



Planning

Architecture

Interior design

Graphic Design

Project Management

ADDENDUM to CONTRACT DOCUMENTS

Date: 03/19/2026

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 2**

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		N/A

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

C. MODIFICATIONS TO DRAWINGS

Item No.		Description:
C-1		CE-10 – Post-Construction Exist. SWM Maintenance Added.

D. MODIFICATIONS TO SPECIFICATIONS

Item No.		Description:
D-1		SECTION 01 23 00 – ALTERNATES Part 3 – Execution, 3.1 Schedule of Alternates updated.

E. ATTACHMENTS

Items	Date
RFI Bidders Log	03/19/2026
Drawing Sheet – CE-10: Post-Construction Exist SWM Maintenance	02/18/2026
Section 01 23 00 – Alternates	03/19/2026

END OF ADDENDUM 2

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	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	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.
Email	3/16/2026	American Athletic	Can i please have a list of the plan holders for the CSD Delaware school of the Deaf Renovations?	BSA+A	2	D	A list of mandatory pre-bid attendees is included in Addendum #1 and posted to https://mmp.delaware.gov/Bids/Details/9022 .
Email	3/16/2026	Amakor, Inc.	Drawing CC-04 states proposed 4' high chain link fence. Can you confirm that the new fence will be from the south west CMF to the north west capped rebar FD where the existing fence at LOD is to remain?	McKim & Creed	2	E	The proposed fence starts at the southwest CMF to the proposed sidewalk connection, see attached PDF drawing CE-10, POST CONSTRUCTION EXIST. SWM MAINTENANCE.
Email	3/16/2026	Amakor, Inc.	Will any existing fence need to be removed to install the new fencing?	McKim & Creed	2	F	No.
Email	3/18/2026	Commonwealth	Would it be possible for the District to extend the bid date and the RFI period ?	BSA+A	2	G	No, the bid date will not be extended.
Email	3/18/2026	Commonwealth	Can the 2nd shift works hours be extended to allow or a full 8 hour day	BSA+A	2	H	Yes, the district can extend the 2nd shift to accommodate a 8 hour shift.

Email	3/18/2026	Commonwealth	The mechanical space in the Residence Hall attic is filled with ductwork to the extent that the existing systems will require substantial if not complete removal in order to install the new AHU's. Additionally, a segment(s) of the roof may need to be removed to remove the existing AHU's and install the new AHU's. As none of this work is indicated on the plans, is it up to the contractor to determine the extent of existing work removal and reinstallation in order to install the new AHU's? Are we correct to assume that existing ductwork, pipe, wiring and lighting can be reused if it is removed during this effort?	Gipe/BSA+A	2	I	The majority of the existing ductwork and piping is shown to be removed on Drawing MD-103. The majority of the ductwork and piping is shown to be replaced with new ductwork and piping on Drawing M-103. In addition, the existing AHU's may be disassembled to remove from the attic. The access to the attic has been expanded on the architectural drawings and the fire protection piping is indicated to be re-located as required. All of the ductwork/piping to be removed is already indicated on the Contract Drawings and all of the new ductwork/piping to be installed is already indicated on the Contract Drawings. The extent of demolition work is shown on the demolition drawings and the extent of the new work is shown on the new work drawings. REFER TO AD-101F: HATCHED AREA ON DEMOLITION FLOOR PLAN INDICATES TO REMOVE AND REPLACE IN KIND ATTIC HATCH AND ATTIC FLOOR/ELEC 212 CEILING ASSEMBLY. REMOVE AND REPLACE IN KIND ANY JOISTS CROSSING NEW ENLARGED OPENING. REFER TO MEP DRAWINGS REFER TO A-101F: HATCHED AREA INDICATES NEW ATTIC HATCH AND ATTIC FLOOR/ELEC 212 CEILING ASSEMBLY. NEW JOIST TO REPLACE IN KIND ANY REMOVED TO ENLARG OPENING. REFER TO MEP DRAWINGS NO DEMOLITION OF THE ROOF IS ANTICIPATED AND IS NOT TO BE INCLUDED IN THE SCOPE OF WORK.
Email	3/18/2026	Commonwealth	Please confirm the available work days / hours in the Residence Hall during the School Year	BSA+A	2	J	Mondays and Fridays are the best days during the school year. Mondays staff arrive starting at 11 am and students do not arrive until 3 pm. On Fridays staff and students are out of the building by 9 am.
Email	3/18/2026	Commonwealth	Alternates Spec Section 012300 lists Alternates 1-4 with a Base Bid and Alternate blank space, Please advise. There is no explanation for the Alternates. Are the costs for the Alternates to be included in the Base Bid and provided as DEDUCT Alternates or are they to be considered as ADD Alternates	BSA+A	2	K	Please indicate the base bid price and the alternate price in Section 00 41 13 - BID FORM. Alternate work is not included in the base bid lump sum. ALTERNATES - SECTION 01 23 00 has been modified for clarity.
Email	3/18/2026	Commonwealth	Is there any information on the existing soffit system material installed at the front and rear canopies?	BSA+A	2	L	NO EXISTING PRODUCT DATA IS AVAILABLE. REMOVE EXISTING SOFFIT PANELS TO ACCOMODATE NEW SPRINKLER SYSTEM INSTALLATION AS NEEDED FOR ACCESS. REINSTALL EXISTING PANELS AND SYSTEM. HANGING AND SUPPORT SYSTEM TO REMAIN. PROVIDE 50% NEW SOFFIT PANELS TO MATCH EXISTING. NEW SOFFIT PANEL BASIS OF DESIGN TO BE: ATAS OPALINE OPF 4" 0.40 ALUMINUM OR APPROVED EQUAL; COLOR TO MATCH EXISTING ADJACENT METAL PANEL COLOR- CENTRIA COLOR 9946 SILVERSMITH.

Email	3/18/2026	RYJ	Details 3/A131 7 4/A131 references "removing soffit panels during sprinkler installation reinstall new panel system to match existing where required". Is intent to reuse existing soffit panels if possible? It is hard to determine how much new would be required without a sprinkler head layout.. Additionally, it is highly likely that any new panel is not going to match the existing 15 year old panels.	BSA+A	2	M	NO EXISTING PRODUCT DATA IS AVAILABLE. REMOVE EXISTING SOFFIT PANELS TO ACCOMODATE NEW SPRINKLER SYSTEM INSTALLATION AS NEEDED FOR ACCESS. REINSTALL EXISTING PANELS AND SYSTEM. HANGING AND SUPPORT SYSTEM TO REMAIN. PROVIDE 50% NEW SOFFIT PANELS TO MATCH EXISTING. NEW SOFFIT PANEL BASIS OF DESIGN TO BE: ATAS OPALINE OPF 4" 0.40 ALUMINUM OR APPROVED EQUAL; COLOR TO MATCH EXISTING ADJACENT METAL PANEL COLOR- CENTRIA COLOR 9946 SILVERSMITH.
email	3/18/2026	Commonwealth	Is there a spec for the basketball pole and backboards or should we plan to reuse the existing ones?	BSA+A	2	N	Correct, the existing basketball pole and backboards will be re-used.

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. 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. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - 2. 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: Revise 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 revisions 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:

1. Base Bid: Existing lighting to remain in Classrooms, Admin, & Media Center.
2. Alternate: Existing lighting replacement with LED lighting in Classrooms, Admin, & Media Center.

B. Alternate No. 2:

1. Base Bid: Existing lighting to remain in Gym, Kitchen, Cafeteria, & Auditorium.
2. Alternate: Existing lighting replacement with LED lighting in Gym, Kitchen, Cafeteria, & Auditorium.

C. Alternate No. 3:

1. Base Bid: School Building lightning protection system to remain.
2. Alternate: School Building lightning protection system replacement.

D. Alternate No. 4:

1. Base Bid: Residence Hall lightning protection system to remain.
2. Alternate: Residence Hall lightning protection system replacement.

END OF SECTION

630 CHESTNUT HILL ROAD
NEWARK, DE 19713



**Delaware School
for the Deaf**



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DELAWARE SCHOOL FOR THE DEAF: RENOVATION

POST-CONSTRUCTION EXIST. SWM
MAINTENANCE

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CE-10

Inspection Date	03/04/2025	
Inspection Team	AM, RB	
Owner	CHRISTINA SCHOOL DISTRICT	
Project Name / Project Number	DELAWARE SCHOOL FOR THE DEAF (CHRISTINA SD) / 2008-048	
Owner Rep	GEORGE WICKS	
BMP Type	DRY POND	
Latitude / Longitude	39.674818 / -75.704614	
2025 Performance Rating	C - MAJOR MAINTENANCE	
Prior Performance Rating	N/A	
Last Spillway Inspection	N/A	
Drainage Area (Ac)		

Action Item (s)		MAINTENANCE WORK ORDER
		INVASIVE SPECIES CUT LIST
		INVASIVE SPECIES SPRAY LIST
	X	CONTRACTED WORK
		RETROFIT



INSPECTION DATA SUMMARY

PARAMETER	SCORING EVALUATION:	
	0 = Not Applicable 1 = No Issues 2 = Minor Issues Not Affecting Performance 3 = Maintenance Work Order/Invasive Spray List 4 = Contracted Work 5 = Retrofit	
SITE CONDITIONS OVERVIEW:	SCORE	COMMENT
1. Access	1	
2. Fence	0	
3. Invasive Vegetation	3	
4. Public Hazards	1	
WATER QUALITY OVERVIEW	SCORE	COMMENT
5. Pre-Treatment	0	
6. Inflow Condition	3	REMOVE MATERIAL, VEGETATION MANAGEMENT, REMOVE MATERIAL
7. Conveyance Condition	1	
8. Downstream Condition	3	VEGETATION MANAGEMENT
9. Ponding	1	
10. Water Quality Contamination	1	
11. Water Quality Treatment	1	
12. Overall Site Stability	1	
13. Permanent Pool	0	
14. BMP Vegetation	0	
EMBANKMENT INSPECTION	SCORE	COMMENT
15. Upstream Embankment Cover	0	
16. Downstream Embankment Cover	0	
17. Seepage	0	
OUTLET INSPECTION	SCORE	COMMENT
18. Riser - Opening	1	
19. Riser - Low Flow	1	
20. Riser - Accumulation	1	
21. Riser - Structure	3	REMOVE MATERIAL, VEGETATION MANAGEMENT
22. Principal Spillway	1	
23. Spillway Outfall	4	STRUCTURE CONSTRUCTION OR REPAIR
24. Emergency Spillway	0	

**ACTION ITEM REFERENCE NUMBER, TYP.
SEE COMPLETE DNREC 2025 BMP INSPECTIONS -
BMP # 2006-048-01 REPORT, DATED 03/04/2025.**

**SEE SEQUENCE OF CONSTRUCTION FOR
EXISTING MAINTENANCE REQUIREMENTS.**

**EXISTING SWM
AREA 0.04± ACS.**

**EXISTING SWM
AREA 0.03± ACS.**

**EXISTING SWM
AREA 0.04± ACS.**

**EXISTING DRY DETENTION BASIN
SWM AREA 1.85± ACS
(INSTRUMENT NO. 20080327-0020628)**

**CHRISTINA SCHOOL DISTRICT
DELAWARE SCHOOL FOR THE DEAF**
TPN 09-022-00-118
MFR 20080327-0020628
DEEDW H-115-155
ZONED S-UDC

MICHAEL A. & KAREN D. BOLIN
NF
TPN 09-022-40-136
MFR 000162
DEEDW H-99-218
ZONED NC6-S-UDC

MARIA REICHERT (L.E.)
NF
TPN 09-022-40-136
MFR 000162
DEEDW VR185955
ZONED NC6-S-UDC

**MICHAEL GROSSMAN &
KRISTINE MALLET-PROVOST**
NF
TPN 09-022-40-137
MFR 000162
INSTW 20200504-004142
ZONED NC6-S-UDC

NADIRAH SULAYMAN
NF
TPN 09-022-40-138
MFR 000162
INSTW 20200321-0032000
ZONED NC6-S-UDC

GRACE HALE
NF
TPN 09-022-40-139
MFR 000162
INSTW 20210730-0088222
ZONED NC6-S-UDC

**ESTELLE BROWN & KEON
KYWAN CORRIE**
NF
TPN 09-022-40-140
MFR 000162
INSTW 20170203-0008131
ZONED NC6-S-UDC

KENT S. LOOMIS
NF
TPN 09-022-40-141
MFR 000162
INSTW 20170106-0033591
ZONED NC6-S-UDC

CAESAR KELLER & LISA GAITHER
NF
TPN 09-022-40-142
MFR 000162
INSTW 20240409-0021888
ZONED NC6-S-UDC

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CE-10

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ADDENDUM #2
POST-CONSTRUCTION EXISTING STORMWATER FACILITY
MAINTENANCE PLAN
FOR
DELAWARE SCHOOL FOR THE DEAF
WHITE CLAY CREEK HUNDRED - NEW CASTLE COUNTY, DELAWARE

OWNER
CHRISTINA SCHOOL DISTRICT
1899 S. COLLEGE AVE.
NEW CASTLE, DE 19720
302.555.2600

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DRAWN BY: MKB		SCALE: 1" = 30'	
DESIGN BY: MKB		DATE: 08/08/25	
CHECK BY: TCW		SHEET: CE-10 OF 10	
 GRAPHIC SCALE			
CE-10		COMMISSION: C1846-1	
FILE NAME: POSTCNST_EXIST SWM			

101C1846 DEL. SCHOOL FOR THE DEAF 1846-1 ATHLETIC FIELD/SPANS/CNSTS & SIPOSTCNS