

New Castle County Vo-Tech School District

8/1/2023

TO: ALL OFFERORS

FROM: Sean Sokolowski
Director of Business

SUBJECT: ADDENDUM # 2: NCC2208DTS – HVAC3

ADDENDUM # 2

All other terms and conditions remain the same.

ADDENDUM NO. 2

**New Castle County Vo-Tech School District
Delcastle Technical High School HVAC Renovations Bid Phase 3
1417 Newport Road
Wilmington, DE 19804**

**THE WHITING-TURNER CONTRACTING COMPANY
CONSTRUCTION MANAGER
131 Continental Drive – Suite 404
Newark, DE 19713
302-292-0676**

BIDS DUE: Unchanged – August 3rd, 2023 at 1:00 PM

**LOCATION: NCCVT District Office
1417 Newport Road
Wilmington, DE 19804**

**PREBID: July 19th, 2023 at 1:00 PM
Delcastle Technical High School
1417 Newport Road
Wilmington, DE 19804**

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. All bidders shall acknowledge this addendum on the Bid Form.
- 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.

2.0 CHANGES TO THE PROJECT MANUAL and DRAWINGS

- 2.1 SECTION 01 32 10 CONSTRUCTION SCHEDULE has been revised and attached.
- 2.2 BID PHASE 3 RFIs have been added an attached.

3.0 ATTACHMENTS

- 3.1 SECTION 01 32 10 CONSTRUCTION SCHEDULE
- 3.2 BID PHASE 3 RFIs

END OF ADDENDUM NO. 02

SECTION 013210 – CONSTRUCTION SCHEDULE

PART 1 - GENERAL

1.1 Construction Schedule

1. The following Schedule is applicable to all bidders. The durations in the schedule are based on 5 day work weeks.
2. The Construction Schedule as approved by the Construction Manager and Owner will be an integral part of the Contract, and will establish interim work completion dates for the various activities.
3. The Construction Schedule may vary in accordance with construction conditions. Each Trade Contractor shall delay or expedite material and equipment deliveries, and modify the required labor forces to accommodate these varying conditions.
4. Work is to commence upon receipt of the Letter of Authorization to proceed.
5. Within fifteen (15) days after receipt of a "Letter of Authorization to proceed", each trade Contractor shall submit a detailed preliminary Construction Schedule to the Construction Manager. The schedule will include breakdowns of total man days of field labor into major categories of work, time estimates of various categories of work, and the crew size for each category.
6. Each Trade Contractor shall organize his Construction Schedule per Phase, Building, Area, and/or Floor as required by the Construction Manager.
7. Each Trade Contractor shall be responsible for participating in pull-planning sessions with WT
8. The Construction Manager shall schedule a meeting with the Trade Contractor to receive the contents of each Trade Contractor's preliminary Construction Schedule, coordinate the sequence of work, and make all revisions required. The Construction Manager shall have the final authority concerning the sequence of work and durations of each activity. Each Trade Contractor shall revise his schedule in accordance with that meeting and submit his schedule to the Construction Manager for approval. The Construction Manager will then develop the Project Construction Schedule. Each Trade Contractor shall schedule and perform his work in accordance with the Construction Manager's Project Construction Schedule.
9. The Schedule shall be the basis for the dates to start and complete work for various portions of each contract, and to complete work (including changes) for the Project. It shall be the duty of the Trade Contractor to conform to the approved Schedule and to arrange his work in such a manner that it will be installed in accordance with the Schedule.
10. Each Trade Contractor shall submit two (2) copies of an updated Construction Schedule comparing the original schedule to actual work in progress and projected work along with the preliminary application for payment.
11. A representative of each Trade Contractor shall meet with the Construction Manager and furnish to him information necessary for such re-evaluating and updating and, if applicable, information with regard to changes in the work and the Trade Contractor's proposed effort to overcome any delays incurred.
12. Should any work not be started or completed within five (5) days of the stated scheduled date, the Construction Manager shall have the right to order the Trade Contractor to expedite start and completion of the work by whatever means the Construction Manager deems appropriate and necessary, without additional compensation to the Trade Contractor.

CONSTRUCTION SCHEDULE

13. Should any work fall to ten (10) or more days behind schedule, the Construction Manager shall have the right to perform the work or have the work performed by whatever method the Construction Manager deem appropriate.
14. Costs incurred by the Construction Manager in connection with “maintaining the Construction Schedule” under this section shall be reimbursed to the Construction Manager by the Trade Contractor.
15. It is expressly understood and agreed that failure by the Construction Manager to exercise the option to either order the Trade Contractor to expedite work, or to expedite the work by other means, shall not be considered precedent-setting for any other activities.
16. The following Construction Schedule is critical to the successful completion of the Project and is an integral portion of the Construction Documents. The Construction Schedule may vary in accordance with the construction conditions. The Trade Contractor shall delay or expedite his material and equipment deliveries and modify the required work forces to accommodate these varying conditions. The attached schedule is a milestone schedule with durations that portions of the project must be completed in. A more detailed construction schedule will be generated after all contracts have been awarded. By submitting a bid, each Trade Contractor is acknowledging that they can complete this work within the durations outlined in the milestone schedule.
17. The schedule is of the essence on this project and each contractor is responsible for completion of its work in coordination with the work of all other contractors within the required sequence and time frame so that the established schedule is met. Each contractor agrees to provide sufficient labor crew size, equipment and/or work overtime, weekends, or shiftwork as necessary to meet the activity durations on this schedule.
18. The attached schedule includes “estimated” start dates for the construction activities. In the interest of the overall project, W-T reserves the right to alter the sequencing of activities in order to accommodate project conditions and/or Owner requirements. It is understood that the contractor shall be obligated to complete its activities within the specified duration regardless of the actual start date.
19. All submittals and shop drawings must be submitted within a minimum of **two (2) weeks** of the notice to proceed with this subcontract, or the dates indicated on the schedule or scope of work, whichever occurs first. All expediting of materials and equipment to meet this schedule is the responsibility of the contractor. Contractor to pay for any quick ship charges if necessary.
20. All work, or applicable portions of the work, shall be sufficiently complete for Owner’s use and occupancy and all required approvals and permits for use and occupancy shall have been issued by the appropriate authorities by the established “Date of Substantial Completion” of the work, or applicable portion thereof.
21. All punchlist work and project closeout documentation shall be completed and approved by the Owner and Architect by the “Date of Final Completion”: which shall be no later than 21 days after the Date of Substantial Completion. Any uncompleted punchlist items after this date will be completed by Whiting-Turner and backcharged to the appropriate contractor or vendor. Final invoices will not be processed until final completion of the work and certification of same by the Owner and Architect.
22. If a contractor misses any portion of a workday due to weather, manpower, or scheduling conflicts, they must make-up this lost time on Saturday of the same week. If two or more days are lost in the same work week, the contractor shall work the immediate Saturday and the Saturday(s) of the following week(s) to make up those lost days.

23. Sundays are not regular work days. Approval must be obtained from Whiting-Turner prior to working. It is expected that contractors will work Saturdays, Sundays, and overtime when days are lost during the week.
24. Failure to properly man the project during normal week days may result in charges for CM supervision on weekends, at the discretion of the CM.
25. The contractor must schedule their work forces to work on all available work at a given time. Therefore, if an area of the building is ready for the contractor's work to begin or continue, the contractor must have manpower onsite working. Contractors will not have the "entire" work area at one time.
26. Each contractor must request information or clarifications in a timely manner, at least two weeks prior to needing the information, so that the time required to receive the clarification does not impact the work. No delays will be accepted related to this issue.
27. Each contractor is required to include in their bid the necessary overtime costs if they are needed to meet the schedule durations in this section.

2.1 Time of Completion

1. The Trade Contractor shall commence work upon receipt of a Letter of Authorization to proceed from either NCCVT School District or The Whiting-Turner Contracting Company.
2. All work shall be 100 percent (100%) complete and sequenced per the attached schedule unless agreed upon by the Construction Manager prior to the executing of the contract.
3. Work can be completed on Saturdays and Sundays and at extended hours during the week. The Owner shall not be responsible for additional costs for overtime.
4. Normal work hours shall be from 7:00 a.m. to 3:30 p.m., Monday to Friday, and 7:00 a.m. to 3:30 pm on Saturday, when applicable. Work may be completed beyond these hours, as approved by the Construction Manager.
5. Weather Delays: The project substantial completion date, shall only be adjusted due to weather conditions if there are delays above and beyond the following "Adverse Day" allowances based on a seven day work week:
 - A. January (12), February (10), March (5), April (5), May (4), June (2), July (4), August (3 days), September (4 days), October (3 days), November (2 days), and December (6 days). These "Adverse Days" are based on the following reference: State of Delaware Department of Transportation's Standard: "763508 Project Control System."
 - B. Delays requested due to weather must be related to the critical path activity as indicated on the Contractor's Project Schedule.
 - C. Delays due to weather must be reported by the contractor on the day they occur in a written report.
 - D. Any day lost during the week must be made up the same week by overtime and /or weekend work. If the weather is bad on the make-up day, the lost day must be made up the following week.
 - E. The allowance days listed above carry over to the next month if they are not used. Therefore, if only 1 allowance day is used in November, there are (7) days in December. Therefore, there is a total of 60 allowance days in a year.

3.1 See attached Project Schedule

END OF SECTION 013210

Delcastle HVAC Renovation Phase 3

	Task Name	Duration	Start	Finish	Q2			Q3		
					Apr	May	Jun	Jul	Aug	Sep
1	Phase 3 Base Bid W/Alt 2									
2	Install Floor Protection	2d	06/17/24	06/18/24						
3	Remove Ceiling as Needed	7d	06/17/24	06/25/24						
4	Alternate 2: Remove all Ceiling	5d	06/26/24	07/02/24						
5	MEP Demolition	10d	06/21/24	07/04/24						
6	Install New Unit Ventilator	10d	06/25/24	07/08/24						
7	Install New MEP Piping	10d	06/25/24	07/08/24						
8	Make Final Connections	5d	07/09/24	07/15/24						
9	Reinstall Ceiling Removed	5d	07/16/24	07/22/24						
10	Alternate 2: Reinstall all Ceiling	8d	07/23/24	08/01/24						
11	Above Ceiling Inpsections	3d	08/02/24	08/06/24						
12	Drop Ceiling Tiles	5d	08/07/24	08/13/24						
13	Final Inspection	1d	08/14/24	08/14/24						
14	Final Cleaning	5d	08/15/24	08/21/24						
15	Punchlist	5d	08/15/24	08/21/24						
16	Balancing and Commissioning	10d	08/15/24	08/28/24						
17	Phase 3 Alternate 3									
18	Install Floor Protection	2d	06/17/24	06/18/24						
19	Remove Ceiling as Needed	4d	06/19/24	06/24/24						
20	MEP Demolition	5d	06/27/24	07/03/24						
21	Install New Unit Ventilator	7d	07/01/24	07/09/24						
22	Install New MEP Piping	7d	07/01/24	07/09/24						
23	Make Final Connections	4d	07/10/24	07/15/24						

	Task Name	Duration	Start	Finish	Q2			Q3		
					Apr	May	Jun	Jul	Aug	Sep
24	Install New Ceiling	5d	07/16/24	07/22/24						
25	Above Ceiling Inpsections	3d	07/23/24	07/25/24						
26	Drop Ceiling Tiles	2d	07/26/24	07/29/24						
27	Final Inspection	1d	07/30/24	07/30/24						
28	Punchlist	5d	07/31/24	08/06/24						
29	Balancing and Commissioning	10d	07/31/24	08/13/24						

Delcastle HVAC Phase 3 RFIs

No.	Question	Response
1	Please confirm there is no drywall work associated with this bid.	There is no Drywall associated with this phase of the project.
2	Please confirm differences in drawings A70.13 and A70.13A	There are no differences between the drawings.