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PENNS WAY RENOVATIONS
NEW CASTLE, DELAWARE
DBF #0999J034.A01 ♦ DEARNG # 2022-04
DECEMBER 2, 2024

ADDENDUM NO. 4

The following items shall become a part of the contract documents. Contractor must acknowledge receipt of this addendum on the Bid Form. Failure to do so may subject the Bidder to disqualification.

1. *Who is responsible for the Exit, EMT, Admin Support and Check-In Tents shown on the civil drawings?*
Response: DEARNG will be responsible for all tents shown on the civil drawings.
2. *Confirming residential appliances will be furnished by the owner.*
Response: owner will be responsible for residential appliances.
3. *Please confirm that openings 101, 102, 106, 126 and 137 are to receive new aluminum doors and hardware in existing aluminum frames.*
Response: Doors and hardware are to be replaced in existing frames. Door frame 102 will need to be modified to accept wiring/electric strike for card reader.
4. *Clarify wire mesh partitions in cage area.*
Response: The wire mesh partitions are chainlink fencing from floor to structure above (10 feet). The doors shall have a hasp to accept a padlock to be provided by DEARNG.
5. *Clarify Johnsonite rubber tread/riser.*
Response: Contractor shall provide a solid color, one piece tread/riser with raised square pattern.
6. *Could you verify deck heights for each level?*
Response: Assumed deck height is 11 feet.
7. *The finish schedule calls out SAT ceilings for most areas with no definition of SAT. There is no corresponding RCP. Please advise what to cover.*
Response: The areas listed on the finish schedules to receive SAT shall have new suspended acoustical ceiling tile and new aluminum grid per specification 09 51 23.
8. *Ceiling finish clarifications:*
Response: Corridor 003 and Janitor 005 shall receive new SAT.
9. *Ceiling finish clarifications:*
Response: Vestibule 004, Vestibule 010, Cage Area 014, Vestibule 101 and each level at the

interior center stairwell shall receive new paint.

10. *Please clarify the following on drawing R01.05:*
 - a. *Two (2) CH notes (bollards) in the POV lot. Please confirm that this is a mistake.*
Response: This is not a mistake. This is curbed island.
 - b. *CF note (bike rack) in the middle of the entrance near the main building. Please confirm that this is a mistake.*
Response: This is not a mistake. The bike rack is located in a grass area next to the sidewalk.
 - c. *CD note (gate keypad) in the middle of the MOV lot. Please confirm that this is a mistake.*
Response: This is not a mistake. The gate keypad is protected by two bollards in a curbed island.
11. *Drawing R01.06 shows the following keynotes that do not appear on the plan: SM, SN, and SP. Please clarify.*
Response: Correct, as they are not required for the project as there are existing FDC connections, signage and hydrants.
12. *Drawings S08.03 and U10.03 show notes UD (proposed gas hook-up) and UE (proposed electric hook-up). What is the intent of these notes?*
Response: These are demarcation lines for new gas and electric service locations.
13. *Drawing S08.03 and U10.03 show the following keynotes that do not appear on the plan: UB, UM, and UT. Please clarify.*
Response: UB is for the proposed tap of the two inch water main off the existing 8" water main (refer to UK). UM should now say 1.25" to match the plan view. UT is not needed as the lines are small enough that they are not required.
14. *Please confirm that the owner will provide testing services for soil, concrete, etc.*
Response: Confirmed.
15. *Are CCR inspections required? If so, please confirm that they will be provided by the owner.*
Response: Confirmed.
16. *In reference to Question #2 in Addendum #2, please confirm that there are no longer motorized gates included in the project, only manual swing gates.*
Response: Motorized gates are required for the main entrance. All other gates are manual.
17. *Section 263213.16, 2.2 A. specifies seismic performance is required for the generator. Confirm if this can be excluded since site location is in New Castle, DE?*
Response: Exclude seismic requirements for generator.
18. *Section 263213.16, 2.3 D. specifies service load of 350 KW/430 KVA and Drawing E-906 Generator schedule specifies 275 KW. Please confirm if 275 KW generator rating is correct?*
Response: Defer to adjusted rating of 275 kW for generator.

19. *Section 263213.16, 2.03 G. specifies generator voltage is 480V while Drawing E-906 Generator schedule specifies to be 120/208V. Please confirm which is correct?*
Response: The generator should be rated at 208Y/120V to match the building electrical service.
20. *Section 263213.16, page 8, item I. specifies generator control panel shall have ethernet, Wifi and bluetooth connectivity. Is this truly required or can this be excluded? If required can a separate device such as Omni Metrix remote monitoring be offered to satisfy the requirements?*
Response: Standard Modbus connection is required. Ethernet, WiFi, Bluetooth can be excluded.
21. *Section 263213.16, 2.6 A. seems unedited for this specific generator as the overcurrent protective devices mentioned are not shown anywhere on Drawing E-905. E-905 shows a single circuit breaker disconnect/feed only from generator to the new ATS.*
Response: Provide (1) 1200A output circuit breaker for electrical service and (1) 600A output circuit breaker for load bank.
22. *Section 263213.16, 2.8 mentions a permanent outdoor load bank. However, there is no load bank shown on the electrical plans anywhere and no separate circuit breaker shown on "Generator-1" on drawing E-905. Please confirm permanent load bank can be excluded and is not part of design?*
Response: 150kW load bank is required and included in the design. Provide (1) 1200A output circuit breaker for electrical service and (1) 600A output circuit breaker for load bank.
23. *Section 263213.16, 2.9 please confirm should new generator enclosure be steel or aluminum?*
Response: Generator enclosure can be aluminum.
24. *Section 263600, 2.6 G. 2. specifies new ATS to have short time withstand capability for 30 cycles. Confirm this is not necessary as this would require much larger ATS that will not fit inside electric room shown on E-902. Confirm standard 3-cycle rated ATS is acceptable?*
Response: Standard 3-cycle rated ATS is acceptable.
25. *Please advise if adjustments are required to existing exterior duct supports or existing concrete pads for Alternate #9 mechanical equipment replacement.*
Response: Existing duct supports may be reused, where compatible and in good condition; however, the intent is that in general new duct supports are required.
26. *ED601 – there's a keynote 5 on the plan, but not on the notes list.*
Response: Keynote 5 as shown should be revised to keynote 4. Disconnect and remove abandoned feeder from pullbox back to source.
27. *The spec calls for 350kW and 480 Volt output. Can you please confirm.*
Response: The generator should be rated at 208Y/120V, 275 kW natural gas.
28. *Drawing CP-03 – Alternate Plan #3 and Section 012300 – Alternates. The work of Alternate #3 is defined as providing and installing the stone at the MOV lot and drive. Where do we account for the costs of earthwork, storm inlets, and piping? Are these items to be done as part of alternate #3 or as part of the base bid?*
Response: The costs for earthwork, storm inlets and piping will be installed as part of the portion where the lots are first constructed. Part will be installed as part of the base bid, the

rest will be installed as part of Alternate #3.

29. *Is the proposed access entrance on drawing C808 to be constructed as part of the base bid or alternate 1?*
Response: Base Bid but will need to be paved up to DelDOT inspection limits.
30. *Drawing R01.05 – Site Plan – Labels. What is the thickness of the proposed gravel pad labeled CG? What type of stone is used for this lot?*
Response: Stone is GABC, thickness is 6”
31. *Drawing D11.01 – Site Construction Details. Please confirm the onsite sidewalks do not have a stone base per the detail shown.*
Response: All sidewalks shall have a stone base. The thickness is the same as shown on the detail.
32. *Is the owner or contractor responsible for datacom? There is no division 27 specification.* **Response: the owner is responsible for datacom.**
33. *Can you confirm if concrete cradle/anti-seep collars are required for the storm pipe flowing into the dry detention basin?*
Response: No.
34. *Will there be temporary power?*
Response: if temporary power is needed, that will be the responsibility of the contractor. Per the prebid meeting minutes, the owner will provide normal operating power.
35. *Will hangers need to be removed flush with the rafters?*
Response: Yes.
36. *For slab removal in lower level for new plumbing – are the plans showing the whole slab being removed in the area west of the existing bathrooms?*
Response: yes, the entire slab needs to be removed in the men’s shower/latrine area as well as the women’s for removal of existing piping and installation of new piping per the plumbing drawings.
37. *Is there any work in the mechanical room on the northeast end of the building?*
Response: refer to the complete set of drawings.
38. *Drawing A-101 shows partition type 4 at the shower stalls in Men 007. Partition type 4 is CMU with drywall furring. Is this a mistake? Please clarify.*
Response: all shower walls shall be metal studs with backerboard and ceramic tile.
39. *Does the GC own teledata and access control work?*
Response: GC owns conduit and boxes. The owner will provide and install the wiring under a separate contract.
40. *A21/A-301 shows “waterproofing membrane” on new footings for the vault addition. Please confirm that waterproofing the footings is not required, and only the concrete walls need to be waterproofed*

Response: confirmed, only concrete walls need to be waterproofed.

41. *A-401 shows room signage for the bathrooms (toilet accessory item H). Is any other room signage required throughout the building? If so, please provide a signage schedule and specification.*

Response: the only interior signage is at all bathrooms.

42. *Please confirm that three masonry infills are required near the weapons vault addition.*

Response: yes, the masonry infills are required near the weapons vault addition. The infills 8-inch masonry block, tooth into existing masonry with faced batt insulation filling the cavity between the weapons vault and masonry infill.

43. *The room finish schedule on A-601 notes the bathroom walls receiving paint. The elevations of the bathrooms on A-202 show ceramic tile. Please clarify.*

Response: the ceramic tile is a wainscot, the drywall/substrate above the tile will be painted.

44. *The door schedule on A-601 shows opening 310 receiving a wood frame. Please confirm that this should be a hollow metal frame.*

Response: Yes, this shall be a hollow metal frame.

45. *A1/A402 shows an automatic door push button pedestal at door 101. Door 101 is noted to receive hardware set #11, and no door operator or push button is listed. Please clarify.*

Response: automatic door push button pedestal is not required.

46. *Note 4 on A-803 is shown in room 131, but Note 4 is not defined. Please clarify.*

Response: There is no note 4.

47. *Please confirm that the base bid includes no exterior fencing or gate work.*

Response: correct.

48. *The room to the left of Secured Lobby has existing damaged wall covering and carpeting. These finishes are noted as existing to remain, please clarify.*

Response: The existing damage to the wall was addressed in a previous addendum. The contractor shall remove the carpet and wall base in the secured lobby and provide/install new as part of the base bid.

49. *Power to the new grinder pump is not shown on the electrical drawings. Please clarify.*

Response: contractor shall provide conduit and power to the new grinder pump.

The location of data boxes and been modified, see attached revised drawings.

The contractor shall provide conduit to boxes to be located inside the vault. See attached diagram for locations.

50. *Wheelchair lift clarifications?*

Response: contractor is to provide two wheelchair lifts and all associated electrical work. One lift will go from the main level up to the upper level with the ability to stop at each level. The second lift will go from the main level down to the lower level. The opening at door 015 will be infilled and door opening 015 will be relocated to inside the Tele Room 002. The basis of design of the wheelchair lifts is Garaventa Lift or an equal.

51. *Clarification on the main vault door?*

Response: As noted on the door type, the vault door shall be a GSA approved Class 5-A door; basis of design Overly Door Company, GSA Class 5-A Security Armory Doors or equal. The day gate is also provided by Overly Door Company. It is a 10 ga. steel expanded metal with heavy duty pivots, dutch door configuration with stainless steel shelf.

52. *Clarification on security window screens at lower level?*

Response: The security window screen is a standard security mesh window panel that will be fastened to the interior block. The mesh openings shall be 2"x2" max. For bidding purposes, contractor to price 4'x4' panel. Basis of design: Cisco-Eagle Wire Mesh Security Panels for windows, or equal.

53. *In the specs and mechanical schedules, it does not call out what type of insulation should be on the supply and return ductwork from the AHU's to the building. We will need to know if it is fiberglass, Armaflex, or other. Also, what is the jacketing made of?*

Response: Aboveground outdoor ductwork insulation is to be 2-inch flexible unicellular with a minimum 0.024-inch-thick aluminum jacket. Refer to attached revised "23 07 13 - Duct Insulation" specification section. Revised portion of the spec is emboldened.

54. For the motorized gate, a gate operator specification has been attached to this addendum.

55. The floor finishes in spaces 124 and 127 shall be carpet, and ceramic tile in Vestibule 120.

56. Clarification on Corridor 203: Corridor 203 stops at the double doors. The floor finish beyond the double doors is concrete.

57. Field-formed core base corners are acceptable.

58. The contractor is responsible to provide conduits and boxes inside the vault per the attached diagrammatic sketch. Low voltage wiring by others.

END OF ADDENDUM

SECTION 32 31 11

MOTORIZED GATE OPERATOR

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section include the following:
 - 1. Motorized Gate Operators
 - 2. Photoelectric Sensors
 - 3. Access Control Keypad Pedestal
- B. Related Sections include the following:
 - 1. Division 3 – *Cast-in-Place Concrete*
 - 2. Division 26 – *Common Results for Electrical*
 - 3. Division 32 – *Chain-Link Fences*

1.3 REFERENCES

- A. National Electrical Manufacturers Association (NEMA): *NEMA ICS 6 - Industrial Control and Systems: Enclosures.*
- B. Underwriters Laboratories (UL): *UL 325 - Standard for Safety for Door, Drapery, Gate, Louver, and Window Operators and Systems.*
- C. Underwriters Laboratories (UL): *UL 991 - Standard for Tests for Safety-Related Controls Employing Solid-State Devices.*
- D. International Organization for Standardization: *ISO 9001 - Quality Management Systems.*
- E. NFPA 70, *National Electrical Code (Latest Edition)*

1.4 SUBMITTALS

- A. Product Data: Equipment list, system description, electrical wiring diagrams for installation, and manufacturer's data sheets on each product to be used, including:
 - 1. Manufacturer's instructions and recommendations
 - 2. Concrete foundation requirements and diagrams

- B. Shop Drawings: Submit shop drawings showing layout, profiles, and product components, including anchorage, edge conditions, and accessories.
 - 1. Operation, installation, and maintenance manuals including wiring diagrams.
 - 2. Risers, layouts, and special wiring diagrams showing any changes to standard drawings.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Deliver, store, and handle materials and products in strict compliance with manufacturer's instructions and industry standards.
- B. Store products indoors in manufacturer's original containers and packaging, with labels clearly identifying product name and manufacturer. Protect from damage.

1.6 QUALITY ASSURANCE

- A. Installer Qualifications: Installation performed by factory authorized contractor specifically trained in gate operation systems of the type found within this section.
 - 1. Provide documentation of maintenance and repair service availability for emergency conditions.
 - 2. Provide quarterly maintenance for one year following Substantial Completion of the Project.

PART 2 - PRODUCTS

2.1 MANUFACTURER'S

- A. Available Motorized Gate Operator Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. Liftmaster
 - 2. Or, Approved equal.

2.2 GATE OPERATORS

- A. Gate Operators: LiftMaster CSL24U (Basis-of-design or as selected by sliding gate manufacturer.)
- B. Gate operator shall be compliant with Class I, II, III and IV vehicular slide gate applications.
- C. Safety Inputs: Actively monitor (3) inputs per board (main board and expansion board) totaling (6) inputs with any combination of up to:
 - 1. Main Board:

- a. (1) Monitored Close Photo Eye input
 - b. (1) Monitored Open Photo Eye input
 - c. (1) Monitored Open Safety Edge or Open Photo Eye input
2. Expansion Board:
 - a. (2) Monitored Safety Edge or Photo Eye inputs (selectable for Open or Close)
 - b. (1) Monitored Photo Eye input (selectable for Open or Close)
- D. Electrical Requirements:
 1. 115V AC, single phase. Coordinate electrical requirements with Division 26.
- E. Motor:
 1. 24V DC, with soft/start operation
 2. Duty cycle: Continuous duty
- F. Capacity:
 1. 13-foot sliding gate, 6 feet high.
 2. 900 pounds.
 3. Verify cantilever sliding gate dimension and weights are within the capabilities of the motorized gate operator prior to ordering.
- G. Battery Backup:
 1. Power Management system draws 14.8 mA when gate is idle with remote controls programmed
 2. Provide (2) 7 Ah batteries
 - a. Minimum of 208 cycles.
 - b. Minimum of 24 days of standby power
- H. Programmable Auxiliary Relays: (2) programmable relays with (6) settings per relay
 1. Pre-warning or gate-in-motion sounder
 2. Switch on/off devices at open or Close Limits or while gate is in motion
 3. Tamper detection if gate is pushed off Close Limit
 4. Cycle quantity feedback
 5. Red/Green light to control gate traffic
- I. Quick close, Anti-Tailgate: Quickly secures property, preventing unauthorized access.
- J. Surge Suppression: Industrial strength on high and low voltage outputs. Protects against lightning strikes at a minimum 50-foot radius.
- K. Operating Temperature Range:
 1. Without Heater: -4 degrees F (-20 degrees C) to 140 degrees F (60 degrees C)

2.3 DETECTOR LOOP

A. Detector Loop Cabling

1. Available Detector Loop Cabling Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Omnicable: IMSA 51-3, 14 AWG with XLPE type insulation
 - b. Or, Approved Equal

B. Detector Loop Sealant

1. Available Detector Loop Sealant Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. 3M: Detector Loop Sealant 5000, Black
 - b. Or, Approved Equal
2. Features:
 - a. Self-leveling
 - b. Durable
 - c. No mixing required
 - d. Total encapsulation of the detector wires
 - e. No linear shrinkage
 - f. Excellent resistance to massive physical, chemical and mechanical exposures

C. Foam Backer Rod

1. Polyethylene Backer Rod, closed cell, ASTM C509 / D1667 Grade.
2. Round, firm resilient, polyethylene extruded closed cell foam with water resistant outer skin.
3. Provides control depth for sealants

2.4 PHOTOELECTRIC SENSORS

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. Aomron/Omron – Heavy-Duty Retro-Reflective Photo Eye
2. Or, Approved equal
 - a. Submitted equal shall be submitted for proper review and approving. Submission shall be submitted (5) days prior closing date for questions.

B. Photoelectric Sensor characteristics

1. 24-240 VAC/DC
2. 35mA/125mA at 24VAC
3. NEMA 3, 4, 12 Outdoor Rating
4. 40 ft. sensing distance
5. 3 inch reflector

C. Mounting

1. Provide steel tubing, concrete, conduit, mounting bracket and steel tubing cap.
2. Refer to drawings for dimension
3. Align photoelectric sensor and reflector to properly detect vehicle traffic.

D. Control Wiring

1. Provide control wiring from photoelectric sensor to motorized gate operator.
2. Terminate control wiring at photoelectric sensor and motorized gate operator per manufacturer's instructions.

E. Locations

1. Photoelectric sensors shall be installed to provide the following controls:
 - a. Request to Exit
 - b. Safety Open
 - c. Close upon Exit

F. Operation:

1. Request to Exit
 - a. The Request to Exit photoelectric sensor shall signal motorized gate operator to open when photoelectric sensor beam is impeded by the presence of a vehicle.
2. Safety Open
 - a. The Safety Open photoelectric sensor shall signal motorized gate operator to reverse direct when attempting to close when photoelectric sensor beam is impeded.
3. Close upon Exit
 - a. The Close upon Exit photoelectric sensor shall signal motorized gate operator to close when photoelectric sensor beam is restored after being impeded by the presence of a vehicle.
 - b. The Close upon Exit photoelectric sensor shall not activate the motorized gate operator to open.

2.5 ACCESS CONTROL SYSTEM PEDESTAL

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. Pedestal CEO, 42-3 series
2. Or, approved equal

B. Features:

1. Pedestal shall have 3" tube to accommodate 2" PVC conduit.
2. Provide keypad pedestal to serve access control keypad.
3. Pedestal shall include mounting base plate with bolt hole pattern.
4. Pedestal shall provide mounting height to accommodate code entry while seated in vehicle.
5. Pedestal shall accommodate steel housing for access control unit mounting.
6. Pedestal shall be vandal-resistant.
7. Finish shall be dark-bronze.

2.6 SQUARE STEEL HOUSING

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. Pedestal CEO, MC-CS/SS-12 series
2. Or, approved equal

B. Features:

1. Sized to accommodate (2) Owner provide access control devices.
2. Bent and welded 16-gauge sheet metal steel.
3. Stainless Steel hinges
4. Finished using a washed phosphate detergent solution, powder coated at 400 degrees F and polyester TGIC, UV-protected powder coat finish.
5. Tapered hood for hand privacy.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas and conditions, with Installer present, for compliance with requirements for site clearing, earthwork, pavement work, and other conditions affecting performance.

3.2 INSTALLATION

- A. Install motorized gate operator. Make all necessary mechanical connects to the new sliding gate via driven chain.
- B. Coordinate all electrical connections with Division 26.
- C. Coordinate proper installation prior to energizing equipment.
- D. Make all adjustment required for proper operation of the motorized gate operator.

- E. Coordinate Access Control Keypad, Access Control Keypad Pedestal, Photoelectric Sensors, Photoelectric Sensors Reflectors and Photoelectric Sensors pedestals with Division 26.

END OF SECTION