

**Johnson Elementary School – Renovation & Roof**

**2100 Gilpin Avenue  
Wilmington, Delaware 19806**

**ADDENDUM #5**

**June 25, 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 5 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. Specifications:

- a. Attachment 1 – **Specification Section 000110 - TABLE OF CONTENTS** – (6 pages)  
Replace current with the attached version containing the following changes:
  - i. Specification section 000110 – TABLE OF CONTENTS – noted as updated ADD. 5
  - ii. Specification section 004113 – BID FORMS – noted as updated ADD. 5
  - iii. Specification section 012100 – ALLOWANCES has been added
  - iv. Specification section 012200 – UNIT PRICES has been noted as REMOVED
  - v. Specification section 012300 – ALTERNATES – noted as updated ADD. 2
- b. Attachment 2 – **Specification Section 00 41 13 - Bid Forms** – (12 pages) Replace current with the attached version containing the following changes:
  - i. Page headers, “Bids Due”, “To” owner information, have been added
  - ii. ALLOWANCES – has been added
  - iii. UNIT PRICES – have been removed
  - iv. Subcontractor Categories have been added
- c. Attachment 3 – **Specification Section 012100 – ALLOWANCES** – new section to be added to the contract documents
- d. **\*REMOVE\* - Specification Section 012200 – UNIT PRICES** from the project manual. Unit prices will not be required, and section should be removed from the project manual.

**\*\*\*\*END of ADDENDUM #5 \*\*\*\***

## SECTION 012100 - ALLOWANCES

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
- B. Types of allowances include the following:
  - 1. Lump-sum allowances.
  - 2. Unit-cost allowances.
  - 3. Quantity allowances.
  - 4. Contingency allowances.
  - 5. Testing and inspecting allowances.
- C. Related Requirements:
  - 1. Section 012200 "Unit Prices" for procedures for using unit prices, including adjustment of quantity allowances when applicable.
  - 2. Section 012600 "Contract Modification Procedures" for procedures for submitting and handling Change Orders.
  - 3. Section 014000 "Quality Requirements" for procedures governing the use of allowances for field testing by an independent testing agency.

#### 1.2 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances in the form specified for Change Orders.

#### 1.3 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

ALLOWANCES

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#### 1.4 CONTINGENCY ALLOWANCES

- A. Use the contingency allowance only as directed by Architect for Owner's purposes and only by Change Orders that indicate amounts to be charged to the allowance.
- B. Contractor's related costs for products and equipment ordered by Owner under the contingency allowance are included in the allowance and are not part of the Contract Sum. These costs include delivery, installation, taxes, insurance, equipment rental, and similar costs.
- C. Change Orders authorizing use of funds from the contingency allowance will include Contractor's related costs and reasonable overhead and profit.
- D. At Project closeout, credit unused amounts remaining in the contingency allowance to Owner by Change Order.

#### 1.5 TESTING AND INSPECTING ALLOWANCES

- A. Testing and inspecting allowances include the cost of engaging testing agencies, actual tests and inspections, and reporting results.
- B. The allowance does not include incidental labor required to assist the testing agency or costs for retesting if previous tests and inspections result in failure. The cost for incidental labor to assist the testing agency shall be included in the Contract Sum.
- C. Costs of testing and inspection services not specifically required by the Contract Documents are Contractor responsibilities and are not included in the allowance.
- D. At Project closeout, credit unused amounts remaining in the testing and inspecting allowance to Owner by Change Order.

PART 2 - PRODUCTS (Not Used)  
PART 3 - EXECUTION

#### 3.1 SCHEDULE OF ALLOWANCES

- A. Allowance No. 1 : Contingency Testing and Inspecting Allowance: Include the sum of \$50,000.00 . Include general contingency , as specified in Section 012100 " ALLOWANCES " .

END OF SECTION 012100

ALLOWANCES

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**SECTION 00 01 10**  
**TABLE OF CONTENTS**

A. Specifications for this project are arranged in accordance with the Construction Specification Institute numbering system and format. Section numbering is discontinuous and all numbers not appearing in the Table of Contents are not used for this Project.

B. DOCUMENTS BOUND HEREWITH

**PROCUREMENT AND CONTRACTING REQUIREMENTS GROUP**

**DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS**

**INTRODUCTORY INFORMATION**

Section	Section Title	Pages
000101	PROJECT TITLE PAGE	1
000110	TABLE OF CONTENTS (ADDENDUM 5)	6
000115	LIST OF DRAWING SHEETS	3

**PROCUREMENT REQUIREMENTS & CONTRACTING REQUIREMENTS**

001116	INVITATION TO BID	1
002113	INSTRUCTIONS TO BIDDERS	13
004113	BID FORM (ADDENDUM 5)	10
004313	BID BOND	1

**CONTRACTING REQUIREMENTS**

005213	STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR	1
	SAMPLE AIA A101-2017	8
	SAMPLE AIA A101-2017 – EXHIBIT A	7
005413	SUPPLEMENT TO AGREEMENT BETWEEN OWNER & CONTRACTOR A101-2017	1
005414	SUPPLEMENT TO A101-2017 – EXHIBIT A – INSURANCE & BONDS	2
006000	PROJECT FORMS	1
006113.13	PERFORMANCE BOND	2
006113.16	PAYMENT BOND	2
006276	APPLICATION AND CERTIFICATE FOR PAYMENT FORMS	1
	SAMPLE AIA G702 & G703	3

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**DIVISION 04 – MASONRY**

040120.63	BRICK MASONRY REPAIR	10
040322	HISTORIC BRICK UNIT MASONRY REPAIR	4
042200	CONCRETE UNIT MASONRY	12
042210	GLAZED BLOCK TILE	7

**DIVISION 05 – METALS**

054000	COLD-FORMED METAL FRAMING	8
055000	METAL FABRICATIONS	4
055213	PIPE AND TUBE RAILINGS	9

**DIVISION 06 – WOOD, PLASTICS AND COMPOSITES**

0611000	ROUGH CARPENTRY	7
061600	SHEATHING	3
062013	EXTERIOR FINISH CARPENTRY	6
064013	EXTERIOR ARCHITECTURAL WOODWORK	7
064023	INTERIOR ARCHITECTURAL WOODWORK	4
064100	ARCHITECTURAL WOOD CASEWORK	7
066400	PLASTIC PANELING	4

**DIVISION 07 – THERMAL AND MOISTURE PROTECTION**

070150.19	PREPARATION FOR RE-ROOFING	3
072100	THERMAL INSULATION	6
072500	WEATHER BARRIERS	2
072600	VAPOR RETARDERS	3
073113	ASPHALT SHINGLES	8
075323	ETHYLENE-PROPYLENE-DIENE-MONOMER (EPDM) ROOFING	12
076200	SHEET METAL FLASHING AND TRIM	6
077100	ROOF SPECIALTIES	5
078413	PENETRATION FIRESTOPPING	7
078443	JOINT FIRESTOPPING	5
079100	PREFORMED JOINT SEALS	5
079200	JOINT SEALANTS	6
079513.16	EXTERIOR EXPANSION JOINT COVER ASSEMBLIES	5

**DIVISION 08 – OPENINGS**

081113	HOLLOW METAL DOORS AND FRAMES	8
081213	HOLLOW METAL FRAMES	6
081416	FLUSH WOOD DOORS	10
083113	ACCESS DOORS AND FRAMES	5
087100	DOOR HARDWARE	10
087100A	PRE-PURCHASED - DOOR HARDWARE – FOR REFERENCE	11
088000	GLAZING	7
088813	FIRE-RATED GLAZING	5
089119	FIXED LOUVERS	7

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221316	SANITARY WASTE AND VENT PIPING	10
221319	SANITARY WASTE PIPING SPECIALTIES	13
221423	STORM DRAINAGE PIPING	3
224000	PREPURCHASE PLUMBING FIXTURES – FOR REFERENCE	4
224001	PLUMBING FIXTURES	8

**DIVISION 23 – HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)**

230517	SLEEVES AND SLEEVE SEALS FOR HVAC PIPING	4
230553	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT	3
230593	TESTING, ADJUSTING, AND BALANCING FOR HVAC	11
230719	HVAC PIPING INSULATION	4
230800	COMMISSIONING OF HVAC	2
230950	BUILDING AUTOMATION SYSTEM (BAS) GENERAL	15
230951	BAS BASIC MATERIALS, INTERFACE DEVICES, AND SENSORS	19
230953	BAS FIELD PANELS	14
230954	BAS COMMUNICATION DEVICES	4
230955	BAS SOFTWARE AND PROGRAMMING	14
230958	SEQUENCE OF OPERATION	5
231123	FACILITY NATURAL GAS PIPING	5
232113	HYDRONIC PIPING	8
233100	HVAC DUCTS AND CASINGS	7
233101	FABRIC DUCTWORK	5
233300	AIR DUCT ACCESSORIES	5
233423	HVAC POWER VENTILATORS	3
233700	AIR OUTLETS AND INLETS	3
237313	PREPURCHASE MODULAR INDOOR CENTRAL STATION AIR HANDLING UNITS – FOR REFERENCE	7
237413	PREPURCHASE OUTDOOR CENTRAL STATION AIR HANDLING UNITS – FOR REFERENCE	6
238101	PREPURCHASE TERMINAL HEAT TRANSFER UNITS – FOR REFERENCE	5

**DIVISION 26 – ELECTRICAL**

260505	SELECTIVE DEMOLITION FOR ELECTRICAL	3
260519	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES	16
260526	GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS	10
260529	HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	7
260533.13	CONDUIT FOR ELECTRICAL SYSTEMS	20
260533.16	BOXES FOR ELECTRICAL SYSTEMS	10
260553	IDENTIFICATION FOR ELECTRICAL SYSTEMS	12
260583	WIRING CONNECTIONS	3
260800	COMMISSIONING OF ELECTRICAL	2
262416	PANELBOARDS	10
262726	WIRING DEVICES	9
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262816.16	ENCLOSED SWITCHES	7
262913	ENCLOSED CONTROLLERS	7
263213	PREPURCHASE ENGINE GENERATORS – FOR REFERENCE	11
263600	PREPURCHASE TRANSFER SWITCHES – FOR REFERENCE	6
265100	INTERIOR LIGHTING	8

Red Clay Consolidated School District  
Johnson Elementary - Renovation & Roof  
2100 Gilpin Ave, Wilmington Delaware 19806  
RCCSD Contract No. 2-26-33

**BID FORM**

For Bids Due: 2pm July 1<sup>st</sup> 2026 To: Red Clay Consolidated School District  
1502 Spruce Ave  
Wilmington, Delaware 19805  
\_\_\_\_\_  
\_\_\_\_\_

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:

\$ \_\_\_\_\_  
( \$ \_\_\_\_\_ )

**ALLOWANCES**

Allowance value(s) indicated are included in the Base Bid as indicated in the Bid Form.

ALLOWANCE No. 1: Contingency Allowance

Contingency Allowance No. 1: Fifty Thousand and 00/100  
( \$ 50,000.00 )

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**BID FORM**

**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: Parapet cast stone repair at additional northwest portion of building

Add/Deduct: \_\_\_\_\_  
(\$ \_\_\_\_\_ )

ALTERNATE No. 2: High Speed Hand Dryers

Add/Deduct: \_\_\_\_\_  
(\$ \_\_\_\_\_ )

ALTERNATE No. 3: Phenolic composite countertops in lieu of laminate countertops

Add/Deduct: \_\_\_\_\_  
(\$ \_\_\_\_\_ )

ALTERNATE No. 4: Gang Toilets - Decorative Fiber Reinforced Wall Paneling

Add/Deduct: \_\_\_\_\_  
(\$ \_\_\_\_\_ )

ALTERNATE No. 5: Toilet Room Epoxy Flooring (Resuflor Deco Quartz or approved equivalent)

Add/Deduct: \_\_\_\_\_  
(\$ \_\_\_\_\_ )

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**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)

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**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 &amp; State)</u>	<u>Subcontractors tax-payer ID # or Delaware Business license #</u>
1. <u>Demolition</u>	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____
2. <u>Concrete</u>	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____

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**BID FORM (Continued)**

3. Structural Steel

A.

B.

C.

4. Masonry

A.

B.

C.

5. Roofing

A.

B.

C.

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**BID FORM (Continued)**

6. Framing/Carpentry

A.

B.

C.

7. Drywall/Plastering

A.

B.

C.

8. Millwk/Fin. Carpentry

A.

B.

C.

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
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_____	_____	_____

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**BID FORM (Continued)**

9. <u>Tile</u>	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____
10. <u>Flooring/Misc. Finishes</u>	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____
11. <u>Painting/Transp. Finishes</u>	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____

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**BID FORM (Continued)**

12. Plumbing

A.

B.

C.

13. Mechanical

A.

B.

C.

14. Electrical

A.

B.

C.



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**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.**

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**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.**