BECKER MORGAN GROUP

ARCHITECTURE ENGINEERING

ADDENDUM #03
TO CONTRACT DOCUMENTS

Date: January 17, 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 #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 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	01 Question: Please specify the size of the dimensional letter and the electronic message board? Answer: See revised drawing A101, attached. 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.
2	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. 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. 05 Questions: Will sealant be required at the new EIFS to the existing EIFS 1 1 on A501? Answer: Yes. 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. 07 Question: Will concrete testing be required? Answer: No concrete testing will be required.

08 Question: Can AWCI certified installed 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 EFIS 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

		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.
3	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.
	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.
	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.
	28	Question: detail for swale drainage. Answer: See new Drainage Swale Detail, revised Drawing C-901, dated 01/17/23.
	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.
	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.
	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.
	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.
	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.
	34	Question: Is temporary fencing required? If so, where? Answer: Temporary fencing is NOT required.
	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.
	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.
	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.
	38	Question: How thick is the concrete at the sidewalks? Answer: 4", see Sidewalk Detail, Drawing

	C-901, dated 01/13/23, issued in Addendum 02.
	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.

SPECIFICATION CHANGES

Item	Description
1	SECTION 011000 – SUMMARY: A. Delete the words "to 5:00 p.m." in 1.8.B, Substitute the words "to 10:00 p.m." B. Add the following sentence to the end of 1.8.B.3: "Any work inside the building during work hours must be scheduled/coordinated in advance with the Owner's approval."
2	SECTION 075323 - ETHYLENE-PROPYLENE-DIENE-MONOMER (EPDM) ROOFING A. Delete the words "on black" from 2.1.2, Substitute the words "or black"

DRAWING CHANGES

Item	Description
1	C901 – CONSTRUCTION DETAILS: A. Delete Drawing C-901 in its entirety, Substitute revised C-901, dated 01/17/23.
2	A301 – WALL SECTIONS: A. Delete the note reading "New Conc. Sidewalk – see civil" in Section 4 Wall Section Thru New Storefront Entrance, Substitute "Existing sidewalks is to remain."
3	E-101 – ELECTRICAL FIRST FLOOR NEW WORK PLAN: A. Add note in "Vestibule 200" for power for proposed automatic door operator(s) to read: "Provide junction box above ceiling with 20A, 120V circuit (3/4"C: 2#12 + 1#12G) for automatic door operator power for front entrance double doors. Circuit to be fed from load center "P2" circuit #32."
4	E-200 – SCHEDULES AND DETAILS" A. Add note to Load Center "P2" (Existing) panel schedule to read:" "Provide new 20A/1P thermal-magnetic circuit breaker in prepared space #32 of load center "P2" for front entrance door operators. Interrupt rating shall be minimum of 10kA @ 120/240V AC per UL listing/"

CHANGES TO ADDENDA

Item	Description
1	Addendum 01: A. Item 09: Delete the word "background" fifth bullet point.

LIST OF ATTACHMENTS

Item	Description	Date
1	C-901 – CONSTRUCTION DETAILS	01/17/23

END OF ADDENDUM #03

cc: All Bidders
202017900-Add03.docx