a. Coordinate schedule and access with the district office and with school office.
- b. Use of interior space for storage of materials and equipment must be coordinated with school office.
- c. 8' high chain link fence with vision proof mesh shall be provided by the contractor to secure materials and equipment stored on site.
- d. Toilet facilities shall be provided by the Contractor.
- e. Contractor's personnel shall have no contact with students.
- f. No smoking is permitted on the campus.
- g. Harsh language will not be tolerated.
- h. Work hours are 7:00 to 4:00.

#### 12. Business License

- a. A Town of Camden business license is required for the successful contractor and all contractors.

#### 13. Additional site visits may be arranged by contacting Ken Starke at the District Office.

### Clarifications

1. The General Contractor is responsible for all permits and fees.
2. Furniture will be moved by the School District. Not all rooms can be cleared at the same time. Furniture will be moved to corridor.

### RFI Responses

1. **Question:** Painting existing & new gas piping – note 3 on M8.2: what are the limits for this? How do we measure existing gas piping that's not shown on drawings? Especially that which is hidden to view. What should be figured or allowed for bidding purposes?  
**Response:** New and existing gas piping which is exposed in the boiler room, auxiliary boiler room, auxiliary chiller room, or exterior piping adjacent to boiler room is to be painted.
2. **Question:** Re-insulating existing interior & exterior HWS&R, CHWS&R, and CDWS&R piping systems – note 4 on M8.2: Similar questions as above. What should be figured or allowed for bidding purposes?  
**Response:** All piping types described are to be stripped of existing insulation and reinsulated per specifications. This applies to all exposed piping in the mechanical room, auxiliary mechanical room, auxiliary chiller room, and exterior CDWS&R piping at the existing cooling tower.
3. **Question:** Re-insulating exterior duct insulation – note MR-2 on M8.4: We are directed to verify duct dimensions. This would be lengthy destructive investigative work, no can do until work begins. What should be figured or allowed for bidding purposes?  
**Response:** See attached, reissued M8.4. Exterior ducts are to be reinsulated per specifications as indicated. Anticipated, nominal dimensions are given and contractor is to verify dimensions for installation.
4. **Question:** Per the plans – wood ceilings/Linear Metal Ceilings are called out to be Armstrong basis of design, however in the specifications it is USG Paralane system specified – can there be a clarification/direction given to which is correct?  
**Response:** USG Paralane is the basis of design. Subject to the requirements of the specifications, Products by Armstrong Metalworks Linear is an acceptable alternative.

### **Changes to Specifications**

1. 09 54 23 – LINEAR METAL CEILINGS

Revise paragraph 2.01.A to indicate Armstrong, Metalworks Linear as an approved manufacturer.

2. 09 65 00 – RESILIENT FLOORING

Revise paragraph 2.03.A.2 to read, “Height: 4 ½” at walls, 4” at base cabinets.”

Add paragraph 3.03 to read, “Clean flooring and finish with three coats of wax in accordance with manufacturer’s instructions. Wax will be provided by the School District.”

3. 12 24 00 – WINDOW SHADES

Revise paragraph 2.01.1 to indicate Caco, Inc., Serenity Contract Shades, as an approved manufacturer, subject to compliance with the requirements of the specification.

4. 13 34 20 – CUSTOMIZED SHIPPING CONTAINERS

Add spec section 13 34 20, attached.

## Changes to Drawings

1. A5.0 SHIPPING CONTAINER PLANS, ELEVATIONS AND SECTIONS

Revised container layout. Deleted single egress door and changed size of double door at each shipping container.

See revised sheet A5.0, attached.

2. M8.2 MECHANICAL BOILER ROOM PLAN

Added dimensions at ductwork.

See revised drawing M8.2, attached.

3. M8.3 FIRST FLOOR MECHANICAL PLANS

Added dimensions at ductwork.

See revised drawing M8.3, attached.

4. M8.4 MECHANICAL ROOF PLANS

Added dimensions at ductwork. Added key notes.

See revised drawing M8.4, attached.

5. T14.0 TELECOMMUNICATIONS COVER SHEET

Revised note 33 to clarify that new C2-VS information outlets are to be provided for all new video surveillance cameras.

See revised sheet T14.0, attached.

6. T14.3 INFORMATION TECHNOLOGY FIRST FLOOR PLAN

Added C2-VS device at each camera location. Drawings indicate the nominal locations of the outlets. Provide new C2-VS information outlets for all new video surveillance cameras whether or not indicated on the drawings.

See revised sheet T14.3, attached.

7. T14.4 INFORMATION TECHNOLOGY SECOND FLOOR PLAN

Added C2-VS device at each camera location. Drawings indicate the nominal locations of the outlets. Provide new C2-VS information outlets for all new video surveillance cameras whether or not indicated on the drawings.

8. See revised sheet T14.3, attached.

**End**

**HEADQUARTERS**

2500 WRANGLE HILL ROAD  
FOX RUN OFFICE PLAZA, SUITE 110  
BEAR, DE 19701

302.832.1652 **PHONE**  
302.832.1423 **FAX**

ARCHITECTS

ENGINEERS

FACILITIES SOLUTIONS

Project: Caesar Rodney High School  
Project No.: 16061 – Deferred Maintenance  
Date: April 11, 2018

**PRE-BID  
SIGN IN SHEET**

REPRESENTATIVE	FIRM / PHONE / FAX / EMAIL
1. <u>Rick Kostos</u>	<u>Amakor, Inc.</u> <u>302-834-8664</u> <u>No Fax</u> <u><a href="mailto:amakor@aol.com">amakor@aol.com</a></u>
2. <u>Bill Booth</u>	<u>Commonwealth Construction Co.</u> <u>302-654-6611</u> <u>No Fax</u> <u><a href="mailto:bbooth@itscommonwealth.com">bbooth@itscommonwealth.com</a></u>
3. <u>Calley Dawkins</u>	<u>Bancroft Construction</u> <u>410-310-6786</u> <u>No Fax</u> <u><a href="mailto:mdawkins@bancroftusa.com">mdawkins@bancroftusa.com</a></u>
4. <u>Gregory Thompson</u>	<u>Conventional Builders, Inc.</u> <u>302-422-2429</u> <u>302-422-2135</u> <u><a href="mailto:conventionalbuilders@comcast.net">conventionalbuilders@comcast.net</a></u>
5. <u>Ken Vandegrift</u>	<u>C + D Contractors, Inc.</u> <u>302-764-8013</u> <u>302-764-7585</u> <u><a href="mailto:Kvandegrift.cd@verizon.net">Kvandegrift.cd@verizon.net</a></u>

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SIGN IN SHEET**

REPRESENTATIVE	FIRM / PHONE / FAX / EMAIL
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9. <u>Ken Starke</u>	<u>Caesar Rodney SD</u> <u>302-397-4048</u> <u><a href="mailto:kenneth.starke.cr.k12.de.us">kenneth.starke.cr.k12.de.us</a></u>
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**SECTION 13 34 20**  
**CUSTOMIZED SHIPPING CONTAINERS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Custom modified pre-manufactured shipping containers

**1.02 RELATED REQUIREMENTS**

- A. Section 03 30 00 - Cast-in-Place Concrete: Concrete pad, foundations and anchor bolts.

**1.03 REFERENCE STANDARDS**

- A. ISO 1496-1:2013
- B. ADA Standards - Americans with Disabilities Act (ADA) Standards for Accessible Design.

**1.04 ADMINISTRATIVE REQUIREMENTS**

- A. Preinstallation Meeting: Conduct a preinstallation meeting one week prior to start of this work; require attendance by affected installers.

**1.05 SUBMITTALS**

- A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
- B. Product Data: Submit product data sheets, including material descriptions, dimensions and profiles of components and finishes, and preparation instructions and recommendations.
- C. Shop Drawings: Submit plans, elevations, sections, construction details, and utility connections as necessary for this work.

**1.06 QUALITY ASSURANCE**

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section, with not less than 20 years of documented experience.
- B. Installer Qualifications: Company specializing in performing work of the type specified and with minimum 20 years of documented experience.

**1.07 DELIVERY, STORAGE, AND HANDLING**

- A. Delivery of container to site shall be by manufacturer.
- B. Means and methods of final placement of containers shall be per manufacturer recommendations.

**1.08 WARRANTY**

- A. See Section 01 78 00 - Closeout Submittals, for additional warranty requirements.

**PART 2 PRODUCTS**

**2.01 MANUFACTURERS**

- A. Basis of Design for Fabricated Control Booths:
  - 1. TRS Containers.
    - a. 301 East Essex Avenue, Avenel, NJ 07001-0188
    - b. 732-636-3300
    - c. Frank Staropoli, Special Projects Manager
- B. Substitutions: See Section 01 60 00 - Product Requirements.

**2.02 MANUFACTURED UNITS**

- A. Type of Application: Custom Storage Unit.
  - 1. Configuration: As indicated on drawings.
  - 2. Size: Length 20'-0", Width 8'-0", Height 8'-6"

3. Modifications:
  - a. Installation of fire-rated door, frame and hardware.
  - b. Body paint, all sides and top.

### **2.03 COMPONENTS**

- A. Shipping Container:
  1. New, un-used container.
  2. ISO 20' Standard Dry Container.
- B. Doors:
  1. Size and configuration as indicated on drawings.
  2. Fire Rating: One-Hour.
  3. Grade: ANSI A250.8 Level 3, physical performance Level A, Model 1, full flush.
  4. Core: Polystyrene.
  5. Top Closures for Outsquing Doors: Flush with top of faces and edges.
  6. Galvanizing: All components hot-dipped zinc-iron allow-coated (galvannealed) in accordance with ASTM A653, with A60/ZF180 coating.
  7. Texture: Smooth Faces.
  8. Finish: Factory primed. Finish paint by custom manufacturer.
- C. Door Frame:
  1. Size and configuration as indicated on drawings.
  2. Fire Rating: One-Hour.
  3. Type: Knock-Down.
  4. Galvanizing: All components hot-dipped zinc-iron allow-coated (galvannealed) in accordance with ASTM A653, with A60/ZF180 coating.
  5. Frame Metal Thickness: 16 gage, 0.053 inch, minimum.
  6. Finish: Factory primed. Finish paint by custom manufacturer.
- D. Door Hardware:
  1. Refer to specification 08 71 00 - Door Hardware.
  2. Hardware set as indicated on drawings.
- E. Exterior Paint:
  1. Sherwin Williams Seaguard 1000 Marine Enamel or approved equivalent.

### **2.04 FITOUT**

- A. Fitout of shipping containers shall be completed on site after containers are set in final location.
- B. Fitout scope:
  1. Interior partitions, shaftwalls, horizontal shaftwalls.
  2. Interior finishes.
  3. Electrical systems and components.
  4. Life Safety systems and components.
  5. Exterior stenciled letters and logos.
- C. Refer to subject specification sections for fitout components.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Examine substrates, adjacent areas and conditions, and supporting foundation, with installer present, for compliance with manufacturer's requirements, including installation tolerances and other conditions affecting performance of this work.
- B. Examine installed anchor bolts for accuracy, and verify that bearing surfaces are ready to receive this work.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

### **3.02 INSTALLATION**

- A. Manufacturer shall off-load containers at location identified in Preinstallation Meeting.
- B. General Contractor shall place containers at final, installed location on prepared foundations.
- C. Complete fitout in accordance with drawings and specifications.
- D. Install booth in accordance with manufacturer's written instructions.
- E. Install connection to electrical and communication systems.

### **3.03 ADJUSTING**

- A. Adjust doors, and hardware to operate smoothly and properly without binding, and verify that locks engage accurately and securely without forcing or binding.
- B. Lubricate hardware and other moving booth components in accordance with manufacturer's written instructions.
- C. Touch-up, repair or replace damaged products or exposed finishes prior to Date of Substantial Completion.

### **3.04 TURN OVER**

- A. General Contractor shall turn over to the Owner complete, fully functional, turn-key modified shipping containers to be used for storage.

**END OF SECTION**