



Planning

Architecture

Interior design

Graphic Design

Project Management

ADDENDUM to CONTRACT DOCUMENTS

Date: 03/11/2026

To: All Bidders

From: Jaclyn Moak, BSA+A

Copies: All Bidders
George Wicks IV, CSD

Project Name: Christina School District
Delaware School for the Deaf:
Renovation

Project Number: 24.007
CSD CONTRACT #: CHR-26013-DSDRENO

Subject: **ADDENDUM 1**

NOTICE:

Attention is called to the following item(s), effective as of the date above, which shall be added to, deleted from, or changed in the contract documents dated **02/18/2026** and any previously issued addenda, thereby incorporating these items into the contract documents.

Attach this Addendum to the project manual for this project. Work or materials not specifically mentioned herein are to be as described in the main body of the specifications and as shown on the drawings. Bidders shall acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the bidder to disqualification.

The following clarification, changes and/or additions shall by this reference be incorporated into the contract documents as though fully set forth therein.

**Buck Simpers Architect
+ Associates, Inc.**
954 Justison Street
Wilmington, DE 19801
302.658.9300
fax 658.1125
www.simpers.com

A. GENERAL

Item No.		Item
A-1		PRE-BID: Sign-in sheet for the Delaware School for the Deaf Renovation mandatory pre-bid meeting held on March 11, 2026, at 3:00 PM. (Attached)
A-2		PRE-BID: Agenda for the Delaware School for the Deaf Renovation mandatory pre-bid meeting held on March 11, 2026, at 3:00 PM. (Attached)
A-3		CHANGE ORDERS: all change orders must be pre-approved by Christina School District Prior to work being done. Change orders over a threshold will also require school board approval. Any work done prior to pre-approval will be done at contractor risk and cost and not subject to payment as part of change order.
A-4		PAY APPS: All pay apps must go to BSA+A first. BSA+A will send onto district after review and certification. Any pay apps not following this procedure will not be processed.
A-5		DUE DATE: CSD Delaware School for the Deaf bids are due on Wednesday March 25, 2026, by 2:00 PM, at the Eden Support Services Center, 925 Bear Corbitt Road, Bear, DE 19701
A-6		QUESTIONS: All questions must be received before 12:00 PM on March 18, 2026.
A-7		ADDENDUMS: The final addendum will be issued March 20, 2026 at 12:00 PM.
A-8		SITE VISIT: Contractor site visits scheduled for March 13, 2026 at 9:00 AM and March 16, 2026 at 9:00 AM.

B. BIDDER QUESTIONS & CLARIFICATIONS – REFER TO ATTACHED Q&A LOG

C. MODIFICATIONS TO DRAWINGS

Item No.		Description:
C-1		N/A

D. MODIFICATIONS TO SPECIFICATIONS

Item No.		Description:
D-1		Section 01 10 00 – Summary - 1.5.A.2 Anticipated Award on 04/14/2026 Mobilization on 04/15/2026 Substantial Completion on 9/09/2026 (Exterior Sitework) Substantial Completion on 12/01/2026 (Main Building and Residence Hall) Final Project Completion by 10/06/2026 (Exterior Sitework) Final Project Completion by 12/29/2026 (Main Building and Residence Hall)

E. ATTACHMENTS

Items	Date
Pre-bid Meeting Sign-in Sheet	03/11/26
Pre-bid Agenda	03/11/26
Bidder RFI Log	03/11/26
Specification Section 01 10 00 - Summary	03/11/26

END OF ADDENDUM 1

ATTENDANCE SHEET

PRE-BID CONFERENCE – CONTRACT # CHR-26013-DSDRENO

NAME DELAWARE SCHOOL FOR THE DEAF RENOVATION

DATE: MARCH 11, 2026

NAME	AGENCY/COMPANY	TELEPHONE	EMAIL
Tony Vassalotti	RYJ	302.893.5551	tvassalotti@ryjson.com
Chris Barlow	BSS Contractors	484.256.4986	bsmith@bsscontractor.com
Dom Muzzi	Whiting-Turner	302.220.7109	Dom.Muzzi@whiting-turner.com
Charles Pritt	Ment Mechanical	302.379.4255	Charles@mentmech.com
Thomas O'Flynn	Superior Electric	302.332.9344	thomas@superiorelectric.biz
Beth Haserick	Ventresca Bros Inc.	302.658.6436	tony@ventrescabros.com
Bill Booth	Commonwealth Construction	302.654.6611	bbooth@itscommonwealth.com
Kim Lombardi	Amakor Inc.	302.834.8664	amakor@aol.com
Lauren Green	T&G Construction	302.922.1674	Tngconstruction07@gmail.com

Project	CSD Delaware School for the Deaf: Renovation	BSA+A # 24.007 Contract # CHR-26013-DSDRENO
Location	630 E. Chestnut Hill Road, Newark, DE 19713	Date March 11, 2026
Meeting Subject	Pre-bid Meeting Agenda	Time 3:00 PM

No.	Item
1.	Introduction/Sign in Sheet
2.	Scope of Work Description
3.	CSD Delaware School for the Deaf Renovation on Wednesday, March 25, 2026, by 2:00 PM, at the Eden Support Services Center, 925 Bear Corbitt Road, Bear, DE 19701
4.	Schedule: Anticipated Award on 04/14/2026 Mobilization on 04/15/2026 Substantial Completion on 9/09/2026 (Exterior Sitework) Substantial Completion on 12/01/2026 (Main Building and Residence Hall) Final Project Completion by 10/06/2026 (Exterior Sitework) Final Project Completion by 12/29/2026 (Main Building and Residence Hall)
	A. Work Restrictions, General: Comply with restrictions on construction operations. 1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
	B. On-Site Work Hours: Work hours are defined as follows: 1. Weekday Hours (M-F): a. 4/15/2026- 6/14/2026: 3:30 pm - 10:30 pm b. 6/15/2026-8/31/2026: 6:00 am - 6:00 pm 1) Extended work hours with owner approval: before 6:00 am and after 6:00 pm c. Spring Break: 6:00 am – 6:00 pm 1) Extended work hours with owner approval: before 6:00 am and after 6:00 pm d. 9/1/2023-12/1/2026: 3:30 pm – 10:30 pm e. Both 9/80 work schedule and 10/80 work schedule style are acceptable. Notify owner of intended work schedule.

No. Item

2. Weekend Hours: As arranged with owner prior approval (min. 24 hour notice)
 3. Holiday Hours: As arranged with owner prior approval (min. 24 hour notice)
5. Addenda
 - A. All questions must be received before 12:00 PM on March 18, 2026.
 - B. Final addendum will be issued March 20, 2026 at 12:00 PM.
6. Alternates & Allowances
 - 1.2 SCHEDULE OF ALTERNATES
 - A. Alternate No. 1: Existing lighting replacement with LED lighting in classrooms, admin, & media center
 - B. Alternate No. 2: Existing lighting replacement with LED lighting in gym, kitchen, cafeteria, & auditorium
 - C. Alternate No. 3: School Building lightning protection system replacement
 - D. Alternate No. 4: Residence Hall lightning protection system replacement
 - Allowances:
 - A. Allowance No. 1: PROVIDE A CONTINGENCY ALLOWANCE OF \$75,000 FOR UNFORSEEN CONDITIONS.
 1. This allowance is to include all material, labor, and services, including testing associated with this work with no extension in time.
7. Wage rated project; Bid and performance bonds are required; Certificate of Insurance required
8. General Contractor to be prepared to provide bid bond, etc. immediately upon award
9. Subcontractor List
10. Contractor's Visits – site is available for (#) contractor inspections Dates
 - A. Contractor Visit Dates: Marth 13, 2026 at 9:00 AM and March 16, 2026 at 9:00 AM.
11. Construction Documents available from RCI at 298 Churchmans Road, New Castle, DE 19720

No.	Item
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| 12. | Permits – contractor to obtain all required regulatory agency approvals and permits. |
| 13. | Location of work/access – identify access issues; parking / dumpster locations or restrictions |
| 14. | Questions? |



BIDDER RFI LOG

Project Name: Delaware School for the Deaf Renovations
Owner: Christina School District

Project #: 24.007
Contract #: CHR-26013-DSDRENO

RFI				ANSWER		
Submission Format	Date	Bidder	Question	Assignee	Addendum #	Item # Answer
Email	3/4/2026	Amakor, Inc.	We purchased drawing for these two project the first time it was out to bid. We are interested in the new drawings, do we need to repurchase or can you send us the updated drawing? Thank you for your help.	BSA+A	1	A Please proceed per the Invitation to Bid directions. The drawings contain revisions not included in the previous bids.
Email	3/4/2026	Amakor, Inc.	Are the drawings and project specifications available now?	BSA+A	1	B Yes. All information is posted to the Delaware bidding site: https://mmp.delaware.gov/Bids/Details/9022 Drawings can be secured by submitting a Plan Request.
Email	3/6/2026	DK Construction Services, LLC	Please advise on the process to obtain the bid documents through RCI Printing & Graphics and kindly include our firm on the distribution list for any addenda, updates, or related communications for this project.	BSA+A	1	C Yes. All information is posted to the Delaware bidding site: https://mmp.delaware.gov/Bids/Details/9022 Drawings can be secured by submitting a Plan Request. Once the bidder is approved and has attended the mandatory pre-bid meeting, they will be included on the distribution list to obtain bid documents from RCI.

SECTION 01 10 00 - SUMMARY

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. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Access to site.
4. Coordination with occupants.
5. Work restrictions.
6. Specification and drawing conventions.
7. Miscellaneous provisions.
8. Related Requirements:
9. Section 015000 "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

B. Related Requirements:

1. Section 015000 "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.3 PROJECT INFORMATION

A. Project Identification: CSD Delaware School for the Deaf: Renovation.

1. Project Location: 630 E Chestnut Hill Rd
Newark, Delaware 19713

B. Owner: Christina School District

C. Civil Engineer: McKin and Creed Engineering

D. Architect: Buck Simpser Architect and Associates (BSA+A)

E. MEP Engineer: Gipe Associates, Inc.

1.4 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of Project is defined by the Contract Documents and consists of the following: Project consists of adding an exterior wall to enclose existing service shed, interior renovations are limited to replacement of all drinking fountains, replacement of all light fixtures with LED, HVAC renovations to residence hall. In addition, the project includes constructing a new soccer field and a new 200- Meter running track, relocating an existing basketball court, and converting existing site lighting to LED lamps.
- B. Type of Contract:
 - 1. Project will be constructed under a single prime contract.

1.5 CONSTRUCTION SCHEDULE

- A. The contractor is required to submit a detailed project schedule seven (7) days after receipt of Notice to Proceed and to begin its submittal process. The Project Schedule is an integral part of this contract. This schedule is to include a contingency of 10 days lost to delays during construction for any reason (weather, owner delay)
 - 1. Unless otherwise specifically authorized, the Contractor shall absorb, without additional compensation, all costs of working beyond normal hours to maintain job progress in accordance with the current construction schedule.
 - 2. **Anticipated Award on 04/14/2026**
Mobilization on 04/15/2026
Substantial Completion on 9/09/2026 (Exterior Sitework)
Substantial Completion on 12/01/2026 (Main Building and Residence Hall)
Final Project Completion by 10/06/2026 (Exterior Sitework)
Final Project Completion by 12/29/2026 (Main Building and Residence Hall)

1.6 ACCESS TO SITE

- A. General: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.
- B. Use of Site: Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
 - 1. Limits: Confine construction operations, storage, laydown, and construction staging areas to site areas identified on the drawings
 - 2. Keep driveways, loading areas, walkways and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
- C. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.

1.7 COORDINATION WITH OCCUPANTS

- A. You are to generally contain your work to the limit of disturbance identified on the drawings. Provide necessary protection and clear paths around the construction area for public accessibility and to meet the requirements of the Delaware State Fire Marshal for emergency access to exits. Contractor will be responsible to keep all areas of the project, including, but not limited to public roadways, parking areas, interior corridors, existing rooms soiled by construction traffic on a daily basis.
- B. Owner Occupancy: The owner will occupy the building and the parking area during entire construction period. Contractor is to cooperate with concurrent users during construction operations to minimize conflicts. Perform the Work so as not to interfere with user operations. Maintain existing exits unless otherwise indicated.
 - 1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and authorities having jurisdiction.
 - 2. Provide not less than 72 hours' notice to Owner of activities that will affect Owner's operations.

1.8 WORK BY OWNER

- A. General: Cooperate fully with Owner so work may be carried out smoothly, without interfering with or delaying work under this Contract or work by Owner. Coordinate the Work of this Contract with work performed by Owner.
- B. Preceding Work: Owner has performed limited demolition work. Any items left are to become the responsibility of the contractor to protect or remove and properly dispose of.
- C. Subsequent Work: Owner will perform the following additional work at site after Substantial Completion. Completion of that work will depend on successful completion of preparatory work under this Contract.
 - 1. Furniture purchase and Installation.
 - a. To be installed at completion of project

1.9 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
 - 1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
- B. On-Site Work Hours: Work hours are defined as follows:
 - 1. Weekday Hours (M-F):
 - a. 4/15/2026- 6/14/2026: 3:30 pm - 10:30 pm

- b. 6/15/2026-8/31/2026: 6:00 am - 6:00 pm
 - 1) Extended work hours with owner approval: before 6:00 am and after 6:00 pm
 - c. Spring Break: 6:00 am – 6:00 pm
 - 1) Extended work hours with owner approval: before 6:00 am and after 6:00 pm
 - d. 9/1/2023-12/1/2026: 3:30 pm – 10:30 pm
 - e. Both 9/80 work schedule and 10/80 work schedule style are acceptable. Notify owner of intended work schedule.
- 2. Weekend Hours: As arranged with owner prior approval (min. 24 hour notice)
- 3. Holiday Hours: As arranged with owner prior approval (min. 24 hour notice)
- C. Contractor is responsible for having a competent project superintendent/foreman on-site during all work performed under its contract. In the event the Contractor has non-English speaking employees or subcontractors on the project, they shall have a superintendent or foreman on site, at all times, who speaks English and can communicate with Contractor's employees. Should the Contractor fail to meet this requirement, at any time, The Owner may direct all Work to stop until the proper supervision is on site. The Contractor will be responsible for maintaining the project work schedule and make up at its own expense, any delay to the Schedule resulting from the work stoppage.
- D. Nonsmoking site: Smoking, use of tobacco products and e-cigarettes is not permitted anywhere on the job site and school property. Violators of this policy are to be placed on notice for the first offense and removed from the job site with a second offense
- E. Firearms, ammunition, explosives, etc. are prohibited from anywhere on the property. Contractor employees, subcontractors or contract workers violating this policy are to be immediately removed from the site. Law enforcement official may be notified.
- F. Controlled Substances: Use or possession of controlled substances or illegal drugs is prohibited on the property. Contractor employees, subcontractors or contract workers violating this policy are to be immediately removed from the site. Law enforcement official may be notified.
 - 1. All public works contracts (paid) with public funds must include provisions requiring the contractor, its agents and employees to implement (a) mandatory drug testing program(s) for all employees or agents working on the job site in non-clerical positions. Provisions governing mandatory drug testing shall be incorporated into all public works contracts..." "The rules governing the administration of such tests by the contractor shall be promulgated by the Director of the Office of Management and Budget." [in accordance with 29Del.C.§6908(a)(b)]
- G. Interaction or Photography of employees, staff, students, or guests are prohibited. Violators are to be immediately removed from the construction site for the duration of the project
- H. Radios or other devices that could affect the adjacent users are prohibited.
- 1.10 SPECIFICATION AND DRAWING CONVENTIONS
 - A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:

1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
 2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
 2. Abbreviations: Materials and products are identified by abbreviations scheduled on Drawings.
 3. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section numbers found in this Project Manual.

1.11 MISCELLANEOUS PROVISIONS

- A. General: Except for items or materials to be salvaged, recycled, or otherwise reused, remove waste materials from Project site and legally dispose of them in a landfill or incinerator acceptable to authorities having jurisdiction.
1. Provide properly sized containers and schedule pick up schedule to not allow waster materials to accumulate on-site
 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
 3. Burying, or disposing of waste material on site is not permitted
- B. Hazardous Materials
1. Owner is to be notified before disposing of any hazardous materials
 2. Hazardous materials are to be properly disposed of following Federal, State, and local requirements.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SUMMARY