



ARCHITECTURE
ENGINEERING

ADDENDUM TO CONTRACT DOCUMENTS

Date: June 9, 2026 **To:** Bidders

From: Bryan Hutchison

Copies: Michalski Marcin

Project: Renovations to Meadowood School + Extension Roof

Project #: 2025100.00

Subject: Addendum Number 03

NOTICE: Attention is called to the following item(s), effective as of the date above, which shall be added to, deleted from, or changed in the contract documents dated May 01, 2026, and any previously issued addenda, thereby incorporating these items into the contract.

RFI CHANGES: See Attached RFI Log

Jottan Roofing Contractors & Consultants		
No.	RFI	Response
1	We are unclear of the Scope of Work required at the metal canopy over the existing sidewalk shown on Sheet AR102. Please clarify the following: - Is the entire canopy structure being replaced over the sidewalk, or just the metal panels?	Canopy demolition, replacement and associated scope is being removed from the roof project and moved into the Interior bid project that is currently being bid separately.
2*	<i>Will any repairs to the concrete sidewalk be required?</i>	<i>No. Any sidewalk work will be included as part of Interior package being bid separately..</i>
3*	<i>Will there be any work required to the existing lighting underneath and attached to the metal canopy?</i>	<i>Work to be completed as part of Interior package being bid separately.</i>
4	Are any modifications required to the small blue standing seam roof near the West end of the canopy (right-hand side of the drawing)?	Canopy demolition, replacement, and associated scope is being removed from the roof project and moved into the Interior bid project that is currently being bid separately.
5	Will an additional Alternate be added to the bid form to repair and clean the canopy, as noted on the Extension Demo Plan (1/AR102)?	No
6*	<i>Please provide specifications for the canopy renovations and large-scale details for existing and new conditions as they relate to the canopy work.</i>	<i>Specification section 107326 – Walkway Coverings addresses specification information for canopy. Additional detail information will be provided for addendum 3.</i>
7	We are unclear of the full Scope of Work required at the extension building shown on Sheet AR102. Please clarify:	Remove existing skylight structures and curbs down to existing decking. Infill opening with new metal framing and decking to match existing at openings.

	- Provide details for repairing the deck and structure at the skylight removals.	
8	Clarify the extent of repairs required where the deck meets the wall. What is being patched? What size and type of patch?	The intention of the existing design is to remove existing knee wall down to existing decking. Repair penetration and then roof over that section for new drainage pattern.
9	Provide specific details through the roof's edge showing the configuration of the wood and metal fascia to be demolished and replaced.	Updated detail added to set as 1/AR001.
10	Provide the MEP drawings referred to in Demolition Keynote 50.	See attached MEP drawings for interiors package. Scope of these drawings are not included in this contract and are currently being bid separately. It is the responsibility of the winning roofing contractor to coordinate all efforts with the winning interiors contractor during construction. Cover sheet provided for reference only. PDF drawings for project (Renovations to Meadowood School & Extension – 2-26-36) included accounts for base bid drawings and are not inclusive of RFI and addendum updates coordinated during bidding. Attached pdf drawings are not comprehensive and should be used as reference for general scope during bidding at your own risk and may be subject to change. Final coordination of efforts will need to be coordinated with interiors contractor.
12	Sheet AR001 issued in Addendum #2 adds a vapor retarder to the Roof Type 1 assembly. This vapor retarder is specified in Section 07 5323 for the EPDM roof assembly. The mod bit roof assembly specified in Section 07 5216 does not include a product listing or installation instructions for a vapor retarder. Is a vapor retarder required with the alternate roof system?	No.
13	Please provide Electric drawings and specifications for the lighting to be replaced under the metal canopy (required by Addendum #2)	Canopy demolition, replacement, and associated scope is being removed from the roof project and moved into the Interior bid project that is currently being bid separately

Tri-State The Roofers		
No.	RFI	Response
4	The spec book calls for Grade 2 with a 25 PSI, which speaks to the base insulation (5.5") needing to have a carbon glass facer is required on the base insulation and that standard 20 PSI insulation is NOT acceptable.	20 PSI is acceptable.
5	The spec book calls for the base insulation, crickets and coverboard to be adhered on top of the substrate board & vapor barrier. Please confirm that the base insulation, crickets and coverboard can NOT be mechanically attached.	Specification to be followed.

6	<i>Sheet AR102 calls for a new metal canopy over the existing sidewalk, however there is not a spec or roof makeup provided for the metal roof. Please provide.</i>	<i>Canopy demolition, replacement, and associated scope is being removed from the roof project and moved into the Interior bid project that is currently being bid separately.</i>
9	Addendum #2 RFI states to refer to specification Section 107326 - Walkway Covering for the new metal canopy over the existing sidewalk. However, there is not a Section 107326- Walkway covering in the spec book. Please clarify. Is the new metal canopy supposed to be part of the GC bid for the interior renovations?	Canopy demolition and associated scope is being removed from the roof project and moved into the Interior bid project that is currently being bid separately.
10	Addendum #2 RFI states that the concrete sidewalk needs to be patched and repaired to match existing grading. However the spec book states that Division 3: Concrete is not used, thus there is no spec. Also at the pre-bid, Concrete was not added to the sub list because it was stated that only roofing would be needed. Please clarify. Is the sidewalk grading supposed to be part of the GC bid for the interior renovations?	Canopy demolition and associated scope is being removed from the roof project and moved into the Interior bid project that is currently being bid separately.
11	Addendum #2 RFI states that the lighting at the metal canopy is to be replaced in kind with the new canopy system. However the spec book does not have a section for Division 26: Electrical. At the pre-bid, Electrical was not added to the sub list because it was stated that only roofing was needed. Please clarify. Is the electrical supposed to be part of the GC bid for the interior renovations?	Canopy demolition and associated scope is being removed from the roof project and moved into the Interior bid project that is currently being bid separately.
12	Most of the existing exterior downspouts are cast iron spouts that tie into the underground. Are the exterior cast iron spouts to remain? Or are the exterior cast iron spouts to be removed and replaced with new spouts and a new adaptor to tie into the existing underground with an adaptor? If so please provide a detail.	Will be addressed in Addendum 04

Winchester Roofing Corporation		
No.	RFI	Response
1	Can you be specific as to which subcontractors MUST be added on the bid forms? Can you also specify	the bid form and sub list is specific and it was updated in add 01, provide what is outlined on the form and in the specification. Any subcontractors (up to third tier) being

	if we need any additional paperwork from each sub (other than the DE license number)?	included for specialty work under those headings will need to be listed as well.
2	At the pre-bid meetings, a Red Clay School District representative said that completion time for both the Thomas McKean HS and Meadowood School roofing projects could be extended into late October, instead of the respective August 8 and August 9 completion time. Is it possible to get these changes confirmed and in writing?	It is acknowledged that construction is likely to proceed outside of the summer months because of the late bidding cycle. Red Clay will make concessions to accommodate scheduling of work during the school year if possible but overall work will need to be coordinated between Roof Bid and Interiors Bid being done separately. Once bidders for both jobs have been selected, a phasing plan and schedule will need to be developed and coordinated.

***Items noted were previously addressed in earlier Addenda but due to scope adjustments, answers have been corrected.**

SPECIFICATION CHANGES:

Item	Description
1	Section 00 1116 – Invitation to Bid: CHANGE TO BID DATE/TIME A. In the first paragraph, delete the words “11:00 am local time on, Thursday, June 11, 2026, Substitute the words “ 3:00 pm local time on, Wednesday, June 17, 2026 ”.

DRAWING CHANGES:

Item	Description
1	AR001 – Construction Types, Roof Types, and Typical Details A. Added New Gutter Detail 1/AR001

LIST OF ATTACHMENTS

Item	Description	Date
1	RFI Log	06/09/2026
2	AR001	06/09/2026
3	MEP Drawings for “Meadowood School & Extension Roof Replacement” for reference only	05/01/2026

END OF ADDENDUM 03

cc: All attendees
Owner