



ADDENDUM No 3

2025/05/23

SMYRNA SCHOOL DISTRICT

Sunnyside Intermediate School – New School
BID NO. SSD22004-NC_NEWIS

ADDENDUM No: **3**
2025/05/23

ARCHITECT'S PROJECT No: 22019

Smyrna School District
Sunnyside Intermediate School
70 Graceville Drive, Smyrna, DE 19977

Fearn-Clendaniel Architects, Inc.
6 Larch Avenue Suite 398
Wilmington, Delaware, 19804
Phone: (302) 998-7615

BIDS DUE: **2:00 p.m. on Thursday June 05, 2025**

LOCATION: **Smyrna School District Administrative Office**
82 Monrovia Avenue
Smyrna, DE 19977

1.0 NOTICE TO ALL BIDDERS

- 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.
- 1.2 The following items are intended to revise and clarify the Contract Documents, 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. Bidders shall acknowledge receipt of each addendum on their Bid Form.

2.0 CLARIFICATIONS

- 2.1 Drawings and specifications provided on the State of Delaware procurement website for advertisement purposes should not be used for bidding. Only the documents issued at the Pre-bid Meeting or purchased directly from FC Architects should be used for bidding purposes.



- 2.2 This and all future addenda will be emailed to all planholders at the addresses given on the sign-in sheet.
- 2.3 Bidders are reminded that the subcontractors they list on the Bid Form must be the subcontractors who perform the work. Bidders listing themselves as performing any portion of the work must be qualified, licensed, and manufacturer-certified to do so.

3.0 QUESTIONS

- 3.1 **Q:** For finish drawings (A81.01-A81.06) – Finish Material Key shows graphic patterns to note flooring types, however the floor finish plans are noted with colors. Please revise plans to conform to material key.

A: Graphical patterns shown, in addition to colors. Colors removed for clarity. See revised drawings A81.01-A81.06, attached.
- 3.2 **Q:** CPT3, LVT8, LVT9, LVT10 & LVT11 are not listed in Finish Material Key.

A: Finish Material Key updated. See revised drawings A81.01-A81.06, attached.
- 3.3 **Q:** Finish drawings do not agree with Room Finish Schedule in multiple rooms ie: (1308, 1304, 1315) please update to make them the same.

A: See updated drawings A80.01-A81.06, attached.
- 3.4 **Q:** Finish Material Key included SL (Stair Landing Material), however Finish Drawings & Room Finish Key are calling out LVT1 at stair landings. Please clarify.

A: Stair landings to be SL. See revised drawings A81.01-A81.06, attached.
- 3.5 **Q:** What special systems are being provided by the owner under separate contract, per Divisions 27 and 28.

A: We are reviewing with Owner contractors and will indicate in Addendum No.4.
- 3.6 **Q:** Is the intruder alert alarm, video intercom system and security display provided by owner under separate contract?

A: We are reviewing with Owner contractors and will indicate in Addendum No.4.
- 3.7 **Q:** Can the interior storefront be labeled?

A: See updated Sheets A11.01, A11.02, & A11.04.
- 3.8 **Q:** Please clarify the extents of work to be included that is shown as “Hatched Area by Others” There are proposed curbs and sidewalks in this area along Graceville Drive.



A: This question/resolution is an ongoing coordination item that needs to be addressed during the construction process. For the purposes of this bid, the bidder is to assume the neighboring subdivision installs all of the curbing, sidewalks, and sanitary/storm/water/utilities and the bid can assume they will need to install all the connecting laterals along with the saw cuts and restoration.

3.9 **Q:** Is there a detail for the proposed concrete generator and dumpster pads?

A: See updated Sheet E30.11. See Detail 1/S4.10.

3.10 **Q:** Please clarify the length of pipe in this detail. The drawings say 42 feet, but scaling the drawing measures 52 feet.

A: Plan revised for correct length. See attached Sheet.

3.11 **Q:** Please clarify the length of the pipe in this detail. The drawing notes 250 feet, but the drawing scales at 164 feet.

A: Plan revised for correct length. See attached Sheet.

3.12 **Q:** Can this pipe be changed from 15" RCP to HDPE? All other pipe in lawn areas is HDPE and this would better allow the connection of the 8" roof leader to the 15" pipe.

A: This pipe can utilize the proper ADS N-12 pipe.

3.13 **Q:** What type of material is used for the roof drains in this detail?

A: All roof drains to be SDR-26.

3.14 **Q:** What type of pipe and cleanout material is used for the roof drains in this detail?

A: Roof drain piping to be SDR-26. Cleanout to be SDR-26 with cast iron lid.

3.15 **Q:** Please clarify which is correct for use: DelDOT Type 2 Curb or Type 2 Integral Curb and Gutter. There is a Type 2 Curb detail on drawing C-13, but no Integral Curb and Gutter detail. Drawing C-11 also calls out both types of curb next to the bus parking area.

A: Detail and language revised on plan, to utilize type 2 integral curb and gutter.

3.16 **Q:** Can a drop connection be used at the proposed sanitary manhole on Graceville Drive? This would eliminate the need to dig 25 feet deep to connect at invert 25.8'. The drop connection can be made at an invert of +/- 37.81'. This invert could be even shallower if the slope on the 6" lateral from the grease trap is lowered from 3.11% to 1%.

A: Given the interconnected nature of the plan with the neighboring subdivision, this



connection should stay the same, as proposed, to avoid potential conflicts with stormwater and water pipes on and off parcel.

- 3.17 **Q:** At the extending parking area, is cur retaining wall with 30" difference between top of curb and bottom of wall. Will fall protection (fencing or railings) be required at this location?

A: Revised to utilize standard curb, not curb wall. No fencing/railing required.

- 3.18 **Q:** In lieu of the curb retaining wall along the extended parking area, wouldn't additional embankment make more sense and be less expensive? With over 50 feet from the back of curb to the LOD, there is plenty of space to allow for more embankment with a 3:1 slope.

A: Grading plan revised to remove curb wall. The grading needs to be completed as shown, as it acts as a drainage swale for neighboring parcels.

- 3.19 **Q:** If Alternate #1 is not chosen, should we figure a type 1-6 curb along the northern edge of the base bid parking lot?

A: Correct, type 1-6 curb if Alternate #1 is not chosen.

- 3.20 **Q:** What capacity is the grease interceptor?

A: See Grease Interceptor Schedule on P501 for all dimensions/ capacities.

- 3.21 **Q:** The grease interceptor detail on drawing P30.02 shows the use of cast iron pipe and fittings for the connection and internal piping. Can PVC fittings be used instead?

A: PVC is acceptable.

- 3.22 **Q:** There are two 8" water meter pits shown on C-10 Utility Plan. Is this correct?

A: Correct, Smyrna requires water meter pits at each connection point.

- 3.23 **Q:** There are several instances of multiple valves in series on the water main. They are shown in this detail. Can one of these valves be eliminated to save money?

A: Two (2) valves removed. See attached Sheet.

- 3.24 **Q:** Which type of paint is to be used on this project, latex or epoxy? The specification allows the use of either type of paint complying with DelDOT specifications, however epoxy is much more expensive than latex.

A: DelDot required epoxy paint for permanent (>30 days) striping. Utilize epoxy paint.



3.25 **Q:** Do all submitted subcontractors need to complete the Employee Drug Testing Program Affidavit?

A: See Addendum 1, Item 1.6 Prebid Meeting Minutes. Among other items listed, GC to provide GC Drug Testing Program Affidavit and Contractor Qualifications Affidavit. Subcontractor Drug Testing Program Affidavits are required by the successful bidder, prior to contract execution.

3.26 **Q:** Can we get a bid extension? There are several Bids due on the same day.

A: No

3.27 **Q:** Please provide a mounting detail for all Roller Shades.

A: Mounting detail is manufacturer's standard surface-mounted detail.

3.28 **Q:** Can the AWI certification be waived?

A: No

3.29 **Q:** Will the drawings for the roof plan be released for bidding purposes.

A: Roof plan is shown on A10.03. AutoCAD Files will be provided to successful bidder.

3.30 **Q:** The brick watertable at the mechanical room in Area B is shown at 14'-0" on all elevations (details 5,6,7 on drawing A21.02, however Detail 4/A32.03 shows a 4'-8" masonry watertable. Which one is the correct detail?

A: Details 5,6, & 7 on Sheet A21.01 all correctly view the exterior of the mechanical room, as noted in question above. Please see Elevation 4/A21.02. Detail 1/A31.03 is referenced, as a building section. Detail 1/A31.03 has a callout tag for Detail 4/A32.03. This detail is an enlarged wall section at Kitchen/Food Service 1501.

3.31 **Q:** Is there a spec for the skylight?

A: See attached added Spec Section 08 63 00 – Metal Framed Skylights. See attached Sheet A31.01 for outside curb dimensions for skylight.

****Additional questions have been received and not included in this Addendum. Some questions require additional time to answer and were not ready when this Addendum was released****

4.0 SUBSTITUTIONS

4.1 The substitution request for Spec Section 11 66 23 – Gym Equipment – Safety Pads by Safety Padding Ink, is approved.



- 4.2 The substitution request for Spec Section 09 65 19 – Resilient Tile Flooring by Abacus Sports is rejected.

5.0 CHANGES TO THE DRAWINGS

- 5.1 Sheets C-09, C-10, C-11 & C-13. Remove and replace with attached Sheets. Clouded changes per questions 3.09 through 3.25 above.
- 5.2 Sheets A11.01, A11.02 & A11.04. Remove and replace with attached Sheets. Glazed openings noted in plan related to question 3.8 above.
- 5.3 Sheet A31.01. Added outside of curb dimensions for skylight.
- 5.4 Sheets A80.01 – A81.06. Remove and replace with attached Sheets. Material Key changes and graphical changes related to questions 3.1 – 3.4 above.
- 5.5 Sheet E30.11. – See Item 3.9 above. Revise details 1 and 7, see revised drawing E30.11.

6.0 CHANGES TO THE PROJECT MANUAL

- 6.1 Spec Section 08 63 00 – Metal Framed Skylights added.
- 6.2 Spec Section 09 51 13 – Acoustical Panel Ceilings; Item 2.2; C; 3. Type ACP3; d. change Product number from #76552 to #76522.

7.0 ATTACHMENTS

7.1 Sheets

- 7.1.1 Sheets C-09, C-10, C-11, C-13
- 7.1.2 Sheets A11.01, A11.02, A11.04, A31.01 & A80.01-A81.06
- 7.1.3 Sheet E30.11

7.2 Specification Sections

- 7.2.1 Spec Section 08 63 00 – Metal – Framed Skylights

END OF ADDENDUM No 3