



ARCHITECTURE
ENGINEERING

ADDENDUM #04 TO CONTRACT DOCUMENTS

Date: January 19, 2023

To: Mark DeVore, DTCC

From: Alicia Carter, BMG

Copies: John Farina, DEDC

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

Project Number: BMG Project No. 2020179.00

Subject: **ADDENDUM #04**

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 12/12/2022, and any previously issued addenda, thereby incorporating these items into the contract. Bidders shall acknowledge receipt of this addendum on the bid form.

RFIs

(Italicized questions still pending)

(Shaded questions answered in previous Addenda)

Item	Description
1	<p>01 Question: Please specify the size of the dimensional letter and the electronic message board? Answer: See revised drawing A101, attached.</p> <p>02 Question: What will the expected start date be? Answer – The proposed schedule would be to start demolition/construction after Notice to Proceed (PO) is received by the contractor and the Contractor has submitted and received approval on shop drawings, ordered, fabricated, and received the materials required for the scope of work.</p>
2	<p>03 Question: Will sealant and backer rod be required at the horizontal joint at the EIFS to the stone veneer sill 6 on A501? Answer: A bedding bead of sealant will be required between the stone veneer sill trim and the metal sill flashing, but NOT between the metal sill flashing and the EIFS.</p> <p>04 Question: Will sealant and backer rod be required at the exterior perimeter of the existing windows and storefront to all the new finish substrates? Answer: Yes, and a bedding bead of sealant will be required between the stone veneer sill trim and the metal sill flashing.</p> <p>05 Questions: Will sealant be required at the new EIFS to the existing EIFS 1 1 on A501? Answer: Yes.</p> <p>06 Question: Will sealant and backer rod be required at the exterior new finish substrates to the existing mechanical units? Answer: Yes, and at all other mechanical and/or electrical penetrations through the new cladding systems.</p> <p>07 Question: Will concrete testing be required? Answer: No concrete testing will be required.</p>

- 08 Question: Can AWCI certified installers for EIFS be waived? There are no installers in this area that carries AWCI. Please advise. Answer: AWCI certification can be waived and substituted with written certification that the installer is qualified and trained by the manufacturer.
- 09 Question: Specifications are needed for outdoor bench. Answer: Benches will be provided by Owner later. See revised drawing C401, dated 01/13/23.
- 10 Question: Drawing C-401 DTCC Logo, is this in stamped concrete? Logo drawings is needed. Answer: The “Logo” is per the layout of the four (4) square planting beds within the field of riverjack landscape bed, and part of the landscaping, no artwork required. See revised drawing C401, dated 01/13/23.
- 11 Question: Drawing C-401 stamped concrete, need more information showing type of design in concrete. Answer: See revised drawing C401 & C901, dated 01/13/23.
- 12 Question: Drawing C-901, can more details be given for gate and gate posts? Answer: See revised drawing C-901, dated 01/13/23
- 13 Question: At demo EFI’s on block walls, the existing EIFS are attached with a trowel on adhesive. The adhesive will not come off the block leaving ridges. Can fluid applied vapor be applied over the ridge? If not, please advise. Answer: No, the adhesive ridges will need to be ground smooth.
- 14 Question: Can details and drawing be given at ductwork and how the duct is to be flashed? Answer: Provide EIFS system manufacturer’s standard details for “penetrations”.
- 15 Question: Flashing details on exhaust fans are needed. Answer: Provide EIFS system manufacturer’s standard details for “penetrations”.
- 16 Question: Will exhaust fans or any other items need to be extended? Please advise. Answer: Yes, existing penetrations will need to be extended to accommodate the new cladding systems, including but not limited to exhaust fan ducts, electrical boxed, sleeve or conduit and/or piping, etc.
- 17 Question: Section 072119 Foamed-In-Place Insulation section is missing from the project manual. Answer: Section deleted from the Table of Contents, there is no Foamed-In-Place Insulation.
- 18 Question: Can the bid date be extended because of the other DTCC project bidding the same day? Answer: Revised Bid Date/Time by tis Addendum.
- 19 On the exterior work, how much topsoil are we to assume needs to be stripped in the area of work? Answer: Topsoil depth is unknown. For bidding purposes, assume 6”. Contractor shall verify topsoil depth prior to commencing construction. All topsoil shall be stripped to reach suitable subgrade for construction.
- 20 Question: Please provide a site drawings with the existing grades. Answer: See revised drawing C-101, dated 01/13/23 for existing grades.
- 21 Question: Sheet C-401, the entrance to the parking lot you show a hatched area, is that to be an asphalt addition to the existing parking lot? Answer: Hatched area is existing parking lot striping and has been noted on the plans, see revised C-401, dated 01/13/23.
- 22 Question: Sheet C401, do you have a spec for the benches? Answer: Benches will be provided by Owner later. See revised drawing C401, dated 01/13/23.
- 23 Question: Dumpster enclosure section, what is the “Galvanized steel shelf 4” bearing at each end”? Answer: There is no shelf angle, delete note, See revised C-901, dated 01/13/23.
- 24 Question: Where are we pulling water from for the irrigation? Answer: The irrigation system will be a simple drip irrigation system to be design/build by the irrigation contractor. The system

	<p>to be install on the read wall (northwest elevation) of the building adjacent to the existing 120V exterior WP duplex outlet and water is to be supplied as part of the design/build system from the existing 2" cold water line in the storage/water heater room located on the rear (northwest elevation) of the building, provide back-flow preventor, shut-off valves and drainage bleeder valves, size as need to accommodate the requirements of the irrigation system, Exit though the wall of the water heater room and run along the building wall (low) to within 2'-0" of the existing WP outlet located behind the existing HVAC unit. See revised L-001, dated 01/13/23.</p>
<p>3</p>	<p>25 Question: The specs call for Firestone White EPDM. Firestone has stopped production on white EPDM for a while now and it is unknown when/if it will be produced again. Therefore to keep the Firestone warranty, would black EPDM be accepted in the roofing portion? Answer: Approved.</p> <p>26 Question: Fencing Detail & Question per drawing C901. Not much detail on the dumpster gates except the C901 page. I do know its calling for board on board which is shadow box. Would owner accept 2" SS20 Galvanized Frame? In this case the metal frame would go between the board on board. We also wouldn't recommend using 3" posts. There would will be a lot of weight on a 3" standard post. We recommend using 6-5/8 posts, is this acceptable? Also it does not show gate hold backs (drop rods). Would the owner want drop It)ds? Answer: See additional detail information provided on revised C-901, dated 01/13/23, issued with Addendum 02.</p> <p>27 Question: detail for DTCC logo. Answer: The "Logo" is per the layout of the four (4) square planting beds within the field of riverjack landscape bed, and part of the landscaping, no artwork required. See revised drawing C401, dated 01/13/23, issued in Addendum 02.</p> <p>28 Question: detail for swale drainage. Answer: See new Drainage Swale Detail, revised Drawing C-901, dated 01/17/23.</p> <p>29 Question: Drawing C-901 shows a Sanitary Sewer Cleanout detail, but civil drawings do not show any sanitary sewer line work. Please confirm that the Sanitary Sewer Cleanout detail can be deleted. Answer: See note G-11 on drawing C-401, revied in Addendum 02, dated 01.13.23.</p> <p>30 Question: 4/A301 shows a new concrete sidewalk at the main entrance. The civil drawings show the existing concrete to remain at the main entrance. Please clarify. Answer: This is existing to remain.</p> <p>31 Question: Addendum #1 states that background checks are required. Is the owner or the contractor performing the background checks? Answer: Background checks will NOT be required.</p> <p>32 Question: What are the work hours or restrictions inside the building? Answer: Work hours permitted from 7:00 a.m. to 10:00 p.m. for exterior work, and any work inside the building during work hours must be scheduled/coordinated in advance with the Owner's approval.</p> <p>33 Question: Are there any noise restrictions for exterior work, i.e. shooting metal framing into the block walls? Answer: Yes, any work creating excessive noise will need to be preformed during off-hours, unless written prior approval by Owner.</p> <p>34 Question: Is temporary fencing required? If so, where? Answer: Temporary fencing is NOT required.</p> <p>35 Question: Please provide a hardware specification for the new entrance door. Answer: Door hardware is specified and to be furnished by the storefront contractor., see Section 084113.</p> <p>36 Question: The specifications include section 087113 Automatic Door Operators. The electrical drawings do not show any provisions for power to the door operators. Please clarify. Answer: Add circuit and JB as indicated below in Drawing Changes, item 3 & 4.</p> <p>37 Question: Drawing C-901 landscape lighting detail refers to 120v line voltage wiring. Drawing E101 keyed sheet note #8 refers to low voltage wiring and step-down transformer. Please clarify voltage. Answer: See revised Drawing C-901, dated 01/17/23.</p> <p>38 Question: How thick is the concrete at the sidewalks? Answer: 4", see Sidewalk Detail, Drawing</p>

	<p>C-901, dated 01/13/23, issued in Addendum 02.</p> <p>39 Question: What size is the reinforcing at the 6” dumpster pad? Answer: 6 x 6 w2.0 x 2.0, see Dumpster Enclosure Details, Drawing C-901, dated 01/13/23, issued in Addendum 02.</p>
<p>4</p>	<p>40 Question: Please define the scope of the ductwork modification noted on 1/A101 or advise on an allowance amount specific to the ductwork modification. Answer: No modifications to the existing ductwork of insulation wrap are proposed, existing ductwork and insulation wrap to remain. If damaged during demolitions and/or installation of the new cladding, patch, repair or replace in kind.</p> <p>41 Question: Will a temporary ramp be needed at the entrance vestibule during ‘Phase 2’ construction? If yes, will overhead protection be needed as well? Answer: No ramp of overhead protection is needed at the Phase 2 main entrance construction, the entrance will be closed during Phase 2 construction, provide protection fencing or safety barrier and temporary signage on the interior vestibule door at the exterior of the main entrance during Phase 2 construction.</p> <p>42 Question: 2/AD101 - What should be assumed with regards to shoring the entrance opening after demolition of the CMU block? Answer: Shoring will be required for the temporary support after demolition of the main entrance storefront and canopy. The shoring details shall be provided by the Contractor for submission for approval, as the Contractor’s mean and methods.</p> <p>43 Question: Please provide a specification on the flooring at the entrance vestibule or advise on an allowance amount for patching the floor inside the vestibule. Answer: The new storefront is to be installed in the same location as the existing storefront. Adjacent materials to be protected during demolition of existing storefront and installation of new storefront. There is no “patching” anticipated for the flooring unless the flooring is damaged during demolition/construction. Existing product is Mannington Nature’s Path – Wood – Heritage Cherry 12105 – 3”.</p> <p>44 Questions: Specification 074210.11 “Composite Metal Hybrid” Sub-Framing System does not list a BOD manufacturer. a. Please provide a list of acceptable manufacturers. b. Attached is product data for Knightwall MFI, Stronggirt Thermal, and Greengirt systems. Please advise on whether any of these systems are acceptable. Answer: The Stronggirt Thermal product is approved since the data submitted included the wind load and structural data. Knightwall MFI and Greengirt are approved as long as they can meet the same wind load and structural data outlined by the Stronggirt Thermal product.</p> <p>45 Question: Specification 074213.23, section 3.3.E.1.b calls for wet sealed panels, available details do not show wet seal conditions dry is shown. Please advise which is required. Answer: Provide “dry” seal for panels, see Addendum 04 information below.</p> <p>46 Question: L-001: Please provide the locations of the irrigation connection and the automatic controller (GN5/L001). Answer: Automatic controller to be located low on the exterior wall (stone veneer) adjacent to the existing WP exterior duplex receptacle located behind the existing HVAC unit, and water connection to be run from the existing storage/water heater room to the controller location and design/ build by the irrigation contractor, see revises drawing C-901, dated 01/17/23, issued in Addendum 03.</p> <p>47 Question: Note 8 E101 calls for a 120V to Low-Voltage transformer for the landscape lighting. Per the landscape lighting detail on C-901, these lights are 120V. Please advise if the transformer is needed and a different model of light is required or if this is correct and we can forgo the transformer. Answer: See revises drawing C-901, dated 01/17/23, issued in Addendum 03.</p> <p>48 Question: C-901 Dumpster Enclosure Detail: The dumpster enclosure detail indicates reinforcement at every course but does not show any vertical rebar and grout or horizontal bond beam with grout and rebar. Please advise on dumpster enclosure masonry reinforcement below</p>

	and above grade, if different. Answer: Provide additional reinforcement as indicated in the Addendum 04, see below.
49	Question: 044313.16-2.2 Adhered Stone Masonry Veneer: The basis of design El Dorado split edge sill comes in a standard size of 20” long x 3” Deep x 2.5” tall that slopes to 2” at the face. The sill profile on the contract drawings indicates a 6-1/2” deep x 4” tall sill that slopes to 3” at the face. Link to the specified Product: Split-Edge Wainscot Sill - Eldorado Stone . Please advise whether we should proceed with including the specified sill in the bid price, or please provide an alternate product that matches dimensions shown on the contract documents. Answer: Substitute “sill” pieces for “wall cap” pieces, as attached sketch sheets.
50	Question: In Specification section 074213.23 Metal Composite Material Wall Panels, paragraph 2.2 B 3 a. states a custom color to match the DTCC Blue, can a standard Blue be selected from the Manufacturer’s standard color chart due to the small amount of material needed? There is an approximately 9,000 sf. minimum quantity of material that has to be purchased for the custom color, and will be very costly for the 900 sf. needed for the project, please advise. Answer: No, must be provided in custom color to match DTCC’s colors.

SPECIFICATION CHANGES

Item	Description
1	SECTION 044313.16 - ADHERED STONE MASONRY VENEER A. Delete 2.2.A.1.a as written, Substitute the following: a. Sills: Chiseled Edge Wall Cap, 6” deep x 2 ¼” thick, color and texture to be selected by Architect from manufacturers full range.
2	SECTION 074213.23 - METAL COMPOSITE MATERIAL WALL PANELS: A. Delete 3.3.E.1 in its entirety, Substitute the following: 1. Dry-Seal MCM System: Attach MCM panels by interlocking panel clips, perimeter extrusion into tracks and channels in a sequential series. a. Seal horizontal and vertical joints between adjacent MCM panels with manufacturer's standard gaskets.

DRAWING CHANGES

Item	Description
1	C901 – CONSTRUCTION DETAILS: A. Delete existing note reading ”8” CMU with reinforcement every course” in detail Dumpster Enclosure Detail, both Wall and Pad Section and Plan, Substitute the following “8” CMU w/ #4 vertical reinforcing bars at 8” O.C., embedded in concrete footing and ending within the top course bond beam, 9 gauge hot dipped galvanized ladder type horizontal reinforcement @ 16” O.C. above grade & 8” O.C. below grade, and 8” top course bond beam with (1) #5 bar continuous at the top. “
2	A501 – PLAN AND SECTION DETAILS: A. Delete Detail 6 in its entirety, Substitute revised Detail 6, SKA01, dated 01/18/23, attached. B. Delete Detail 7 in its entirety, Substitute revised Detail 7, SKA02, dated 01/18/23, attached

CHANGES TO ADDENDA

Item	Description
	None

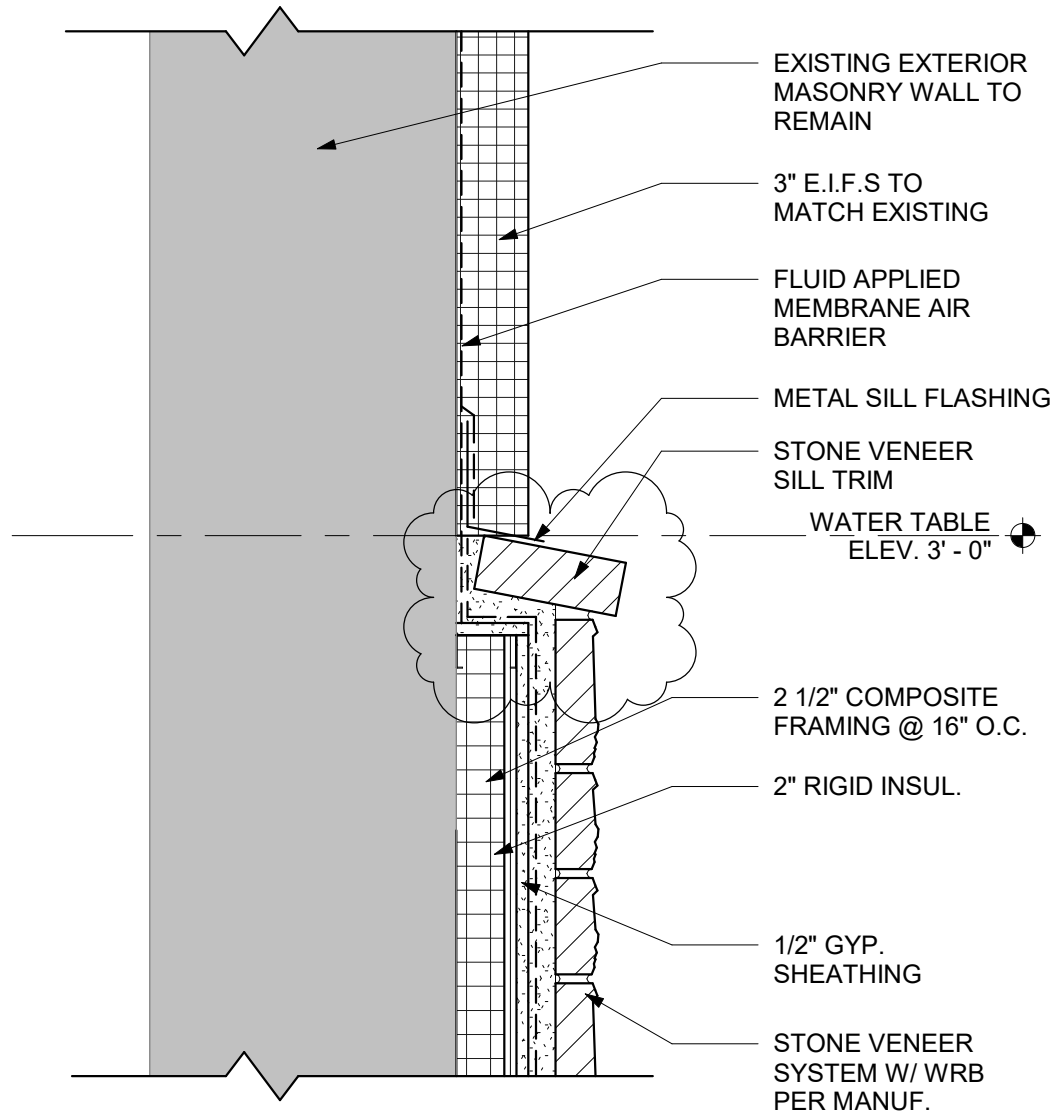
LIST OF ATTACHMENTS

Item	Description	Date
1	SKA-01 – Detail 6 / A501.	01/18/23
2	SKA-02 – Detail 7 / A501.	01/18/23

END OF ADDENDUM #04

cc: All Bidders

202017900-Add04.docx



DETAIL AT TYPICAL STONE VENEER SILL

6

SCALE: 1 1/2" = 1'-0"

REF: 6/A501

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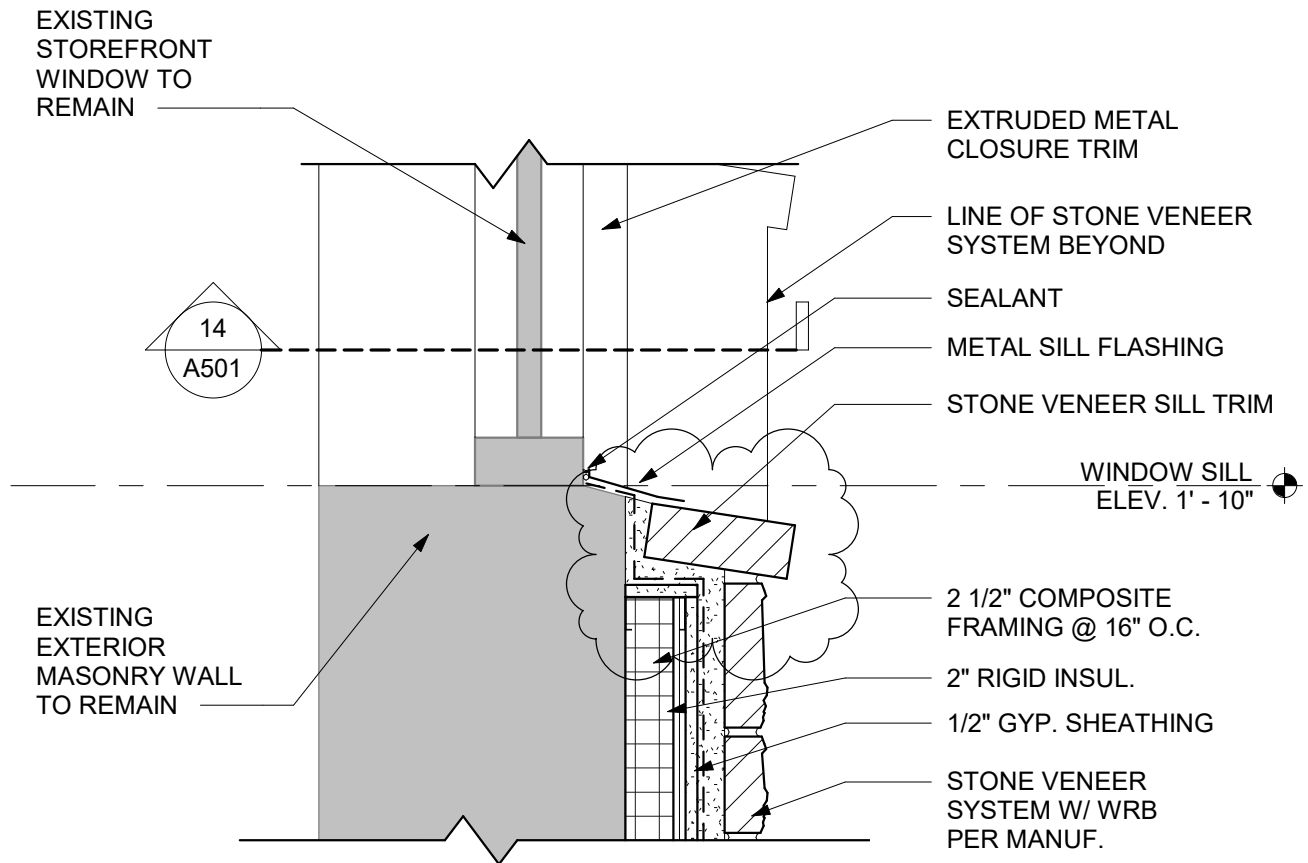
TERRY CAMPUS
ASSOCIATE DRIVE, DOVER, DE

SILL DETAIL

PROJECT NO.:	2020179.00
DATE:	01/18/23
SCALE:	1 1/2" = 1'-0"
DRAWN BY:	ARC

SKA-01

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DETAIL AT TYPICAL STONE VENEER SILL

SCALE: 1 1/2" = 1'-0"

REF: 7/A501

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SILL DETAIL

PROJECT NO.:	2020179.00
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SKA-02

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