

Johnson Elementary School – Renovation & Roof

**2100 Gilpin Avenue
Wilmington, Delaware 19806**

ADDENDUM #2

June 22, 2026

Contract No. 2-26-33

The following document is intended to amend the Project Manual and Drawings dated May 5th, 2026 and issued for bidding June 9th, 2026 for the above-referenced project.

Addendum 2 includes changes to the following items which are to be added to the contract documents and are to serve as a revision and or clarification to the information provided therein. See attached:

1. RFI responses:
 - a. Attachment 1 – RFI Responses
 - i. Special Inspections responsibility clarification
 - ii. Roofing clarifications
 - iii. Request for product substitution – BAS system
 - b. Attachment 2 –Drawing AR100 to replace current AR100
2. Specification Section 012300 – Alternates - replace with the attached version
Revised as follows:
 - a. New Alternate added – Alternate # 5 bathroom floors

******END of ADDENDUM #2 ******

Red Clay Consolidated School District
 Joseph E Johnson Elementary School (formerly Highlands ES)

Addendum 2 – Request For Information (RFI) Responses

Date of Issue: July 22th 2026

RFI 1	From:	Representative:	Date:
	Multiple	Multiple	6/9/2026
Question:	How are we to handle the special inspection procedures and costs?		

	From:	Representative:	Date:
Response:	RCCSD	Ed Lupinek	6/17/2026
	The special inspections for the structural work, we expect the responsibilities to be as follows:		

Architect/Engineer of Record

- Develop the Statement of Special Inspections per City of Wilmington requirements.
- Review non-conforming work and recommend corrective actions.
- Coordinates with the building official on technical issues.

General Contractor

- Contracts with a 3rd party inspection firm approved by the Owner.
- Schedule inspections with the special inspection agency.
- Coordinate the work of subcontractors so inspections occur before work is concealed.
- Provide access to the work as required by the inspector.
- Maintain inspection logs and tracks deficiencies.
- Ensures required inspections are completed before requesting progress inspections or occupancy approvals.

Special Inspection Agency

- Performs inspections required by the approved Statement of Special Inspections.
- Issue reports and non-conformance reports.
- Communicate findings to the owner, architect/engineer, contractor, and building official as required.
- Provide final compliance letters and summary reports at project completion.

Owner

- Reimburses the General Contractor for associated 3rd party inspection firm costs through Allowance Authorizations or Change Orders.
- Allowance Authorization Forms should be sent to Marcin (with Ed copied) for signature, with all back-up documentation attached.

RFI 2	From:	Representative:	Date:
	Detwiler Roofing	Joshua Horning	6/16/2026
	CTA Roofing	Coty Cribb	6/19/2026
Question:	The specification for the EPDM roofing section lists fleeceback EPDM, 145mil, and indicates a mechanically fastened roof system. The drawing note 5 on AR100 indicates fully adhered, 90 mil EPDM roof system. Please advise on roof system intent.		
Response:	From:	Representative:	Date:
	Cooperson Assoc.	Diana Mann	6/19/2026
	Note 5 on drawing AR100 is incorrect and has been revised. The roofing is to be fleeceback EPDM, 145 mil, mechanically fastened roof system.		
RFI 3	From:	Representative:	Date:
	Radius Systems	Ethan Holcroft	6/17/2026
Question:	Formal request for Automated Logic (ALC), as provided by Radius Systems, LLC to be added as an acceptable manufacturer for the extension of the existing Niagara Tridium Building Management System. Reference: Spec Section 23 09 50 – Building Automation System (BAS) General.		
Response:	From:	Representative:	Date:
	RCCSD	Ed Lupinek	6/18/2026
	Automated Logic (ALC) as provided by Radius Systems, LLC is approved. <i>"The Red Clay Consolidated School District selected the Tridium/Niagara BAS system (district-wide) because it is non-proprietary, allowing any certified BAS contractor with the mfg certification to work on the system. Any hardware proposed to achieve the specified functionality must also be non-proprietary so that future modifications does not require a singular entity (contractor) to make changes. Any BAS vendor assumes full responsibility for ensuring that all specified project aspects are met and that any necessary additional equipment and programming are included. The system shall be complete and operational by the end of the project at no additional cost to the school district. As the project will be phased over a period of time, yet to be determined, controls must be developed, installed and operational alongside each piece of equipment as it is replaced to eliminate downtime. All of these efforts are to be coordinated with the mechanical contractor."</i>		
RFI 4	From:	Representative:	Date:
	Detwiler Roofing	Joshua Horning	6/19/2026
Question:	How should we address the low through wall flashing at masonry walls and intake vents.		
Response:	From:	Representative:	Date:
	Cooperson Assoc.	Diana Mann	6/19/2026
	See detail 3 drawing AR501 for low through wall flashing at masonry wall detail, typical.		

RFI 5	From:	Representative:	Date:
	Detwiler Roofing	Joshua Horning	6/19/2026
Question:	Is a substrate board required for this project?		
Response:	From:	Representative:	Date:
	Cooperson Assoc.	Diana Mann	6/19/2026
	A cover board is required for all areas with roof insulation as indicated in detail drawings. Substrate board is only required if substrate surface is found to be damaged.		
RFI 6	From:	Representative:	Date:
	Detwiler Roofing	Joshua Horning	6/19/2026
Question:	What is the minimum insulation thickness?		
Response:	From:	Representative:	Date:
	Cooperson Assoc.	Diana Mann	6/19/2026
	Refer to note #8 on sheet AR100 "Base ISO insulation to be 4" thick min. Tapered insulation to be 1/2" thick min. Roof slope to drains to be 1/8"/ft. min."		
RFI 7	From:	Representative:	Date:
	Detwiler Roofing	Joshua Horning	6/19/2026
Question:	Are we able to mechanically fasten the entire insulation assembly?		
Response:	From:	Representative:	Date:
	Cooperson Assoc.	Diana Mann	6/19/2026
	Yes. Entire insulation assembly should be mechanically fastened.		
RFI 8	From:	Representative:	Date:
	CTA Roofing	Coty Cribb	6/19/2026
Question:	Are either black EPDM or white TPO an acceptable roofing membrane?		
Response:	From:	Representative:	Date:
	Cooperson Assoc.	Diana Mann	6/19/2026
	Roofing material is to be 145 mil EPDM white on black as specified in spec section 07 53 23 - Ethylene-Propylene-Diene-Monomer (EPDM) Roofing – paragraph 2.3.		
RFI 9	From:	Representative:	Date:
	CTA Roofing	Coty Cribb	6/19/2026
Question:	Please provide existing roof thicknesses for each roof area. If this information is not available, please provide a baseline thickness and total roof assembly we should use for bidding.		
Response:	From:	Representative:	Date:
	Cooperson Assoc.	Diana Mann	6/19/2026
	Exact existing roof thicknesses are not known. See "Existing Roof Notes" on Sheet AR100 for roof assemblies for each roof section.		

RFI 10 **From:** **Representative:** **Date:**

CTA Roofing Coty Cribb 6/19/2026
Question: Are the existing roof areas structurally sloped or flat? Will full tapered insulation be required on every flat roof area or are only crickets and aux drainage required?

Response: **From:** **Representative:** **Date:**
Cooperson Assoc. Diana Mann 6/19/2026
Existing Roof is believed to be flat. Full tapered insulation is expected to be required on all flat roof areas.

cc: Bidders
 RCI
 Emily Ryan – Data Service Center
 Design Team – Siemanowski & DEDC
 RCCSD – Marcin & Ed
 File

Attachments: Att. 1 – Sheet AR100

SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 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 the 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 alternates into the Work. No other adjustments are made to the Contract Sum.

1.3 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. Execute accepted alternates under the same conditions as other Work of the Contract.
- C. Schedule: A Part 3 "Schedule of Alternates" Article 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 : Parapet Cast Stone Repair.

1. Base Bid: Structural bracing and brick repair as indicated on Drawing AR500 at locations indicated on Drawing A202 - Floor Plans.
2. Alternate: Add structural bracing and brick repair as indicated on Drawing AR500 at locations indicated on Drawings A201 and A202 - Floor Plans. This work is in addition to base bid.

B. Alternate No. 2: Hand Dryers.

1. Base Bid: Paper towel dispensers.
2. Alternate Bid: Add Saniflow Model MO6ACS Speedflow High Speed Dryers and heat shield where indicated on Drawings A400-A407.

C. Alternate No. 3: Phenolic composite countertops.

1. Base Bid: Plastic laminate countertops.
2. Alternate: Substitute phenolic composite countertops as indicated on Drawings A409-A414 in lieu of plastic laminate countertops. See section 12 35 53.19 – Wood Laboratory Casework.

D. Alternate No. 4: **Gang Toilets - Decorative Fiber Reinforced Wall Paneling.**

1. Base Bid: Patch tile in Boys Toilet 200BT and Girls Toilet 200GT.
2. Alternate: Install Decorative Fiber Reinforced Wall Paneling over existing tile and new GWB. Include all walls, floor to ceiling. Panels to be 80% solid Sherwin Williams color with standard contrasting groove pattern and approximately 20% to be divided between 2 different custom images both with the same custom groove configuration. See specification Section 09 77 20 – Decorative Fiber Reinforced Wall Panels.

E. **Alternate No. 5: Toilet Room Flooring.**

1. **Base bid: Flooring in toilet rooms to be as indicated on drawings.**
2. **Alternate: Flooring in all toilet rooms to be Sherwin Williams Resuflor Deco Quartz or approved equal in lieu of materials listed on drawings. Refer to spec section 09 67 23 – Floor Coating System for additional information.**

END OF SECTION 012300

ALTERNATES

Construction/Bidding
Documents 100%
January 5, 2026

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