

Johnson Elementary School – Renovation & Roof

**2100 Gilpin Avenue
Wilmington, Delaware 19806**

ADDENDUM #3

June 23, 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 3 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. BAS – Building automation systems clarifications
 - ii. Roofing clarifications
2. Updated Bid Form 00 41 13 – Added line for Alternate #5

******END of ADDENDUM #3 ******

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

Addendum 3 – Request For Information (RFI) Responses

Date of Issue: July 23th 2026

(Continued from Addendum 2)

RFI 11	From:	Representative:	Date:
	Radius Systems	Ethan Holcroft	6/16/2026

Question: In reference to the Base Mounted Suction Pump Schedule on M-601, please clarify the BAS control strategy for the CHWP-1, CHWP-2, DTWP-1, and DTWP-2. There is no control diagram or sequence of operation currently present in the M-701 through M-703 section describing the pump control strategy or the impact on the existing sequence of operation for the water systems. Please clarify the control strategy of the pumps and if possible, list any existing equipment such as boilers chillers part of the system’s sequence of operation being impacted.

- Please clarify the impact on the specification and sequence of operation 23 0958-4 3.2 Central Plant Equipment – Monitoring and Management, which clarifies parameters to be trended for temperature sensors, humidity sensors, pressure sensors, run requests, etc.

Response:	<u>From:</u> DEDC	<u>Representative:</u>	<u>Date:</u> 6/23/2026
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**BAS Sequence of Operations: Lead/Lag Pumps
 CHWP-1, CHWP-2 — Chilled Water Pumps**

Points: Start/Stop (BO), Status via current switch (BI), VFD speed command (AO) and speed feedback/fault (AI/BI), CHW system differential pressure (AI), Lead/Lag selector (software, with manual override), HOA position monitoring.

Sequence

1. **Enable.** CHWP-1 and CHWP-2 are enabled whenever the associated chiller(s) are commanded on or the CHW plant is otherwise enabled (OAT lockout cleared, schedule active, or call from AHU/coil valves).
2. **Lead pump start.** The lead pump (initially CHWP-1, subject to rotation below) is commanded on. Status is confirmed within an adjustable time delay (default 10 seconds).

3. **Failure response.** If status fails to prove within the delay, or status is lost during normal run, the BAS de-energizes the failed pump, immediately starts the lag pump, and generates an alarm. No operator action is required for the lag pump to assume duty.
4. **Speed control.** The lead pump (and lag pump, if started) is modulated by a PID loop to maintain CHW differential pressure setpoint (default 12 psid, adjustable) sensed at the most remote/critical coil, with reset permitted based on the most-open control valve position.
5. **Lag pump standby.** The lag pump remains off, ready, unless called by failure of the lead pump or by high system demand exceeding single-pump capacity, if parallel duty is enabled for that plant.
6. **Lead/Lag rotation.** The BAS tracks accumulated run hours on each pump. Lead designation automatically alternates (default weekly, adjustable) to equalize wear, unless locked by manual override at the graphic.
7. **Shutdown.** When the CHW plant is disabled, the lead pump stops (with a time delay off if required to satisfy chiller minimum flow proving on shutdown). Lag pump remains off.

Alarms

- Pump fail to start / fail to prove status
- Loss of status during run (unplanned shutdown)
- VFD fault
- Low CHW differential pressure (loss of flow)
- High CHW differential pressure (possible valve/strainer fouling)
- Pump in Hand (HOA not in Auto)
- Lead and lag pump simultaneous fail
- Excessive run hours since last rotation (maintenance, non-critical)

DTWP-1, DTWP-2 — Dual Temperature Loop Pumps

Points: Start/Stop (BO), Status (BI), VFD speed command and feedback (AO/AI), DT loop differential pressure (AI), loop supply temperature (AI), Heating/Cooling mode status (BI or software), Lead/Lag selector with manual override, HOA position monitoring.

Sequence

1. **Enable.** DTWP-1 and DTWP-2 are enabled whenever the dual temperature plant is active in either mode: Heating Mode (boiler/HX call) or Cooling Mode (chiller/HX call). Mode is set by the seasonal changeover sequence (OAT-based or manual).
2. **Lead pump start.** The lead pump (initially DTWP-1, subject to rotation below) is commanded on. Status is confirmed within an adjustable time delay (default 10 seconds).
3. **Failure response.** If status fails to prove, or is lost during run, the BAS de-energizes the failed pump, starts the lag pump, and generates an alarm.

4. **Speed control.** The lead pump is modulated by a PID loop to maintain DT loop differential pressure setpoint (adjustable) sensed at the most remote coil/zone, with reset permitted based on most-open valve position.
5. **Lag pump standby.** The lag pump remains off, ready, unless called by lead pump failure or by high demand if parallel duty is permitted.
6. **Lead/Lag rotation.** Run hours are tracked and lead designation alternates automatically (default weekly), unless locked by manual override.
7. **Seasonal changeover.** Pump operation is suspended during the changeover sequence itself (valve transition, loop temperature stabilization) to prevent simultaneous heating/cooling source conflict, per the changeover control sequence. Pumps resume per Step 1 once changeover is complete and mode is confirmed.
8. **Shutdown.** When the DT plant is disabled in both modes, the lead pump stops. Lag pump remains off.

Alarms

- Pump fail to start / fail to prove status
- Loss of status during run (unplanned shutdown)
- VFD fault
- Low DT loop differential pressure (loss of flow)
- High DT loop differential pressure (possible valve/strainer fouling)
- Pump in Hand (HOA not in Auto)
- Lead and lag pump simultaneous fail
- Mode/changeover mismatch (pump call active without confirmed Heating or Cooling mode)
- Excessive run hours since last rotation (maintenance, non-critical)

RFI 12	From:	Representative:	Date:
Question:	Radius Systems	Ethan Holcroft	6/17/2026
	In reference to 23 0950-1 1.3 C. "The BAS contractor shall provide Variable Frequency Controllers for all equipment identified as having (VFDs)." Please clarify if the BAS contractor is expected to furnish VFDs for the Base mounted suction pump, or if the pumps are being supplied with the Danfoss VFDs by the equipment vendor as shown in the schedule notes on M-601.		
Response:	<u>From:</u> DEDC	<u>Representative:</u> Scott Frenck	<u>Date:</u> 6/23/2026
	Pump VFDs to be provided by MC per Pump Schedule.		
RFI 13	From:	Representative:	Date:
Question:	Radius Systems	Ethan Holcroft	6/17/2026
	Please clarify pipe size service the air handling units for valve selections.		
	<u>From:</u>	<u>Representative:</u>	<u>Date:</u>

Response: DEDC Scott Frenck 6/23/2026
AHU-1: 66.1 gpm Dual Temp water
AHU-2: 42.3 gpm Dual Temp water
AHU-3: 42.3 gpm Dual Temp water

RFI 14 **From:** **Representative:** **Date:**
Radius Systems Ethan Holcroft 6/17/2026

Question: In reference to Detail 1 M-702 note "All functions below to be programmed into the Factory provided / mounted controller," Please clarify if the BAS contractor is to provide full BAS control of the Fan Coil Units, Blower Coil Units, and Unit Ventilators, or if all terminal equipment will be provided with factory provided/mounted controllers for BACnet interface of the equipment.

Response: **From:** **Representative:** **Date:**
DEDC Scott Frenck 6/23/2026
Terminal equipment does not have factory controls.

RFI 15 **From:** **Representative:** **Date:**
Radius Systems Ethan Holcroft 6/17/2026

Question: Please clarify if the Captiveaire Kitchen MAU-1 is to be provided with full BAS control, or if it is being furnished with BACnet Interface for integration by the BAS contractor?

Response: **From:** **Representative:** **Date:**
DEDC Scott Frenck 6/23/2026
Kitchen MAU-1 and HVU-1 are provided with Factory Controls.

RFI 16 **From:** **Representative:** **Date:**
Multiple 6/23/2026

Question: Please provide clarification regarding mechanical vs adhered roofing components.

Response: **From:** **Representative:** **Date:**
Cooperson Assoc. Diana Mann 6/23/2026
Roofing insulation should be mechanically fastened where existing surface is metal deck. Where existing surface is concrete plank insulation may be adhered. All roofing membrane is to be adhered.

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

Attachments: none

(PROJECT NAME)
(PROJECT LOCATION)
(PROJECT OR CONTRACT NUMBER)

BID FORM

For Bids Due: _____ (DATE) To: _____ (OWNER)

Name of Bidder: _____

Delaware Business License No.: _____ Taxpayer ID No.: _____

(Other License Nos.): _____

Phone No.: () _____ - _____ Fax No.: () _____ - _____

The undersigned, representing that he has read and understands the Bidding Documents and that this bid is made in accordance therewith, that he has visited the site and has familiarized himself with the local conditions under which the Work is to be performed, and that his bid is based upon the materials, systems and equipment described in the Bidding Documents without exception, hereby proposes and agrees to provide all labor, materials, plant, equipment, supplies, transport and other facilities required to execute the work described by the aforesaid documents for the lump sum itemized below:

\$ _____
(\$)

ALTERNATES

Alternate prices conform to applicable project specification section. Refer to specifications for a complete description of the following Alternates. An "ADD" or "DEDUCT" amount is indicated by the crossed out part that does not apply.

ALTERNATE No. 1: _____ (BRIEF DESCRIPTION)

Add/Deduct: _____
(\$)

ALTERNATE No. 2: _____ (BRIEF DESCRIPTION)

Add/Deduct: _____
(\$)

(PROJECT NAME)
(PROJECT LOCATION)
(PROJECT OR CONTRACT NUMBER)

BID FORM

ALTERNATE No. 3: _____ (BRIEF DESCRIPTION) _____

Add/Deduct: _____
(\$ _____)

ALTERNATE No. 4: _____ (BRIEF DESCRIPTION) _____

Add/Deduct: _____
(\$ _____)

ALTERNATE No. 5: _____ (BRIEF DESCRIPTION) _____

Add/Deduct: _____
(\$ _____)

UNIT PRICES

Unit prices conform to applicable project specification section. Refer to the specifications for a complete description of the following Unit Prices:

	<u>ADD</u>	<u>DEDUCT</u>
UNIT PRICE No. 1: _____ (BRIEF DESCRIPTION) _____	\$ _____	\$ _____
UNIT PRICE No. 2: _____ (BRIEF DESCRIPTION) _____	\$ _____	\$ _____
UNIT PRICE No. 3: _____ (BRIEF DESCRIPTION) _____	\$ _____	\$ _____

(PROJECT NAME)
(PROJECT LOCATION)
(PROJECT OR CONTRACT NUMBER)

BID FORM

I/We acknowledge Addendums numbered _____ and the price(s) submitted include any cost/schedule impact they may have.

This bid shall remain valid and cannot be withdrawn for thirty (30) days from the date of opening of bids (60 days for School Districts and Department of Education), and the undersigned shall abide by the Bid Security forfeiture provisions. Bid Security is attached to this Bid.

The Owner shall have the right to reject any or all bids, and to waive any informality or irregularity in any bid received.

This bid is based upon work being accomplished by the Sub-Contractors named on the list attached to this bid.

Should I/We be awarded this contract, I/We pledge to achieve substantial completion of all the work within _____ calendar days of the Notice to Proceed.

The undersigned represents and warrants that he has complied and shall comply with all requirements of local, state, and national laws; that no legal requirement has been or shall be violated in making or accepting this bid, in awarding the contract to him or in the prosecution of the work required; that the bid is legal and firm; that he has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken action in restraint of free competitive bidding.

Upon receipt of written notice of the acceptance of this Bid, the Bidder shall, within twenty (20) calendar days, execute the agreement in the required form and deliver the Contract Bonds, and Insurance Certificates, required by the Contract Documents.

I am / We are an Individual / a Partnership / a Corporation

By _____ Trading as _____
(Individual's / General Partner's / Corporate Name)

(State of Corporation)

Business Address: _____

Witness: _____ By: _____
(SEAL) (Authorized Signature)

(Title)
Date: _____

ATTACHMENTS

- Sub-Contractor List
- Non-Collusion Statement
- Affidavit of Employee Drug Testing Program
- Affidavit of Contractor Qualifications
- Bid Security
- (Others as Required by Project Manuals)

PROJECT NAME)
(PROJECT LOCATION)
(PROJECT OR CONTRACT NUMBER)

BID FORM

SUBCONTRACTOR LIST

In accordance with Title 29, Chapter 69, Section 6962(d)(10)b of the Delaware Code, the following subcontractor listing must accompany any bid submittal. The bidder must list **in each category** the full name and address (City & State) of the sub-contractor that the bidder will be using to perform the work and provide material for that subcontractor category. Should the bidder's listed subcontractor intend to provide any of their subcontractor category of work through a third-tier contractor, the bidder shall list that third-tier contractor's full name and address (City & State). **If the bidder intends to perform any category of work itself, it must list its full name and address.** For clarification, if the bidder intends to perform the work themselves, the bidder **may not** insert "not applicable", "N/A", "self" or anything other than its own full name and address (City & State). To do so shall cause the bid to be rejected. In addition, the failure to produce a completed subcontractor list with the bid submittal shall cause the bid to be rejected. If you have more than three (3) third-tier contractors to report in any subcontractor category, print out additional page(s) containing the appropriate category, complete the rest of your list of third-tier contractors for that category, notate the addition in parentheses as (CONTINUATION) next to the subcontractor category and an asterisk (*) next to any additional third-tier contractors, and submit it with your bid.

<u>Subcontractor Category</u>	<u>Subcontractor</u>	<u>Address (City & State)</u>	<u>Subcontractors tax-payer ID # or Delaware Business license #</u>
1.	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____
2.	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____

(PROJECT NAME)
(PROJECT LOCATION)
(PROJECT OR CONTRACT NUMBER)

BID FORM (Continued)

3.	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____
4.	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____
5.	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____

(PROJECT NAME)
(PROJECT LOCATION)
(PROJECT OR CONTRACT NUMBER)

BID FORM
NON-COLLUSION STATEMENT

This is to certify that the undersigned bidder has neither directly nor indirectly, entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free competitive bidding in connection with this proposal submitted this date (*to the Office of Management and Budget, Division of Facilities Management*).

All the terms and conditions of (*Project or Contract Number*) have been thoroughly examined and are understood.

NAME OF BIDDER: _____

**AUTHORIZED REPRESENTATIVE
(TYPED):** _____

**AUTHORIZED REPRESENTATIVE
(SIGNATURE):** _____

TITLE: _____

ADDRESS OF BIDDER: _____

E-MAIL: _____

PHONE NUMBER: _____

Sworn to and Subscribed before me this _____ day of _____ 20____.

My Commission expires _____. NOTARY PUBLIC _____.

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.

**AFFIDAVIT
OF
EMPLOYEE DRUG TESTING PROGRAM**

4104 Regulations for the Drug Testing of Contractor and Subcontractor Employees Working on Large Public Works Projects requires that Contractors and Subcontractors implement a program of mandatory drug testing for Employees who work on Large Public Works Contracts funded all or in part with public funds.

We hereby certify that we have in place or will implement during the entire term of the contract a Mandatory Drug Testing Program for our employees on the jobsite, including subcontractors, that complies with this regulation:

Contractor/Subcontractor Name: _____

Contractor/Subcontractor Address: _____

Authorized Representative (typed or printed): _____

Authorized Representative (signature): _____

Title: _____

Sworn to and Subscribed before me this _____ day of _____ 20____.

My Commission expires _____. NOTARY PUBLIC _____.

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.

(PROJECT NAME)
(PROJECT LOCATION)
(PROJECT OR CONTRACT NUMBER)

**AFFIDAVIT
OF
CONTRACTOR QUALIFICATIONS**

We hereby certify that we will abide by the contractor's qualifications outlined in the construction bid specifications for the duration of the contract term.

In accordance with Title 29, Chapter 69, Section 6962(d)(10)b.3 of the Delaware Code, after a contract has been awarded the successful bidder shall not substitute another subcontractor whose name was submitted on the Subcontractor Form except for the reasons in the statute and not without written consent from the awarding agency. Failure to utilize the subcontractors on the list will subject the successful bidder to penalties as outlined in the General Requirements Section 5.2 of the contract.

Contractor Name: _____

Contractor Address: _____

Authorized Representative (typed or printed): _____

Authorized Representative (signature): _____

Title: _____

Sworn to and Subscribed before me this _____ day of _____ 20____.

My Commission expires _____. NOTARY PUBLIC _____.

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.