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RG A CN 26010
19 August , 2026

ADDENDUM 2

Appoquinimink School District
Brick Mill Elementary School Roof Recover
378 Brick Mill Road, Middletown, DE 19709

R G Architects
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Middletown, DE 19709
Phone: 302-376-8100 (phone)
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BIDS DUE:

2:00 pm local time on Wednesday, 26 August 2026.

LOCATION:

**Appoquinimink School District
Marion Proffitt Training Center
118 South Sixth Street Odessa, DE 19730**

NOTICE TO ALL BIDDERS

1.0 GENERAL NOTES:

- 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 Drawings and Project Manual, 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 A copy of the current bid set register is available upon request indicating individuals that have purchased project documents from R G architects.
- 1.5 The pre-bid participant list sheet, along with Addendum 1, is being sent as a courtesy to all pre-bid meeting attendees; however, all future addenda will only be issued to registered plan holders.
- 1.6 All addenda will be sent out to the registered plan holders via email. Contractors are encouraged to keep an eye on their email accounts during the bidding period for such updates.

2.0 Revisions to the SPECIFICATIONS

- 2.1 Section 00 12 00 – ALTERNATES.

3.0 Revisions to the DRAWINGS

- 3.1 a0.0 – OVERALL ROOF PLAN
- 3.2 a1.1 – PARTIAL DEMOLITION ROOF PLAN
- 3.3 a1.2 – PARTIAL DEMOLITION ROOF PLAN

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- 3.4 a1.3 – PARTIAL DEMOLITION ROOF PLAN
- 3.5 a2.1 – PARTIAL RENOVATION ROOF PLAN
- 3.6 a2.2 – PARTIAL RENOVATION ROOF PLAN
- 3.7 a2.3 – PARTIAL RENOVATION ROOF PLAN

4.0 Questions

Q-1. Alternate No. 2. Did not list Roof Areas 25, 26, 27, 28 & 29. Are these not to be included in the Alternate?

A-1 Alternate No 2 shall include those roof areas. The Specification Section has been edited to reflect this and is attached as part of this addendum. The specification section has also been edited to reflect that, if the owner elects to award Alternate No 2, work for these areas will not commence until after January 1, 2027.

Q-2. Roof sections are listed on drawings as 1/a30.1 but plan sheets are numbered as a0.0 to a3.7

A-2 This has been corrected, and the affected drawings are included in this addendum

Q-3. The Match Line on drawing a1.1 & a1.2 do not Match.

A-3 This has been corrected, and the affected drawings are included in this addendum

5.0 Substitution Requests:

5.1 VersiFleece Black EPDM (Model No.: 115-mil EPDM FB) APPROVED CONTINGENT ON THE FOLLOWING:

5.1.1 Contractor provides letter of good standing with the manufacturer (can be submitted after bids are due)

5.1.2 Contractor demonstrates the following experience: (must accompany bid)

5.1.2.1 Experience as noted in specifications.

5.1.2.2 Contractor provides a minimum reference of (3) roofing jobs over 10,000 square feet that have a similar or exceeding warranties within the past 5 years.

6.0 Attachments:

6.1 Section 00 12 00 – ALTERNATES

6.2 Drawings:

- 6.2.1 a0.0 – OVERALL ROOF PLAN
- 6.2.2 a1.1 – PARTIAL DEMOLITION ROOF PLAN
- 6.2.3 a1.2 – PARTIAL DEMOLITION ROOF PLAN
- 6.2.4 a1.3 – PARTIAL DEMOLITION ROOF PLAN
- 6.2.5 a2.1 – PARTIAL RENOVATION ROOF PLAN
- 6.2.6 a2.2 – PARTIAL RENOVATION ROOF PLAN
- 6.2.7 a2.3 – PARTIAL RENOVATION ROOF PLAN

SECTION 01 23 00**ALTERNATES****PART 1 - GENERAL****1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the Base Bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.

- 1. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.
- C. Execute accepted alternates under the same conditions as other work of the Contract.
- D. Schedule: A Schedule of Alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. Alternate No. 1: Lighting Protection System Reinstallation

1. The repair, reinstallation and certification of the existing lightning protection system.

B. Alternate No. 2: Additional Roof Areas

1. All material and labor associated with the roof recover of Roof Areas 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 27, 28 and 29.\
2. Due to the project funding timelines, if this alternate is awarded, no construction activities for this portion of the project scope may commence until after January 1, 2027.

END OF SECTION