

**SMYRNA SCHOOL DISTRICT
Thomas D. Clayton Building Renovations
Bid Number SSD-15-004**

ADDENDUM NO. 6

5 February 2016

Smyrna School District
Thomas D. Clayton Building
80 Monrovia Ave.
Smyrna, Delaware 19977

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BIDS DUE:

3:00 p.m. on February 11, 2016

LOCATION:

**Smyrna School District Administrative Offices
82 Monrovia Ave, Smyrna, DE 19977**

ARCHITECT'S PROJECT NO: 14107e

1.0 NOTICE TO ALL BIDDERS:

- 1.1. Bidders are hereby notified that this Addendum shall be and hereby becomes part of their Contract Documents, and shall be attached to the Project Manual for this project.
- 1.2. The following items are intended to revise and clarify the Contract Documents, and shall be included by the Bidder in their proposal.
- 1.3. Bidders shall verify that their sub-bidders are in full receipt of the information contained herein.
- 1.4. Request for substitutions that were received beyond the specified deadline were not reviewed and will not be accepted.

2.0 QUESTIONS:

- 2.1 **Q:** There is a spec for Louvers (089000), but none are shown on the drawings. Please confirm that this spec section does not apply to this project.

A: No louvers are required to be installed on this project. Please omit specification section 08900 Louvers and Vents.
- 2.2 **Q:** Drawing M201 Equipment Schedule lists (2) baseboard heaters. Locations are needed. The heating hot water schematic diagram on M102 does not show them.

A: No baseboard heaters shall be installed on this project. Delete Baseboard Heater Schedule on Drawing M201.

2.3 **Q:** Refer to RTU control diagram on M402. There are a “gas-fired furnace heat coil” and “hot gas reheat coil” indicated in the diagram. Neither the mechanical or plumbing drawings show gas piping to the RTUs. Please clarify intent.

A: The unit will NOT have a gas furnace. Delete reference to gas furnace and the sequence of operation of such. The Hot-Gas Reheat Coil is provided as part of the unit and is utilized for dehumidification control. The hot gas is referring to refrigerant gas and not natural gas.

2.4 **Q:** Drawing M102 indicates a CH-2 at column line R. There is not a CH-2 on the Cabinet Heater Schedule. Please clarify intent.

A: CH-2 is the same as CH-1 as scheduled on M-201.

2.5 **Q:** The exterior doors are specified white, but in the specifications, the storefront is said to match architects sample? Will the casement windows and the rest of the storefront system be white as well?

A: Selection for exterior doors and windows to be selected from the manufacturer’s standard white color range.

2.6 **Q:** In the specification section Windows 085113-11, auto operators for the casement windows are mentioned, but this isn’t called for anywhere else. Please clarify the requirement for auto operators for casement windows.

A: Auto operators are not required at windows.

2.7 **Q:** In regards to Muntin Grids, will they all be exterior of the glazing? (Casement, door lites, arched storefront, etc) Are they to be finished in White to match? Traco H-340 or equivalent?

A: Refer to Addendum No.4 item 4.7. Interior divider grilles to be selected from manufacturer’s standard color range.

2.8 **Q:** The limit of disturbance for the project is indicated. It is unclear of what areas are available to be used solely for construction throughout the project. (Example, how much of the parking lot can be used?) Which, if any, sections of fire/drive lanes must remain active?

A: The Owner requires full use of their 82 Monrovia Avenue administration building (Building behind TDC building sharing parking). This building is accessed from drive lane from Monrovia Avenue to the existing parking lot. Scope of work for utility and added parking is indicated on the civil drawings. Existing parking against the building and up to 13 spaces of the double stacked parking may be utilized for construction maneuvering. The remaining parking must remain available for Owner use. Means and methods to achieve scope of work is contractor’s responsibility.

2.9 **Q:** Specification Section 054000 paragraph 1.5A and 1.5B calls for a professional engineer to design wall systems. This has cost implications. Since studs are not load bearing, is this required?

A: A professional engineer is not required to engineer wall systems as noted in Spec Section 054000, Paragraph 1.5A and 1.5B.

2.10 **Q:** Structural drawings notes under submittals, requires a surveyor to survey the existing exterior walls. The structural steel subcontractor would perform field measurements, is this still a requirement?

A: Note requiring a surveyor shall be deleted. As stated, the structural steel subcontractor shall perform field measurements.

2.11 **Q:** Spray insulation is mentioned in paragraph 1.8 of the meeting minutes to be applied to exterior walls. Drawings show rigid 2" polyurethane. Are we doing both?

A: There are two types of insulation required at all exterior walls. Spray insulation shall be applied at a thickness of 2" and fiberglass insulation shall be installed within metal stud cavity.

2.12 **Q:** Addendum 5, paragraph 2.2 answer states "DNREC rep and certified construction reviewer to determine" Are we required to hire a certified construction review person for this project?

A: Remove the requirement to hire a certified construction review person for this project.

2.13 **Q:** Who is responsible for the CCR reports?

A: If required, CCR reports will be provided by the Owner.

2.14 **Q:** Drawing E30-01 Schedule #1 calls for 2 4" conduits each with 4 300 KCMIL, Detail #4 calls for 2 4" conduits 1 active, 1 spare. Please advise.

A: Change service feeder from pad mounted transformer to outdoor disconnect from a #1 Feeder to a #2 Feeder in the Feeder Schedule.

2.15 **Q:** Can you clarify what is the interrupting rating of the outdoor weatherproof service disconnect?

A: The disconnect is a circuit breaker and shall match the integrated short circuit rating of Distribution Panel MDP, which is 42 KAIC.

2.16 **Q:** There is not spec for Tel/Comm wiring; are we to assume this work is by others?

A: Telecommunications wiring is by others as indicated in the specifications and prior Addenda.

2.17 **Q:** If the electrical contractor is going to be held accountable for specification section 26-04-99, Common Work Requirements for Electrical, under part 1.09 Guarantee, subsection B, please provide a definition for "free service" under the 2-year required warranty. Does 1.13 cover "free service"?

A: All State of Delaware Public Works Projects require a 2 year warranty. Per 00 81 13-13.6.1, "For a period of two (2) years from the date of substantial completion, as evidenced by the date of final acceptance of the work, the contractor warrants that work performed under this contract conforms to the contract requirements and is free of any defect of equipment, material or workmanship performed by the contractor or any of his subcontractors or suppliers. However, manufacturer's warranties and guarantees, if for a period longer than two (2) years, shall take precedence over the above warranties. The contractor shall remedy, at his own expense, any such failure to conform or any such defect. The protection of this warranty shall be included in the Contractor's Performance Bond."

2.18 **Q:** The specification for floor box for the Conference Room, Hubbell model BA4333 does not meet the 2-year warranty requirements. Hubbell only offers a 1-year warranty

from shipment date for products. Please clarify as to the intent of the product and manufacturer's warranties.

A: See Answer to 2.17.

2.19 **Q:** The drawings show a symbol for painting the decking on open ceiling (exposed) I could not see this on the reflected ceiling plan. Is there any paint except the couple drywall areas?

A: Remove reflected ceiling system at Mechanical Room 126, and Electrical Room 126A. Light fixtures shall be chain hung from structure above. Reference Finish Note 1/A80-01 for finish at exposed deck.

2.20 **Q:** What are the door finishes?

A: Reference Specification Sections relating to doors and interior/exterior painting.

3.0 CLARIFICATIONS:

- 3.1 Domestic hot and cold water piping shall be Uponor PEX as specified and noted on drawings. Piping shall be installed in accordance with the manufacturer's written recommendations for plenum installations.
- 3.2 Sanitary and vent piping shall be PVC. Any sanitary and vent piping exposed within the ceiling plenum shall be installed to accommodate the plenum. Approved methods include utilizing metal pipe or wrapping the pipe with fire resistance material such as 3M Fire Barrier Plenum Wrap 5A+ or approved equal.
- 3.3 All uncovered steel to remain shall be cleaned and coated. This includes, but is not limited to, the lintels at all window openings and structural posts within large window openings.
- 3.4 Contractor shall be responsible for repair of any damage to existing exterior walls (masonry and/or plaster) caused by demolition and construction activities. This includes methods to protect the plaster from moisture and inclement weather.

4.0 CHANGES TO THE DRAWINGS:

4.1 Drawing M101. See attached.

4.2 Drawing S10-01, Structural Notes:

- 1. Drilled Anchors: Change Note 2 to read "Reference 3/S20-01 for chemical anchors. Use screens as required."

4.3 Drawing S20-01:

- 1. Section 1/S20-01: At all columns adjacent to existing exterior walls, provide (4) 6x4x5/16"x4" long angles field welded to column and epoxy bolts to the existing exterior wall per 3/S20-01.
- 2. Section 3/S20-01: Change spacing of angle and bolt on bottom flange from 48" o.c. to 32" and change its length from 8" to 4". At existing hollow CMU, grout cores at anchor plus 8" above and below anchor. Change shop welding of 6x4 angles to top and bottom flange, to field welding (for adjustment).

3. Section 9/S20-01: Space 5/8" diameter threaded rods at 24" o.c. and locate at filled cores at vertical reinforcing. Field weld to beam (for adjustment).

4.4 Drawing E00-02, Site Plan-New Work:

1. Add note to telecommunication conduit rising up existing terminal pole "Provide conduit extension and U-Guard up pole as required by Verizon"
2. Town of Smyrna will provide a new Terminal Pole approximately 30' to the east of the current terminal pole, in the line of the existing 25kV aerial service. Extend new telecommunication & electric service conduits to new terminal pole as required.

4.5 Drawing E12-01, First Floor Plan – Power & Special Systems New Work

1. Reissued Drawing M101 under this Addendum added three (3) smoke dampers to the ductwork in the new corridors. Connect each smoke damper to the fire alarm system and each respective Air Handling Unit for closure upon the detection of smoke by the unit duct mounted smoke detector. Provide required 120VAC and 24VAC wiring to complete this sequence of operation.

5.0 CHANGES TO THE SPECIFICATIONS:

- 5.1 Delete specification section 08900 Louvers and Vents.

END OF ADDENDUM NO. 6