



State of Delaware
Department of Natural Resources and Environmental Control
Delaware Division of Parks and Recreation
89 Kings Highway
Dover, Delaware 19901

ADDENDUM No. THREE

Project Name: Nature Center
White Clay Creek State Park

Contract No.: NAT25805-NATCTR
Date of Issue: Tuesday, May 26, 2026

Notice No. 1: Attach this addendum to the Project Manual for this project. It modifies and becomes part of the Bidding Documents. Work or material not specifically mentioned herein is to be as described in the main body of the specification and as shown on the drawings.

Bids Due: Tuesday, June 2, 2026 at 1:00 p.m. (via hard copy or email, see below)
DNREC- Division of Parks and Recreation, 89 Kings Hwy, Dover DE 19901

Bid Opening: Tuesday, June 2, 2026 at 1:00 p.m.
To be conducted online via Microsoft Teams
Click [Click here to join the meeting](#).
Or join with audio-only by calling 302-504-8986 and using ID: 491 221 723#

General Information:

Substitution Requests

1. Sherwin Williams Deco Quarts and Resuflor.

Drawing Updates/Notes:

1. **SHEET: C.12 – GRADING & DRAINAGE PLAN**
Pipe lengths revised, pipe size revised, CB #6 revised and increased to 48"x48".
2. **SHEET: C.13 – GRADING & DRAINAGE PLAN**
Pipe lengths revised, pipe size revised, CB #6 revised and increased to 48"x48".
3. **SHEET: A1.5 – DEDUCT ALTERNATES**
DELETE: CS.5 Callouts.

4. **SHEET: A7.1 – ENLARGED PLANS & INTERIOR ELEVATIONS**
DELETE: “StoneSource/Palermo Limestone 3D, 12”x24”, Color: Perla 3D Velvet Textured, Natural Finish” under Description in Legend.
ADD: “Not Used” to the Description in the Legend.
5. **SHEET: A7.2 – INTERIOR ELEVATIONS**
DELETE: “StoneSource/Palermo Limestone 3D, 12”x24”, Color: Perla 3D Velvet Textured, Natural Finish” under Description in the Legend.
ADD: “Not Used” to the Description in the Legend.
6. **SHEET: A9.1 – FINISH PLAN – LOWER FLOOR**
DELETE: “Crossville/Gotham Porcelain Stone, AV321 Lamp Post, 12”x24” MFR/STYLE/COLOR and SECTION from Finish Schedule Item W-3.
ADD: “Not Used” to MFR/STYLE/COLOR for Item W-3.
7. **SHEET: A9.2 – FINISH PLAN – UPPER FLOOR**
DELETE: “Crossville/Gotham Porcelain Stone, AV321 Lamp Post, 12”x24” MFR/STYLE/COLOR and SECTION from Finish Schedule Item W-3.
ADD: “Not Used” to MFR/STYLE/COLOR for Item W-3.
8. **SHEET ED0.1 – ELECTRICAL SITE PLAN - DEMOLITION**
Specification note four was added to clarify demolition scope for the existing parking meter and associated conduit/conductors.

Specifications/Project Manual Updates/Notes:

1. **Section 14 24 00: HYDRAULIC ELEVATORS**
DELETE: Specification section 14 24 00.
ADD: Specification section 14 24 00, marked Addendum 03.
2. **Section 09 30 00: TILING**
DELETE: 2.1 Tile, B “Porcelain Tile, Type (W-3): ANSI A137.1 standard grade” and following section.
DELETE: 2.3 Grouts, B “4. For W-3: Grout joint thickness 5/16 inch.”
3. **Section 31 20 00: EARTHWORK**

Questions:

- 22 Question: Can propress be used on the domestic water system?
Response: JPA takes no exception to using propress fittings for domestic water piping, which is acceptable to the Owner
- 23 Question: On drawing P4.1 note 16 states space for water treatment equipment and domestic water filter. Who is the owners preferred water treatment company? Should the plumbing contractor carry the water treatment equipment or is the owner supplied? We need more information on the water treatment equipment for bidding purposes.
Response: The drawings indicate that the contractor is to take a water sample from the chambers house and submit it to a water testing company for analysis. The water treatment company is to

also provide a recommendation for water treatment. The contractors should include performing this task and submitting the results and the recommendations and await further direction.

- 24 Question: On the plumbing drawings there is a note about the radon vent. There is no radon pipe shown on the underground on the plumbing drawings. Is the plumbing contractor responsible for the radon vent only?
 Response: Radon vent piping is shown on the plumbing floor plans for the installation. Refer to detail 2 on P5.3 for the installation requirement below slab.
- 25 Question: Please provide pipe size on the VRF refrigeration pipe. Typically the equipment vendor will supply a lat drawing.
 Response: All refrigerant piping is to be sized by the manufacturer for the VRF system. The manufacturer that is awarded the project will need to provide the shop drawing and size the piping based on the layout.
- 26 Question: Detail 1 on P5.2 calls out an alternate for hot water return piping. Specifications 01 23 00-2 does not show this alternate. Please advise if HWR piping is needed as an alternate
 Response: Hot water return piping is required and is not an alternate. The referenced note on the detail refers to an alternate connection to the heater that may be required based on the heater that is supplied.
- 27 Question: The top detail on P5.5 calls out a domestic water softener, please provide more information on this system
 Response: The drawings indicate that the contractor is to take a water sample from the chambers house and submit it to a water testing company for analysis. The water treatment company is to also provide a recommendation for water treatment. The contractors should include performing this task and submitting the results and the recommendations and await further direction.
- 28 Question: Note 5 on M6.1 reference electrical section 262923, section 262923 was not provided. Please confirm bidders should provide an ECM vs a VFD.
 Response: Both EC motors or motors with VFDs are acceptable for the air handling unit fans. Both were listed as being acceptable to ensure multiple manufacturers can submit on the project in case any manufacturers do not offer one of the two fan motor technologies as part of their equipment. If VFDs are provided, they are required to be provided by the air handling unit manufacturer.
- 29 Question: Please advise if the general contractor can provide subcontractor default insurance in lieu of subcontractor payment and performance bond?
 Response: The General contractor shall provide what is required in the contract documents. Deviations are not allowed.
- 30 Question: Detail 5 on M5.2 calls out for the concrete pads to be painted. Please confirm the pads are required to be painted.
 Response: Confirmed.
- 31 Question: Detail 5 on M5.2 calls out for leveling the equipment with non-shrink grout. Please confirm it is acceptable to shim the equipment to level it in lieu of non-shrink grout.
 Response: Leveling the equipment is part of means and methods. Shims may be needed to be used in conjunction with non-shrink grout, but not as a complete substitute. The actual method used is also subject to the installation instructions of the equipment manufacturer.

- 32 Question: Div 14 spec calls for Machine Room Less Hydraulic Elevator. Will a Traction MRL be acceptable?
 Response: No.
- 33 Question: Please confirm 3rd party testing is the responsibility of the owner.
 Response: Correct, testing and inspections are by Owner.
- 34 Question: Specification section 015000-3 directs bidders to include office space for the owner and design team. Please confirm this is required for a job of this size.
 Response: Correct, an office trailer is required for this Project. The trailer should be sized to accommodate project team meetings during construction.
- 35 Question: What is the project timeline for the New Sanitary/Septic System, in order to appropriately coordinate work between the two projects?
 Response: The General Contractor shall coordinate the installation of the septic system to coincide with their schedule.
- 36 Question: What are the required finishes for the elevator car?
 Response: Refer to revised specification section 14 24 00 for the elevator car finishes.
- 37 Question: What is the wall type for the elevator shaft?
 Response: Refer to sheet A5.1 for the elevator shaft wall type.
- 38 Question: Please advise on what is to be done to the electrical running to the parking meter in the existing parking lot.
 Response: See revised ED0.1. The existing parking meter is noted to be removed and the demolition general notes indicate the associated wire and conduit should be removed back to source.
- 39 Question: S1.1 calls for Exterior SOG Top of Slab to be 0'-0" while C.12 calls for a slope in the slab. Please verify if a slope is to be followed per the grading plan
 Response: Provide slope in concrete slab per the grading plans, the elevation provided on S1.1 refers to peak elevation at entry ways.
- 40 Question: Please verify if when it calls out for full-depth removal of a section of Creek Road, this is inclusive of all layers or just the Superpave layers.
 Response: Full depth removal as required to install "PROPOSED FULL-DEPTH ASPHALT PAVING" Detail per Drawing C.20 including subgrade prep and excavation to design subgrade (as required to meet finish paving grades).
- 41 Question: Please advise on which elevations are to receive FRP Wall Paneling in 111, 112, 113, and 114.
 Response: As noted in Addendum 02, FRP wall paneling should be installed on all four elevations in Room 111, 112, 113, and 114.
- 42 Question: Please provide sheet CS.5 as called out in A1.5.
 Response: CS.5 callouts have been removed from sheet A1.5.
- 43 Question: Please clarify requirements for road access on Creek Road. Is the projects intention to close Creek Rd. throughout construction or will this road be required to remain active in some

capacity? If required to remain active, what is the expectation during working hours and what is the expectation during non-working hours? Gated or not gated?

Response: General public vehicular access will be closed for the extent of the project. Access for bicycles and pedestrians should be kept available to the greatest extent possible. Contractor shall be expected to secure an existing gate adjacent to Chambers Rock Road outside of work hours. Contractor shall provide barricades and signage (or approved alternative) to prevent vehicles from entering from Hopkins Bridge Road (except to contractor vehicles and occasional Park Staff) for the duration of the project. The separate bridge replacement project's contractor will control access from Hopkins Bride Road during that project, after which the Nature Center contractor shall resume control. See also Addendum 2, General Information.

- 44 Question: Sheet S5.3, sections 8&9 show a stainless angle 10x10x3/4 to support the stone veneer. This product is not available through various suppliers. Is there an alternate that could be recommended?

Response: Angle can be substituted with a bent plate of the same dimensions.

- 45 Question: The proposed top of pier elevations at column intersections A/9, A/7, & A/5 do not make sense. The current elevations indicate that the top of column footing is above the proposed top of pier elevation. Please verify that the proposed top of column footings and top of pier elevations are correct.

Response: The top of piers at the indicated locations are to be 8" below the adjacent upper floor slab elevation.

- 46 Question: Please confirm material for 12"x24" Porcelain Tile/Stone (W-3). A7.1 notes 'Stonesource/Palermo Limestone 3D' textured tile and A9.2 notes 'Crossville/Gotham'. Please also confirm locations.

Response: W-3 is no longer used. Legends on A7.1 & A7.2, Finish Schedules on A9.1 & A9.2, and Specification 09 30 00 have been revised.

- 47 Question: Please confirm if any exposed piping is to be color coded.

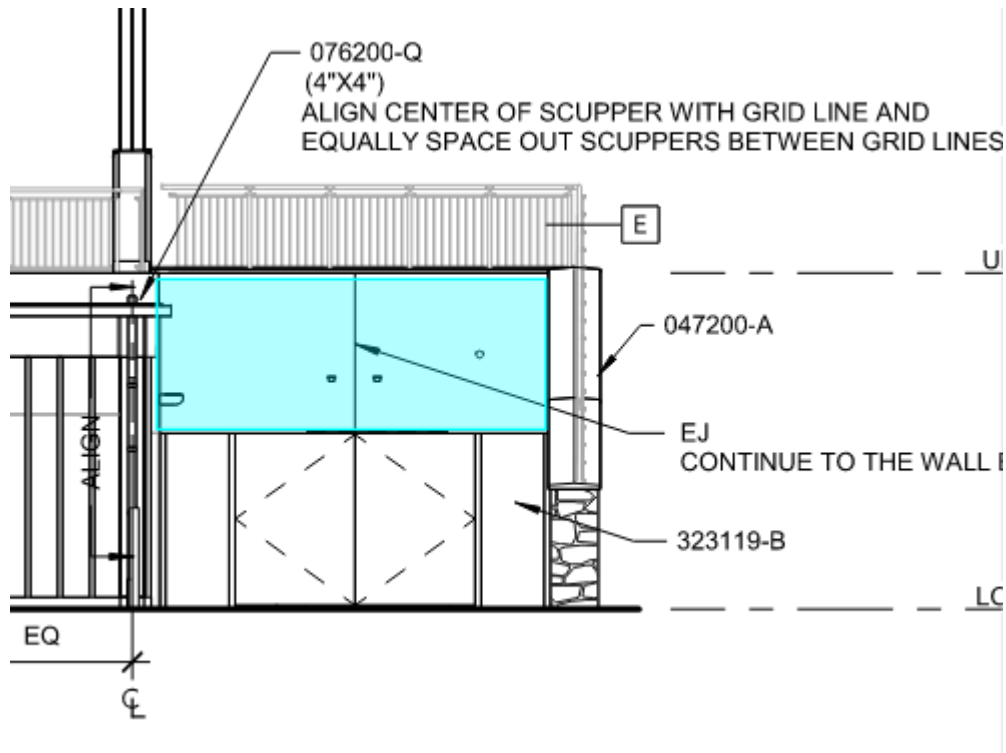
Response: In finished spaces other than mechanical rooms where piping is exposed, refer to architectural drawings and specifications for painting color requirements. Within mechanical rooms, no color coding is necessary.

- 48 Question: Footing associated with column F5 is called to be F8.0, however there is not F8.0 located in the Footing Schedule to determine its size and reinforcing requirements. Please provide.

Response: Provide 8'-0" x 8'-0" x 1'-2" w/ (8) #7 bars each way bottom.

- 49 Question: For 4/A1.5 and 5/A1.5 I see where the stone veneer has been removed, and the alternate calls for the add of fiber cement, but there is no specific detailing shown. Where this happens in other elevations of the Alternate #6, the fiber cement design follows the design of the rest of the project with the FC panels and battens; however, at these 2 elevations is just shows a flat panel. Can you please verify what the design intent and details are to be at these 2 elevations (4/A1.5 and 5/A1.5)? If these are to be flat panels as shown, there will probably be a need for additional joints, due to size limits of the material.

Response: Refer to 1/A1.5 and 6/A1.5. The site walls around the outdoor mech/support are tagged as E3, which is exposed concrete on the inside face and stone cladding on the outer face above grade, as shown on the floor plan.



- 50 Question: Can Sherwin Williams Deco Quarts and SW Resuflor products be substituted for the Stonhard products?
Response: GWWO takes no exception to this substitution.
- 51 Question: Is there flooring specified for the covered outdoor area on the 2nd floor? If yes, which product?
Response: Per roof type R3 and R4, the terrace has porcelain pavers.
- 52 Question: There is a note on the drawings that says, “remove full extent of ex. Sanitary/septic piping and associated septic infrastructure”, however on the septic system there is another note that says “Existing septic field (location approximate) to be removed by others under separate contract”. Please clarify if removed of the septic system in its entirety will be by others and if so, please let us know the limits in which the removal by others will be done so we know where to start our demo.
Response: The septic system installer has included pumping the existing tank and abandoning it per DNREC standards as part of their proposal.
- 53 Question: For the install of the septic system, please confirm that the entire septic system, including the 1500 gallon septic tanks are by others, and we are just connecting to an existing stub with the 2” Force Main.
Response: This is correct.
- 54 Question: Is the 1,000-gallon lift pump station in the sitework scope of work? If so, please provide additional detail on this structure. Please provide specifications for the pump and section details of the vault/pump station.
Response: The 1,000 gallon lift pump station is to be included in the GC’s contract and shall provided per Drawing 5, Lift Tank Detail, Nature Center Dated 12/11/24 which is included in this Addendum.

- 55 Question: Can we be provided with profiles for the sanitary/water. Need to know how deep the force main/gravity sewer is going to be.
 Response: Per sheet C.14 the sanitary force main should be installed at a minimum 36" depth unless directed by septic engineer. Contractor shall maintain 18" clearance from all crossing utilities.
- 56 Question: There are multiple storm runs that appear to be mis labelled on the storm drainage drawings. See below:
 A. Pipe run CB #6 to MH #3 -calls out 276 LF of 18" RCP. It scales out to roughly 242 LF and according to MH #3, it should be 24"? Please confirm what is correct here.
 B. Pipe run CB #1 to existing storm D.I. #1 calls out 248 LF of 18" RCP. It scales to roughly 258 LF and according to CB #1, it should be 24"? Please confirm what is correct here.
 C. Pipe run CB #1 to MH #1 calls out 25 LF of 18" RCP. According to CB #1, it should be 24"? Please confirm what is correct here.
 Response: Responses provided below.
 A. Pipe length corrected to 242 LF. Pipe size corrected to 24" RCP; CB #6 revised and increased to 48"x48" (see revised C.12 & C.13).
 B. Pipe length corrected to 258 LF of 18" RCP (see revised C.12).
 C. 18" is correct. See revised notes for C.B. #1 (See revised C.12).
- 57 Question: Is precast polymer trench drain acceptable such as ACO or ZURN in lieu of precast concrete?
 Response: No, the listed manufacturers are not considered an approved equal. Trench drain must be concrete cast-in place or pre-cast, constructed and installed at design elevations and dimensions. Frame and grate shall meet specifications provided on the drawings and details.
- 58 Question: Please confirm that structural detail 10/S5.2 is to be used for all three retaining walls on the site drawings located at the bio retention basin, by the bike racks, and at the outdoor mechanical area.
 Response: 10/S5.2 does not pertain to all retaining walls. See foundation plan for footing dimensions and schedule for footing reinforcing requirements.
- 59 Question: Section 312000 Earthwork Site article 3.05 calls out for Excavation to be unclassified. Would you consider waiving the unclassified soils requirement specification and establish an allowance to address unforeseen issues to reach subgrade?
 Response: See revised 312000.
- 60 Question: Is the contractor responsible for CCR inspections or will this be provided by others?
 Response: The Owner will contract with an agency to perform CCR services.
- 61 Question: It was discussed during the pre-bid meeting that the bridge contract will use the proposed building parking area for staging. In order for the bridge staging area to be constructed the building contractor must complete steps 1 through 15 of the sequence of construction on sheet C.04. This creates logistical conflict between the two contracts depending on the mobilization date for the bridge work. Can you provide a rough milestone schedule for the bridge project?

Response: The staging area for the bridge project was shifted in Addendum 2 to be placed in the existing parking lot. The drainage pipe noted in step 6 to be connected to the bridge replacement proposed pipe will be field coordinated with the bridge contractor. The installation of the bridge end of this pipe is noted as step 3 in the bridge sequence of construction. The bridge project will be able to mobilize on the same date as the nature center project as noted in Addendum 1.

62 Question: The utilities running along Creek Road appear to within the dripline of a number of trees not called out for removal, please advise.

Response: Trees that are significantly impacted by utility installation shall be removed as necessary; removal to include removal of root mass and backfill with suitable soil. For trees that can be protected, perform work to minimize impacts to branches and root mass. Clear cut roots and branches along portions of trees that are able to be saved. Coordinate tree protection in field with Landscape Architect and DNREC staff.

63 Question: Can you define the amount of space required for the bridge project laydown area?

Response: The laydown area for the bridge project was articulated in Addendum 2.

64 Question: Will the bridge contract be required to maintain and return the laydown area and any roads accessing the laydown area provided by the building contract to pre-work conditions

Response: Yes, with the laydown area for the bridge project shifted to the to be removed existing parking lot there should be minimal impact to be returned to pre-work condition (See also Addendum 2, General Information).

65 Question: Please advise if the comfort station footings can be abandoned in place

Response: The structure is to be removed in its entirety.

66 Question: Please advise if the block foundation walls can be broken up and used as fill within the comfort station footprint

Response: No, CMU material is to be removed from the site.

67 Question: Please define the purpose of the as-built survey required for the existing septic tank, dosing tank and associated pipe stubs and cleanouts called out on sheet C-15 notes . Is the survey intended to be submitted to the AHJ or simply to confirm existing conditions?

Response: Purpose is to determine existing conditions prior to starting work and ordering any pre-cast structures.

68 Question: Please confirm detail 10/S 5.2 is to be used for the construction of the retaining wall required at the Bio Retention Facility. Please confirm bottom of footing is at elevation 101 for the entire wall length.

Response: 10/S5.2 is to be used for the basin retention wall along Creek Rd. Base of footing shall be set at 3 feet below grade.

69 Question: Would you consider waiving AISC certification requirements for Architecturally Exposed Structural Steel so as long as AISC standards are maintained

Response: We will not be waiving the AISC certifications specified in 051213. These requirements are in place to ensure consistent quality on exposed architectural steel elements.

70 Question: In reference to 23 09 01 – 3 Part 2 Products 2.1 Acceptable Manufacturers, the building's new BAS is listed as having "Radius Services LLC and Modern Controls, Inc" as approved vendors due to being State of DE Approved vendors. Please clarify that Radius Services

LLC is in reference to Automated Logic by Radius Systems LLC, being an approved BAS vendor. Automated Logic by Radius Systems, LLC is the State of DE approved vendor alongside Modern.
Response:

Specification Section 230901

Revise Paragraph 2.1.A.1 to read:

1. Johnson FX Tridium by Modern Controls.
2. Automated Logic WebCTRL by Radius Systems LLC

- 71 Question: In reference to the Electric Ceiling Heaters detail on M7.1, it is clarified that the units are being provided with integral thermostats and then the DDC is to enable/disable the unit. Is the unit's thermostat being provided with BACnet interface?
Response: The intent is that the unit's integral thermostat controls the ceiling heater independently, and BACnet interface with the actual thermostat is not required.
- 72 Question: The Interior Finish Schedule on A9.1 and A9.2 lists wall finish W-3 - Porcelain Tile. I don't see W-3 shown on the floor plans, please clarify.
Response: W-3 is no longer used.
- 73 Question: Please confirm that testing services are being provided by the owner for soil, concrete, steel, etc.
Response: Correct, testing and inspections are by Owner.
- 74 Question: Does the contractor own any lawn or landscaping maintenance (mowing, watering) beyond the date of substantial completion?
Response: The contractor owns maintenance of lawn and landscaping until they are fully established and meeting agency approvals. The time period may extend beyond substantial completion.
- 75 Question: Note 16 on P4.1 refers to water treatment equipment that is to be determined after the owner tests the water. Since we don't know what specific system is required, will this be handled as a change order after contract award? If not, please establish an allowance or a basis of design.
Response: The drawings indicate that the contractor is to take a water sample from the chambers house and submit it to a water testing company for analysis. The water treatment company is to also provide a recommendation for water treatment. The contractors should include performing this task and submitting the results and the recommendations and await further direction.
- 76 Question: The project manual specifically states unclassified excavation in section 3.05 Excavation, General. Within this section, it states "Excavate to subgrade elevations regardless of the character of surface and subsurface conditions encountered. Unclassified excavated materials may include rock, soil materials, and obstructions. No Changes in the Contract Sum or the Contract Time will be authorized for rock excavation or removal of obstructions. If excavated materials intended for fill and backfill include unsatisfactory soil materials and rock, replace with satisfactory soil materials." Are we expected to assume the entirety of the site is unclassified materials and will require the removal of existing soils and bringing in all new backfill material?
Response: The intent of this Section 3.05 note is to have Contractor own excavation of all encountered onsite materials as required to meet design subgrades. We have revised 31200 Section 3.05 to include an exception for rock/boulders measuring one cubic yard and larger in volume. Any excavated soil, that is intended to be used elsewhere onsite for fill/backfill, will

need to meet the satisfactory soil materials requirements as specified in Section 2.01. if excavated material does not meet the soil requirements per 2.01, then they will need to haul offsite. Contractor shall reference the Geotech Report for additional information related to subsurface conditions.

General Notes:

Attachment (Substitution Requests, Revised Manual Pages, Revised Plan Sheets, Septic Detail)

End Addendum Three