



ARCHITECTURE  
ENGINEERING

# ADDENDUM #03 TO CONTRACT DOCUMENTS

**Date:** May 25, 2021

**To:** Mark DeVore, DTCC

**From:** Ann M. Camper, BMG

**Copies:** John Farina, DEDC

**Project:** DTCC Terry Campus – Healthcare Center of Excellence  
Dover, Delaware

**Project Number:** BMG Project No. 2020179.00

**Subject:** **ADDENDUM #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 04/01/2020, and any previously issued addenda, thereby incorporating these items into the contract. Bidders shall acknowledge receipt of this addendum on the bid form.

### RFIs

Item	Description
2.10	<p>Q2.10: Drawing AD101 states there is insulation above all ceilings. Will new insulation be required above ceiling?</p> <p>A2.10: Spray foam insulation to be installed at underside of roof. ADD specification section “072100” issued with Addendum #03.</p>
2.15	<p>Q2.15: ALLUMINUM DOOR SPEC CALLS FOR NARROW STILE DOOR. DRAWING ELEVATION OF THIS DOOR INDICATES A WIDE STILE WITH MID RAIL. WHICH IS REQUIRED?</p> <p>A2.15: Door shall be wide stile. REVISE specification section . 084113 – ALUMINUM – FRAMED ENTRANCES AND STOREFRONTS REVISE SECTION 2.4.B.1 to read “Door Design: Wide stile; 5-inch (127-mm) nominal width”.</p>
3.1	<p>Q3.1: G001 – There is reference to a Civil drawing in the plumbing portion of the drawings, but it is not shown on the drawing list, or contained in the set. Will a site civil dwg be provided?</p> <p>A3.1: See question 2.9 and answer 2.9 from Addendum #02.</p>
3.2	<p>Q3.2: P101 – references the new New Lift Station for the exterior sanitary lines. Is this an existing lift station? Do you have any information on the Lift station, or existing invert elevations?</p> <p>A3.2: Future lift station is currently under design and is not part of the plumbing scope of work.</p>
3.3	<p>Q3.3: P101 – Is the contractor required / responsible for removing the existing septic tanks?</p>

	A3.3: Existing septic tanks remain.
3.4	<p>Q3.4: 22 10 05 – Domestic HW and CW piping can be installed as CPVC. Can we also consider PEX piping for this project, as we feel that the mechanical joints are much more reliable than the glue joints of CPVC?</p> <p>A3.4: This project requires CPVC as specified. PEX will not be considered for this project.</p>
3.5	<p>Q3.5: 22 10 05 – 2.03 – Specs indicate that PVC Piping installed in plenum space must be wrapped in 25/50 F/S Blankets. The existing PVC piping installed in the plenum space above the ceiling is NOT wrapped. Please clarify if this is necessary.</p> <p>A3.5: All new and existing PVC piping in the plenum space shall be wrapped as noted above per the specs.</p>
3.6	<p>Q3.6: M101 – The new ductwork plan does not show any exhaust venting for the new dryer in the laundry room.</p> <p>A3.6: Contractor shall provide a new 4” metallic exhaust vent thru roof. Terminate with gooseneck 18” above roof for the new dryer in the Laundry Room as required.</p>
3.7	<p>Q3.7: P101 - Will the owner be providing locations of the underground utilities for the new sewer line installations along the north and west yards? Do the contractors need to include the cost of utility locating services?</p> <p>A3.7: The contractor is responsible to run new sanitary lines to 5 feet outside the building. The contractor does not need to include the cost of utility locating services.</p>
3.8	<p>Q3.8: Demolition Note 13 and General Note D on AD101 states to remove secondary ceilings where uncovered. Since this is an unforeseen condition, please provide a square footage or monetary allowance for this work.</p> <p>A3.8: See question 2.8 and answer 2.8 from Addendum #02.</p>
3.9	<p>Q3.9: Elevations 11 through 15 on A701 show “1 x 3 Base, PL-4” in Vestibule 200, while A103 shows RB-1. Please clarify.</p> <p>Q3.9: Provide PL-4 where occurs on drawing 11/A701, 12/A701, 13/A701, 14/A701 and 15/A701. REVISE drawings 1/A103 wall base in “VESTIBULE 200” from RB-1 to PL-4.</p>
3.10	<p>Q3.10: The Finish Legend on A103 shows ceiling type ACT-2, which is not shown on the reflected ceiling plan. Please confirm ACT-2 should be deleted.</p> <p>A3.10: ACT-2 is not used and can be deleted.</p>
3.11	<p>Q3.11: The Door Schedule on A601 has a comment for opening 217/2 “existing to remain w/ panic egress hardware”. The hardware set is noted as existing. Is the intent of the comment to provide new panic devices, or just that they are existing to remain?</p> <p>A3.11: Panic hardware is existing to remain.</p>
3.12	<p>Q3.12: Please provide a spec for the transaction windows.</p> <p>A3.12: See specification section “085653” security windows.</p>
3.13	<p>Q3.13: P101 shows a new exterior sanitary line heading towards a new lift station. Note 7 states to see the civil drawings. There are no civil drawings, so the location of the new lift station is not known. Please provide. Also, is the new lift station part of this contract? Please clarify.</p>

	A3.13: Refer to A2.9 in Addendum 2.
3.14	<p>Q3.14: Fire Alarm System Modification Notes on E000 states to secure the services of an owner-approved fire alarm systems contractor. Please provide a list of these owner-approved contractors.</p> <p>A3.14: The Owner approved fire alarm contractor is currently Anaconda for this building.</p>
3.15	<p>Q3.15: E101 shows a electrical floor box in Dental Lab 212. Please confirm that this is being fed from below the slab, and that the existing slab needs to be remove and replaced.</p> <p>A3.15: Contractor shall channel and patch floor as required to conceal raceway.</p>
3.16	<p>Q3.16: The specifications include Fire-Protection Specialties – Section 104400, but none are shown on the drawings. Please clarify.</p> <p>A3.16: Refer to drawing G101 for locations of FE's and FEC's.</p>
3.17	<p>Q3.17: Please provide another walkthrough date, as the one held on May 20<sup>th</sup> conflicted with a prebid meeting for a different State of Delaware project held by Beck Morgan Group.</p> <p>A3.17: Supplemental walkthrough date to be Thursday 05/27/2021 at 3:00 p.m.</p>
3.18	<p>Q3.18: The specifications call for the GC to hold the bid amount for sixty days. After this time period, if a notice to proceed is issued, review and execution would extend approximately another 15 days. However, due to the volatility of material costs in the current construction marketplace, the subcontracting community in various trades has been informing us that their bids can only be held for 15 days at most. We request that DTCC consider material cost escalation during the project and subcontractors compensated when supported by valid documentation.</p> <p>A3.18: This project is bid in accordance with Title 29, Chapter 69 of the Delaware Code. It is DTCC's intention to award this bid immediately provided the bids meet budget. DTCC will not entertain requests for compensation for material cost escalation.</p>
3.19	<p>Q3.19: Sheet A101 exterior window opening dimension scales to 60" (typical). Can you confirm window heights? Building elevation drawings were not issued, and Sheet A601 Window Types A and B are interior transaction windows.</p> <p>A3.19: Window heights are approximately 5' – 2", contractor to verify in field.</p>
3.20	<p>Q3.20: Is the use of hospital grade devices and wiring required for this project being it is for educational purposes?</p> <p>A3.20: The use of hospital grade devices and wiring is required in case the facility does actual medical procedures in the future.</p>
3.21	<p>Q3.21: Is the intent for new exterior wall devices to be surface mounted due to the space limitations of the hat track on block walls?</p> <p>A3.21: Yes. Surface mount devices on exterior walls in the back half of the building where space is limited behind drywall.</p>
3.22	<p>Q3.22: Will the building be occupied during construction?</p> <p>A3.22: No.</p>
3.23	<p>Q3.23: Sheet E101 shows all circuits in bold indicating new branch wiring including homeruns. Some of these locations are serving existing devices to be demolished. Is the intent to utilize existing branch circuits serving the local area or remove existing branch wiring including homeruns and completely rewire with new wire.</p>

	A3.23: Contractor shall reuse existing branch circuits for lighting as indicated on sheets ED-101 and E-201. For all other equipment and devices to be demolished, contractor shall demolish circuits back to sources. Contractor shall run new wire as indicated on sheet E-101.
3.24	Q3.24: Is it acceptable to place a junction box above ceiling to extend the existing fire alarm cables to the new location?  A3.24: No, existing wire may be reused but not spliced into. If existing wire is not long enough, new wire shall be run from panel to device.
3.25	Q3.25: Drawing E001 General wiring methods and material notes 8-B and 9-B states no MC cable exposed in electrical rooms; the existing electrical closet has no ceiling and is open to deck with all MC cable exposed. Please advise if MC cable can be exposed in the electrical closet.  A2.25: No, contractor shall use conduit in the Electrical Closet.

**SPECIFICATION CHANGES**

Item	Description
1	ADD specification section 072119 - Foamed-In-Place-Insulation
2	Specification 084113 – ALUMINUM – FRAMED ENTRANCES AND STOREFRONTS A. REVISE SECTION 2.4.B.1 to read “Door Design: Wide stile; 5-inch (127-mm) nominal width”.

**DRAWING CHANGES**

Item	Description
1	A103 – FIRST FLOOR FINISH PLAN A. DELETE “ACT-2” from “FINISH LEGEND” in its entirety. B. REVISE room tag for wall base in VESTIBULE 200 to “PL-4”.

**LIST OF ATTACHMENTS**

Item	Description	Date
1	Specification section 072119 - Foamed-In-Place-Insulation	
2	A103 – FIRST FLOOR FINISH PLAN	

**END OF ADDENDUM #03**

202017900-Addendum03

## PART 1 - GENERAL

## 1.1 SUMMARY

- A. Section Includes:
  - 1. Closed-cell spray polyurethane foam insulation.
  - 2. Accessories.

## 1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product.

## 1.3 INFORMATIONAL SUBMITTALS

- A. Test and Evaluation Reports:
  - 1. Product Test Reports: For each product, for tests performed by qualified testing agency.
  - 2. Research Reports: For spray-applied polyurethane foam-plastic insulation, from ICC-ES showing compliance with.
- B. Field Quality-Control Submittals:
  - 1. Field quality-control reports.
- C. Qualification Statements: For Installer.

## 1.4 QUALITY ASSURANCE

- A. Installer Qualifications: An authorized representative who is trained and approved by manufacturer.

## PART 2 - PRODUCTS

## 2.1 CLOSED-CELL SPRAY POLYURETHANE FOAM INSULATION

- A. Closed-Cell Spray Polyurethane Foam: ASTM C1029, Type II, minimum density of 1.5 lb/cu. ft. (24 kg/cu. m) and minimum aged R-value at 1-inch (25.4-mm) thickness of 6.2 deg F x h x sq. ft./Btu at 75 deg F (43 K x sq. m/W at 24 deg C).
  - 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to the following:

- a. Carlisle Spray Foam Insulation.
  - b. Gaco Western LLC.
  - c. Icynene-Lapolla; Icynene.
  - d. Johns Manville; a Berkshire Hathaway company.
  - e. Master Builders Solutions.
2. Surface-Burning Characteristics: Comply with ASTM E84; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
    - a. Flame-Spread Index: 25 or less.
    - b. Smoke-Developed Index: 450 or less.
  3. Fire Propagation Characteristics: Passes NFPA 285 testing as part of an approved assembly.

## 2.2 ACCESSORIES

- A. Primer: Material recommended by insulation manufacturer where required for adhesion of insulation to substrates.

## PART 3 - EXECUTION

### 3.1 PREPARATION

- A. Verify that substrates are clean, dry, and free of substances that are harmful to insulation.
- B. Priming: Prime substrates where recommended by insulation manufacturer. Apply primer to comply with insulation manufacturer's written instructions. Confine primers to areas to be insulated; do not allow spillage or migration onto adjoining surfaces.

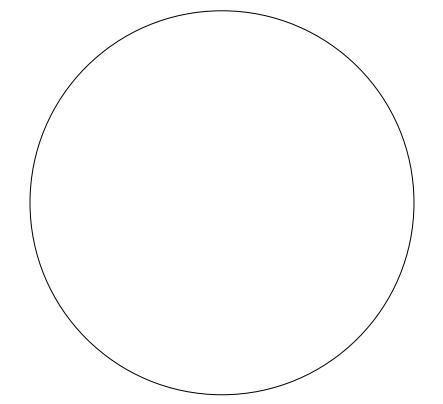
### 3.2 INSTALLATION

- A. Comply with insulation manufacturer's written instructions applicable to products and applications.
- B. Spray insulation to envelop entire area to be insulated and fill voids.
- C. Apply in multiple passes to not exceed maximum thicknesses recommended by manufacturer. Do not spray into rising foam.
- D. Framed Construction: Install into cavities formed by framing members to achieve thickness indicated on Drawings.
- E. Miscellaneous Voids: Apply according to manufacturer's written instructions.

3.3 PROTECTION

- A. Protect installed insulation from damage due to harmful weather exposures, physical abuse, and other causes.

END OF SECTION 072119



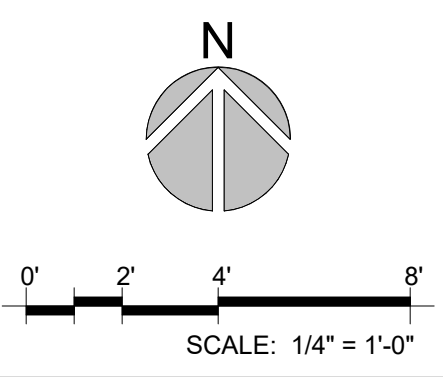
DATE OF SIGNATURE: 05/05/2021  
 DATE OF REGISTRATION EXPIRATION: 01/31/2022  
 THE PROFESSIONAL SERVICES OF THE ARCHITECT ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF THE DELAWARE TECHNICAL COMMUNITY.  
 NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE ARCHITECT FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT.

**DTCC HEALTHCARE CENTER OF EXCELLENCE**

TERRY CAMPUS  
 100 CAMPUS DRIVE, DOVER, DE

**ISSUED FOR PERMITS**  
 ISSUED: 05/05/21

**FIRST FLOOR FINISH PLAN**



Mark	Date	Description
7	05/25/21	ADDENDUM NO. 03
4	05/05/21	ISSUED FOR PERMIT
3	04/01/21	ISSUED FOR BIDDING
2	12/18/2020	ISSUED FOR FINAL OWNER REVIEW
1	12/16/2020	ISSUED FOR AAB REVIEW

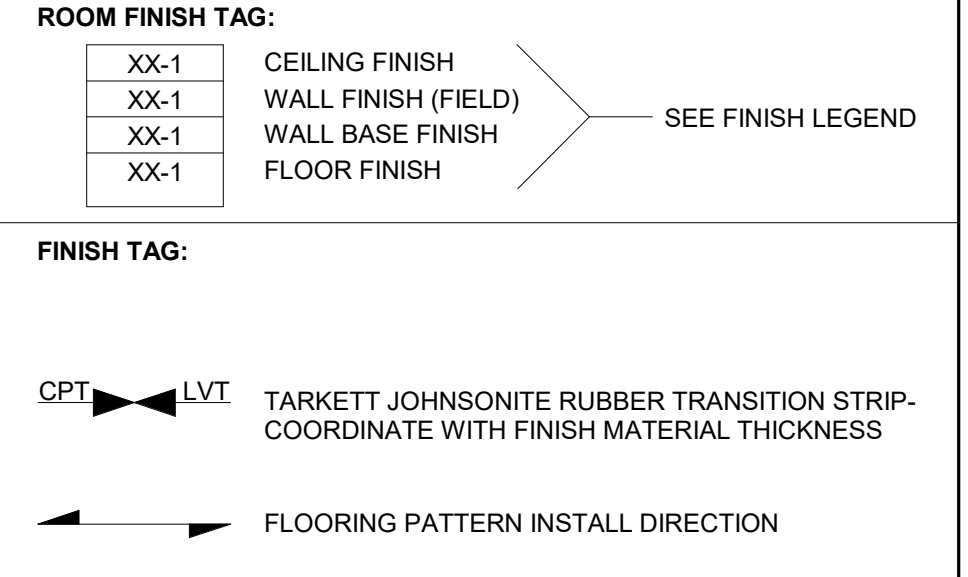
PROJECT NO: 2020179.00  
 DATE: 05/05/2021  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: JAD | PROJ MGR: AMC

**A103**  
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**GENERAL FINISH NOTES**

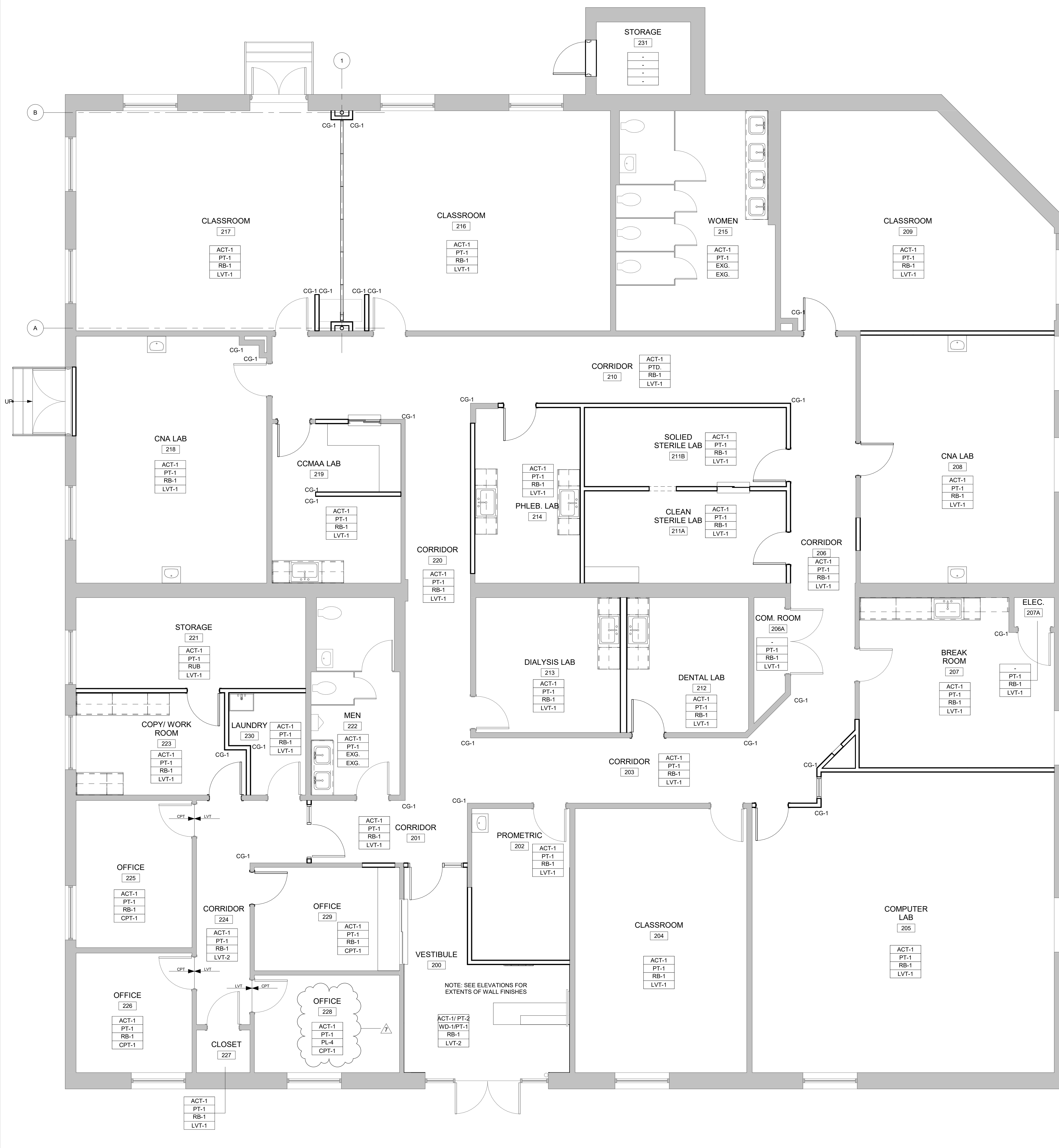
1. REVIEW ALL FIELD CONDITIONS AND PLANNED WORK. RESOLVE ALL DISCREPANCIES IN A MANNER APPROVED BY THE ARCHITECT THAT COULD AFFECT THE FINISHES OR TRANSITIONS PRIOR TO PROCEEDING WITH WORK AFFECTED BY DISCREPANCIES.
2. SEE G101 CODE SHEET FOR INTERIOR FINISH REQUIREMENTS.
3. REFER TO ELEVATIONS, REFLECTED CEILING PLANS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES, PATTERNS, ORIENTATIONS AND TRANSITIONS.
4. PREPARE SURFACES PER FINISH MANUFACTURERS' INSTRUCTIONS PRIOR TO APPLICATIONS OF FINISHES. CONFIRM SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES.
5. PREPARE SLAB TO RECEIVE NEW FINISHES, INCLUDING STRUCTURALLY BONDED HYDRAULIC CEMENT UNDERLAYS AND FLASH PATCHING REQUIRED TO LEVEL AND SMOOTH FLOOR TO 1/8" IN 20'-0" NON-CUMULATIVE, UNLESS OTHERWISE INDICATED AS FLATTER AND MORE LEVEL. CONCRETE FLOORS SHALL BE FREE FROM SCALING AND IRREGULARITIES AND SHALL EXHIBIT NEUTRALITY RELATIVE TO ACIDITY AND ALKALINITY. REMOVE GREASE, DIRT CURING COMPOUNDS AND OTHER MATERIALS THAT WILL IMPAIR THE PERFORMANCE AND/OR ADHESION OF THE SCHEDULED FLOORING.
6. LOCATE FLOOR FINISH TRANSITIONS AT CENTERLINE OF DOOR, UNLESS OTHERWISE NOTED.
7. PAINT AND FINISH EXPOSED SURFACES UNLESS OTHERWISE NOTED. PAINT SURFACES BEHIND REMOVABLE EQUIPMENT/FURNITURE. PAINT BEHIND NON-REMOVABLE ITEMS WITH PRIME COAT ONLY.
8. SEALANT TO BE APPLIED BETWEEN BASE OF ALL DOOR FRAMES AND LVT FLOORING. SEALANT TO MATCH COLOR OF DOOR FRAMES.
9. EXTEND FLOORING INTO ALL TOE KICKS, KNEE SPACES AND EXPOSED AREAS UNDER ALL CASEWORK. FLOORING AS SCHEDULED SHALL BE INSTALLED UNDER ALL NEW CASEWORK.
10. MOLD AND MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED AT ALL TOILET ROOMS, AND CUSTODIAN SERVICE CLOSETS SCHEDULED TO HAVE GYPSUM BOARD FINISHES. THIS INCLUDES UNDER ALL NEW CASEWORK AND APPLIANCES.
11. SEE THE REFLECTED CEILING PLAN & NOTES FOR CEILING HEIGHTS, MATERIAL EXTENTS, LOCATIONS & HEIGHTS OF BULKHEADS, SOFFITS, ETC.
12. PLAN WALL TYPES TAKE PRECEDENCE OVER SCHEDULED WALL FINISH. PROVIDE APPROPRIATE WALL FINISH TO CORRESPOND TO WALL TYPES.
13. PROVIDE SEALANT/CAULK AT INTERSECTIONS OF DISSIMILAR MATERIALS AND AS RECOMMENDED BY MANUFACTURERS' GUIDELINES.

**FINISH SYMBOL LEGEND**



**FINISH LEGEND** FINISHES NOTED IN FINISH LEGEND ARE BASIS OF DESIGN. SEE SPECIFICATIONS FOR PERFORMANCE REQUIREMENTS

KEY NAME	PRODUCT	MANUF.	PATTERN/STYLE	COLOR	FINISH	SIZE	INSTALLATION	LOCATION
EXG	EXISTING FINISH TO REMAIN	-	-	-	-	-	-	-
<b>FLOOR</b>								
CPT-1	CARPET TILE	MANNINGTON	RELAY	BLUETOOTH 34145	-	24" X 24"	BRICK	
LVT-1	LUXURY VINYL TILE	MANNINGTON	NO RESERVATIONS	AFFABLE NR303	-	7.2" x 48"	RANDOM	
LVT-2	LUXURY VINYL TILE	MANNINGTON	NATURES PATH	HERITAGE CHERRY WOOD	-	-	-	
<b>BASE</b>								
RB-1	RUBBER WALL BASE	JOHNSONITE	4" COVE	-	-	-	-	
<b>WALL</b>								
PT-1	HARMONY INTERIOR ACRYLIC LATEX	SHERWIN WILLIAMS	-	SW 7656 RHINESTONE	EGGSHELL	-	-	TYP
PT-2	PROMAR CEILING PAINT - FLAT	SHERWIN WILLIAMS	-	SW7007 CEILING BRIGHT WHITE	FLAT	-	-	NEW & EXG GWB CEILINGS
PT-3	HARMONY INTERIOR ACRYLIC LATEX	SHERWIN WILLIAMS	-	SW9151 DAPHNE	EGGSHELL	-	-	ACCENT LOCATIONS
PT-4	PROINDUSTRIAL PRE-CATALYZED WATER BASED EPOXY	SHERWIN WILLIAMS	-	SW 7656 RHINESTONE	SEMI GLOSS	-	-	RESTROOM WALLS
PT-5	HARMONY INTERIOR ACRYLIC LATEX	SHERWIN WILLIAMS	-	SW7668 MARCH WIND	SEMI GLOSS	-	-	DOOR FRAMES
<b>CEILING</b>								
ACT-1	2X2 ACOUSTICAL CEILING TILE	ARMSTRONG	FINE FISSURED 1713	WHITE	-	24" X 24"	-	
ACT-2	MATERIAL NOT USED	-	-	-	-	-	-	
GWB	-	-	-	-	PT-2, U.N.O.	-	-	
<b>MILLWORK</b>								
PL-1	PLASTIC LAMINATE	WILSONART	-	NORTH SEA D90-60	MATTE FINISH	-	-	LAB CLASSROOM COUNTERTOPS
PL-2	PLASTIC LAMINATE	WILSONART	-	OILED SOAPSTONE 4892-38	FINE VELVET FINISH	-	-	LAB CLASSROOM CABINETS AND BATHROOM SINK APRON
PL-3	PLASTIC LAMINATE	WILSONART	-	WINDSOR MAHOGANY 7039K-78	FINEGRAIN FINISH	-	-	LOBBY DESK
PL-4	PLASTIC LAMINATE	WILSONART	-	WILD CHERRY 7054-60	MATTE FINISH	-	-	LOBBY DESK AND WALL COVERING
SS-1	SOLID SURFACE	CORIAN	-	RICE PAPER	-	-	-	LOBBY DESK AND BATHROOM COUNTERTOPS
<b>WALL PROTECTION</b>								
CG-1	CORNER GUARD	INPRO	130 HIGH IMPACT	TBD	-	48" H	-	



**1 FIRST FLOOR FINSH PLAN**  
 SCALE: 1/4" = 1'-0"