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**Delmarva Christian School
21777 Sussex Pines Road, Georgetown, Delaware
Bid Pac A– Contracts 1 thru 18
May 8, 2025**

Addendum No. 4

Attention all Prospective Bidders:

The following clarifications, changes and /or additions shall by this reference be incorporated into the contract documents as though dully set forth therein.

Addendum No. 4 consists of:
RYJ Written directive (17 pages)
Bid/Scope Evaluation Meeting Schedule (1 page)

Technical Specifications

Section 081416-Flush Wood Doors: Delete Section in its entirety.

General

1. Bids may be emailed to Jesse Dixon at jdixon@ryjson.com. If emailing your bid they must be received by 2:00 pm on May 14th.
2. Bids may be mailed to the address above, attention Justin Savini, (US mail, FEDEX, etc) in lieu of hand delivery. All mailed bids must be received by 3:00 PM on May 14th. Bidders are responsible for bids received after the due date/time.
3. Bids may be hand delivered to the address above by 4:00pm.
4. Note: Alternate 8 –Performance and Payment Bonds should be based on the cumulative cost of the base bid and all additive alternates for each contract.

Section 011100 Summary of Work

Contract 1 Site Work

Page 011100-9; Add Paragraph PPP “PPP. This contract is required to have the owner parking area stoned and base paved along with the fire lane prior August 15, 2025; reference Drawing G104 in Addendum 2 for

clarification.”

Page 011100-5; Add to Paragraph A: “079200”

Page 011100-5; Revise Paragraph G to read: “G. Provide Sanitary Sewerage System complete including traffic control as needed. Provide force main, grinder pump, and grease trap including removal of existing grease trap. Provide abandonment of existing force main.”

Page 011100-6: Revise Paragraph R to read: “R. Provide removal of existing gas line where required”.

Page 011100-8: Delete Paragraph DDD in its entirety.

Contract 2 Concrete Work

Page 011100-10: Add to paragraph A: “071110, 072100, 079200”

Contract 5 Carpentry & General Work

Page 011100-18: Delete “FOR REFERENCE ONLY” from header.

Page 011100-20: Paragraph MM, revise “rustless” to “knotless”.

Page 011100-20: Delete Paragraph RR in its entirety.

Contract 7 Furnish Hollow Metal/Doors/Hardware

Page 011100-24: Paragraph A, Delete “084113, 088000” and Add “087100”.

Contract 8 Aluminum Storefront/Windows/Glass and Glazing

Page 011100-25: Paragraph A, Delete “084413”

Contract 12 Caulking/Painting

Page 011100-32: Revise paragraph L to read: “L. Provide color graphic in gym as noted in documents”.

Contract 13 Casework

Page 011100-34: Paragraph H, Revise “stationless” to “stainless”.

Contract 14 Kitchen Equipment

Page 011100-36: Paragraph K, Revise “walk in” to “reach in” and “mechadiser” to “merchandiser”.

Contract 17 Electrical

Page 011100-48: Delete Paragraph T in its entirety.

Contract 18 Wall Panels

Page 011100-51: Add Paragraph M: "M. Provide interior cham clad panel system and Alucobond rain screen system with C1 panels complete."

Bidders Questions + Clarification

RFI No. Description

RFI 01

Question 1:

Contract 1-Sitework, Scope of Work item Y, states to provide exterior caulking of expansion joints at all concrete locations including sidewalks and curbs. Note 2, states, concrete sidewalks shall be constructed per DelDOT specifications. DelDOT does not require caulking of expansion joints, please advise.

Answer 1:

Provide per DelDOT specifications.

Question 2:

Scope of Work Items DD., JJ., and LL. Appear to contradict each other. Will RYJ be providing CCR reports and all testing and inspections for site work?

Answer 2:

Delete Item JJ. In site work Scope of Work. Provide all required testing and CCR reports.

Question 3:

Scope of work Item NN. Our fencing subcontractor is asking for more information and details on the dumpster enclosure fencing/gates.

Answer 3:

See Keynote S27 and Details 10 & 13/CS6001.

RFI 02

Question 1:

Which Contract is responsible for the exterior 5/8" wood sheathing on walls?

Answer 1:

Contract 9- Drywall/Metal Stud

Question 2:

Which contractor is responsible for wall tile?

Answer 2:

Contract 11- Floor Covering Work

Question 3:

On Drawing A605 it mentions Doors 165C Q-4 location circulation. Where and what floor plan are they shown?

Answer 3:

See detail 5/A605. They are in wall between existing building and new construction.

Question 4:

Does Trade need to provide dumpsters or is there job site dumpsters provided?

Answer 4:

Job site dumpsters will be provided.

Question 5:

Contract 5- Carpentry list items G, H, and I as to provide wood blocking as required to install items. But details on A501 call out metal blocking to be used, please clarify.

Answer 5: (Revised – Addendum 3)

Provide blocking as noted on Sheet A501, this blocking is to be provided by Contract A-9 Drywall/Metal Stud

Question 6:

Contract 5 Carpentry Item T-provide wood blocking for roof top mechanical. M501 shows no wood detail to roof. Please clarify detail drawing such.

Answer 6:

Provide blocking where indicated on details.

Question 7:

Can you clarify which contract is to carry the stainless steel corner protection for the Cornell Roll Down doors?

Answer 7:

Contract 5, Item QQ

RFI 03

Question 1:

For Contract 14-Food Service Equipment we do not see plans or specs?

Answer 1:

Please see drawing A403 for Prep Room equipment. There are no specifications.

RFI 04

Question 1:

Can the AWI certification requirements be waived.

Answer 1:

Yes, AWI Certification is not required.

RFI 05

Question 1:

Finish notes on finish legend indicate that all flooring materials are to be ordered from "Cornerstone Building Supply", is this correct?

Answer 1:

No, delete all references to "Cornerstone Building Supply" from documents. Materials may be purchased from any appropriate supplier/vendor.

RFI 06

Question 1:

Spec Section 42000 Masonry, calls for "US Brick-Chestnut Velour" as the face brick. The bid drawings specifically list three (3) different colors of Glen Gery Klaycoat brick in great detail on the elevations. Is the intent to use the Glen Gery brick per the drawings?

Answer 1:

The intent is to use the Glen Gery Brick per the drawings.

RFI 07

Question 1:

In Bid Pack A, Contract 5, Scope of Work Item RR says to install steel plate provided by steel contract on top of parapet walls to fasten wood blocking. Can you clarify which parapet wall is to receive this treatment, I see no detail anywhere referencing this plate.

Answer 1:

Delete Contract 5, Scope of Work Item RR.

RFI 08**Question 1:**

Please confirm whether fencing around the playgrounds is included in site work base bid, or if it is to be part of Alternate 7?

Answer 1:

Proposed Playground fencing is to be included in Alternate 7.

RFI 09**Question 1:**

No fire alarm devices are shown on plans. Will devices and locations be issued for bidding purposes?

Answer 1:

No additional information will be provided. All fire alarm design is to be by the installing contractor as a delegated design. Architect will coordinate placement off of the design submittal.

Question 2:

Please provide circuitry information and power requirements for DOAS-1 located on the rooftop (drawing E-300).

Answer 2:

See attached sheet for requested circuitry information on the DOAS unit. Power requirements are 27 MCA, 35 MOCP, 460V. All fire alarm design is to be by the installing contractor as a delegated design. Architect will coordinate placement off of the design submittal.

Question 3:

Contract 17 Scope of Work Item X mentions site lighting revisions. Please clarify if any site lights shown on E-009 will utilize existing poles. Will the existing parking lot remain throughout construction?

Answer 3:

All existing parking lot light poles/fixtures will be removed and replaced per civil drawings. Refer to electrical plans for wiring information. Existing lights will be needed while school is in operation, electrical contractor to coordinate schedule to remove with site contractor to remove/replace infrastructure.

Question 4:

The responsibility matrix on drawing TA-002 shows PTG furnishing architectural lighting? Please clarify who furnishes lighting and controls.

Answer 4:

PTG will NOT be furnishing any of the project lighting.

Question 5:

Is lightning protection required? If so is there an existing system.

Answer 5:

Lightning protection is not required.

Question 6:

The following light fixtures are not shown on the fixture schedules. Types R8 and S6 (both are shown on Drawing E-202 in Area 145). Please provide clarification.

Answer 6:

Type R8: Recessed linear in an "L" pattern and continuous row. "L" pattern #A-830-L, 5'-7.5" x 2'-6.5"- NF-U-FSD-1-0- to be determined by architect.

Continuous row #A-409-#A-830-4'-7"-NF-U-FSD-1-0- to be determined by architect.

Type S6: 2-ft surface linear strip BOH. #ZL1D-L24-SMR-3500LM-FST-MVOLT-35K-80CRI-WH-ZSPRG

RFI 10

Question 1:

Who owns the duct board insulation per note #5 on A-110 & A-111

Answer 1:

Contract 10 Acoustical Work

Question 2:

Who owns the K-13 Spray Insulation at CF-9-A on Page A-110?

Answer 2:

Contract 10 Acoustical Work

Question 3:

RCP General Note #8 calls for 4" batt insulation. Is this to be encapsulated in a bag or just glass fiber batt?

Answer 3:

Unfaced glass fiber batt only.

Question 4:

RCP Key note #10 indicates 4" batt insulation above lay in ceilings, please verify location where this applies.

Answer 4:

Above ceiling clouds in RM 195 (Music), RM 196 (MS Commons).

Question 5:

Please provide ceiling tag for the 5 ceilings located with a drywall border in Circulation #172.

Answer 5:

These ceilings are material tag 6, 24" x 96" Optima.

Question 6:

RCP Key Note #5 indicates duct board insulation non deck, what contractor owns this. Also, please provide spec.

Answer 6:

Contract 10, Acoustical Work. 1" Duct Board Liner, Owens Corning QuietR or equal. See attached data sheets. Any equivalent material substitution will be acceptable.

RFI 11

Question 1:

Frames W16, W17, and W18 are called out as anodized aluminum storefront on A-603. The door schedule states the doors in these frames are hollow metal in hollow metal frames. Please confirm that W16/W17/W18 are not in aluminum storefront.

Answer 1:

W16/W17/W18 are all hollow metal frames with side lites and painted hollow metal doors to match all other admin doors.

RFI 12

Question 1:

Is there a detail for the proposed preschool playground and elementary playgrounds?

Answer 1:

Playground equipment is by owner. Provide fencing as part of Alternate 7. Contract 1 to provide grading and seeding as indicated on Civil drawings.

RFI 13

Question 1:

Is the existing parking lot to be milled and over lay? If so please provide details.

Answer 1:

Not at this time.

Question 2:

Contract 1, Are we responsible for any work associated with movable bleachers as shown on drawing RP1005? If so please provide details.

Answer 2:

No, they are future installation by others.

Question 3:

Are we (contract 1) responsible for any work associated with propane or natural gas?

Answer 3:

No

Question 4:

Contract 1, Will RYJ be providing all temporary fencing per item X and also the temporary orange safety fencing per Item BBB.

Answer 4:

CM will provide temporary fence per item X. Contract 1 to provide Item BBB if noted on plans.

RFI 14

Question 1:

Please provide details/specs for new softball and soccer field.

Answer 1:

Finished softball and soccer fields will be provided by owner's contractor under separate contract. Contract 1-Site Work is to provide site as indicated in the bid documents and coordinate with owner's field contractor.

RFI 15

Question 1:

On A-110 & A-111, Note 2-Is the 10" Axiom trim needed? There appears to be a drywall perimeter surrounding these areas with a Note 2 indicated at outer perimeter.

Answer 1:

No, the Axiom trim is no longer needed at the outer perimeter of the ceiling elements in the Circulation space.

Question 2:

On A-110, what type of tile goes in the clouds in the MS Commons 196? What is the edge treatment for these clouds?

Answer 2:

The ceiling tile is to be Armstrong Optima 24"x24" Tegular (white) and the edge treatment is to be Armstrong 6" axiom trim.

Question 3:

On A-110, ceiling type CB-1-A is listed in Rooms 183 &184, but does not exist on the ceiling type legend. Please clarify.

Answer 3:

The ceilings in rooms 183 &184 are to be Armstrong 24"x24" Kitchen Zone ceiling tile.

Question 4:

On A-110, please clarify if the ceiling tags are correct in Rooms 191 & 191.1.

Answer 4:

The ceiling tags are incorrect in rooms 191 & 191.1. The tag should be "CE-4" in both spaces.

Question 5:

On A-111, please clarify the ceiling tags in the top right of Waiting Area 101 as there are two different tags (CF-10-C and CC-10-D).

Answer 5:

Both tags should be CC-10-D.

RFI 16**Question 1:**

Contract 15, specs call for Uponor above ground and also PVC above ground. This all looks like plenum ceiling, should we plenum wrap all of the plastic or bid it as cast iron and copper instead?

Answer 1:

The mechanical design is using return air plenums and so all exposed services in the plenums will need to be plenum rated. All of the plastic (Uponor or PVC) piping material would need to be plenum wrapped and would be an acceptable option. Cast iron and copper are also acceptable.

RFI 17**Question 1:**

Hardware Set 3.1 for the Early Learning Center is for a single door, but Doors 100B & 100C are pairs. Please advise what set to use.

Answer 1:

Doors 100b & 100C for the ELC are to be hardware set #1.0.

RFI 18**Question 1:**

Contract 1, Per Addendum #3, RFI 14, Q&A #1, the finished softball and soccer field will be under separate contract. Please confirm we do not own any athletic field improvements. How are we expected to leave the fields for the future contractor if this is the case?

Answer 1:

Correct, Per Addendum #3, RFI 14, Q & A 1. Contract 1, Scope of Work, Item DDD will be removed.

RFI 19**Question 1:**

Where is "Krylon Brilliant Metallic" paint going, per finish legend A7, to be furnished?

Answer 1:

See Sheets A415 & A416. A7 Krylon Metallic Paint is the finish of the painted ¾" plywood substrate wall protection panels located above the p-lam wrapped wall protection panels around the perimeter of the gymnasium.

RFI 20**Question 1:**

In rooms 183 & 184 the ceilings are tagged as CB-1-A but there is no description of this, please clarify?

Answer 1:

See RFI, Answer 3.

Question 2:

In Music Room 195 the ceiling clouds are tagged CF-9-A with "9" being K-13 spray acoustical. Not sure how this is part of the cloud, please clarify?

Answer 2:

Tag should be revised to CF-1-A.

Question 3:

In Circulation 172 the clouds are tagged with keynote 2 which is called out as an Axiom trim, but the detail 4/A115 shows the perimeter as metal stud/drywall. Please clarify.

Answer 3:

See RFI 15, Answer 1

Question 4:

Is Ceiling type CG-7-E part of contract 10 or is it contract 18 scope of work?

Answer 4:

Contract 18

RFI 21**Question 1:**

Contract 12, Scope of Work Item L, I don't see a cafeteria on the prints, is there one?

Answer 1:

No cafeteria.

Question 2:

Contract 12, Item M, Stain and varnish seem to be prefinished items, please verify.

Answer 2:

If job site finished items are noted in documents, Contract 12.

Question 3:

Contract 12, Item N, the only wall covering I see is an Inart Graphic in 143 HS. Is this all there is, will there be a spec?

Answer 3:

See Finish Schedule Section "Tile/Sheet/Metal Wall Protection treatments" as well as the finish plan & interior elevations.

Question 4:

Contract 12, Item T, is Cham Clad prefinished? We just paint the Hardie siding on the exterior?

Answer 4:

Cham Clad is prefinished.

RFI 22**Question 1:**

Is Contract 1 responsible for pond plantings?

Answer 1:

Yes, per Contract 1, Scope of Work, Item SS

Question 2:

Is Contract 1 responsible for landscaping plans?

Answer 2:

Yes, Per Contract 1, Scope of Work, Item SS

Question 3:

Can we use on site suitable soils for the building pad fills?

Answer 3:

Yes

Question 4:

It looks like during the existing parking lot removal, the utility lights will have to get removed. Is this to be performed under electrical or civil scope? Is the proposed lighting under electrical or civil scope?

Answer 4:

See Answer RFI 9, Answer 3, Addenda 3. Parking Lot Lighting is by Contract 17, Item X.

Question 5:

The scope says Contract 1 is responsible for gas work, please clarify?

Answer 5:

See Answer RFI 13, Addenda 3, Question 3.

Question 6:

I am unable to find and details in the civil drawings or specifications regarding the softball and athletic fields.

Answer 6:

See answer RFI 14, Addenda 3, and answer RFI 18 this addenda.

RFI 23:**Question 1:**

Details 4 & 11/A302 of the Early Learning Center show drywall at the bottom of the truss cord. Does the entire ELC receive a drywall ceiling, as well as a lowered ACT/GWB ceiling, where called out?

Answer 1:

Yes

Question 2:

Plan A102, General Note, Gypsum Drywall calls for Impact Resistant GWB to 4'-0" in Corridor/Hallway. Plan A303 Wall type notes call for Abuse Resistant GWB to 8'-0" in all corridors, foyers, and wrapped steel columns. Which is correct?

Answer 2:

Provide abuse resistant to 8'-0".

RFI 24**Question 1:**

The drawings indicate volleyball sleeves (potentially equipment as well), wall/column padding and a scoreboard but there are no specifications for these items, as there are for the basketball hoops, divider curtain & gym bleachers. We provided all this equipment for Delmarva Christian School's existing gym in 2014, the manufacturers used for their existing gym in 2014 were Gared Performance Sports Systems (basketball hoops, divider curtain, volleyball equipment and wall padding), Daktronics (scoreboards) and Hussey Seating Company (bleachers). Will volleyball equipment, wall padding and/or scoreboards be required on this project, if so, can Gared Performance Sports Systems and Daktronics be approved as equal and a specification be provided (NOTE: The existing gym had Daktronics BB-2115 shot clocks mounted the main court basketball hoops, they many want to consider these for this gym as well, product info:

<https://www.daktronics.com/web-documents/hspr-documents/dd2481875.pdf>)?

Answer 1:

Yes, Daktronics and PSS/Gared are acceptable manufacturers. Gared Model 6105 Scholastic telescopic volleyball system upright posts Model 61076, with winch post 6106 and 6400 sleeves.

Question 2:

Drawing E101 does not indicate any power supplies or key-switches for the basketball hoops and divider curtain or a power supply for the scoreboard (and potentially shot clocks). Can power supplies be added for this equipment?

Answer 2:

Yes, power will be provided for all equipment, see drawing revision.

Question 3:

Section 116653 & 16623 (or 166230) specify only Jaypro as an approved manufacturer. Will Gared Performance Sports Systems be considered equal manufacturer, as their products are already installed in the school's existing gymnasium?

Answer 3:

Yes, PSS/Gared is an acceptable manufacturer.

Question 4

Section 116653 specifies two style divider curtains, both of which would work at this facility. The more sensible curtain would be the slope fold curtain, Model Number SC-685. Can you confirm a slope fold divider curtain should be used for the gym?

Answer 4:

Slope fold divider is acceptable.

Question 5:

Drawing A415, detail #1 indicates 1 ¼" raschel knotless netting on a bi-parting trolley system that is 24'-0" wide and only 8'-4" below the bottom of the truss. We are assuming this is something similar to a #4013 bi-parting, walk-draw curtain but partial height and with netting, not traditional vinyl/mesh shown (reference product: <https://www.garedperfsports.com/products/walk-draw-gymnasium-curtain>). Can you confirm that this is the design intent for this item and it should be provided by the gym equipment manufacturer?

Answer 5:

This netting is only to protect the mezzanine opening. The vinyl mesh is ok as an alternative to be reviewed at a later date. Contractors to bid the netting as specified. Scope is to be included in Contract 5-General Trades.

Question 6:

Section 133416 specifies only Irwin Seating Company as an approved manufacturer. Will Hussey Seating Company be considered equal manufacturer, as their product is already in the school's existing gymnasium?

Answer 6:

Yes, Hussey is an acceptable manufacturer.

Question 7:

Drawing A418, detail 2 indicates a bleacher that is 74'-6" long but lacks self-storing end rails at each end, which occupy +/- 12" on each end. It would be suggested to provide a 72'-6" long bleacher that includes self-storing end rails on each side, see attached layout drawing for reference. A 72'-6" long by 4 row high bleacher would provide 167 maximum net seats with 18" wide seats or 133 with seats that have seat spacers. Will it be acceptable to provide a 72'-6" long bleacher, so that self-storing end rails can be provided, as well as enough clearance for the vinyl end curtains with graphic logos on each end of the bleacher?

Answer 7:

Yes, this is acceptable.

Question 8:

Section 13416 specifies the bleachers to be wall attached, electrically operated but drawing E101 does not seem to indicate a power supply for the bleachers. Are the bleachers to be electrically or manually operated, if electric, can a power supply be added to drawing E101?

Answer 8:

These will be electric motor operated and the power will be provided for each bleacher set.

Question 9:

Section 133416, page 181, specifies the risers and nose beams of the bleacher to be powder coated black but this is very uncommon for a gym, these are almost always galvanized steel finish, as powder coating will add quite a bit of money to the cost. Can you confirm that the riser and nose beams should be galvanized steel finish and not powder coated black?

Answer 9:

This is an option on the Irwin telescopic system, the galvanized nosing is acceptable.

Question 10:

Section 133416, page 182, paragraph J. specifies seat numbers and row letters but these are usually not supplied for general admission gym seating. Can you confirm that seat number and row letters should not be provided?

Answer 10:

Please provide as specified, this may be revisited at a later date with owner.

Question 11:

Section 133416, page 182, paragraph K.1. specifies iScape custom graphics for the seats but with only 3 stacking rows this would not be a recommended option, as the area is so small (Link to

Hussey's equivalent, the Xtreme Graphic logo: <https://www.husseyseating.com/products/the-total-package/>). Also, if the seat spacers are to be used, this is not a possible option. Can it be confirmed that the iScape custom graphics for the seating is not required?

Answer 11:

Please omit

Question 12:

Section 133416, page 182, paragraph N. specifies a seat spacer but it is unknown if these are to be provided on the bleachers based on drawing A418, detail 2. Will seat spacers be required for the seating?

Answer 12:

Please omit

Question 13:

Section 133416, page 182, paragraph P and paragraph Q specify accessories not used with wall attached bleachers. Can you confirm that these paragraphs should be deleted and don't relate to this project?

Answer 13:

Please omit

RFI 25

Question 1;

On A604 window details shows the exterior foam board as 1 ½". According to James Hardi representative anything over 1" including foam and sheathing must be stripped with 1x4 then siding installed. Is this the intention? This would change the design and depth around the windows considerably and endure considerable cost to the project. Please clarify.

Answer 1:

1" is correct

RFI 26

Question 1:

The door schedule lists restrooms 116a, 117a, 118a, and 119a as full glass, is that correct?

Answer 1:

Doors 116A, 117A, 118A, and 119A should not be full glass, they should be flush doors.

Question 2:

On Door Schedule A601, opening 115A is called out as hollow metal, but window schedule on A602 calls it out as a W6 Storefront. Please clarify?

Answer 2:

115A in the ELC building should be aluminum storefront as shown on the glazing schedule A602.

RFI 27

Question 1:

Please advise the sidelight frame type for openings #137A, 201A & 202A.

Answer 1:

The sidelite frame is HM (same as door frame) for these doors.

Question 2:

Please confirm the wall type at openings 201A & 202A is 2AA.

Answer 2:

2AA is correct.

Question 3:

Door 171 A is not in the door schedule, please advise.

Answer 3:

Door 171A Art is in door schedule on A601. It is a SGL 3'x7', AL storefront door with FG leaf, Hardware Group 7, with Group A access control.

Question 4

Please advise the wall type and frame detail for Openings 100G, 144A, 154B, 154E and 155A.

Answer 4:

The wall type at 155A is 8" CMU block, utilize subframe to maintain standard HM frame depth. 155A is an interior door located in a CMU wall, utilize subframe to maintain standard HM frame depth. 100G is an exterior door at the front entry (goes in the (E) sprinkler room and is in a rated wall assembly (6" metal stud wall with metal panel finish). 144A is an exterior door to the new sprinkler room and is in a metal stud wall with brick finish, frame should wrap the framed wall assembly, return brick back to finished frame. 154B and 154E are exterior doors in the Industrial Arts room that are in CMU wall with hardie siding and brick wainscot finish, utilize subframe to maintain standard HM frame depth.

RFI 28

Question 1:

What is basis of design for the sliding glass windows?

Answer:

Kawneer OptiQ AA5450 Series Windows (sliding configuration)

Question 2:

What is the basis of design for the aluminum storefront doors?

Answer 2:

Kawneer 350 Heavy Wall Entrance, which complies with the Storefront General Notes on A602.

RFI 29

Question 1:

Contract 3, Scope Item B references split face/decorative block, dumpster walls, jack arches, and signage wall of which I do not see any within the project documents. Please clarify.

Answer 1:

None required.

Question 2:

Contract 3, scope item C requests for us to provide all concealed or thru wall flashing. This is only if the flashing is embedded in masonry, correct?

Answer 2:

Correct

Question 3:

Scope Item M requires all masonry debris to be disposed of off-site. Does this mean that the masonry contractor owns providing their own dumpster?

Answer 3:

Yes

Question 4:

Scope Item Q requires the mason to provide any waterproofing membrane or dampproofing that is attached to masonry, however, we cannot find a reference to either in the drawings.

Answer 4:

None required

Question 5:

Scope item S requests the mason provides any cement plaster if noted in documents, we do not see any, is this correct.

Answer 5:

Correct

Question 6:

Scope items W & X reference the mason providing in fills or relocating openings on the existing building. Outside of Doors 172A, B, C and D and 100 G does this occur anywhere else within the

building? In addition, please clarify if the existing structure that will be affected is structurally composed of metal studs or CMU at each of the respective locations mentioned previously.

Answer 6:

Review all structural and architectural documents.

Question 7:

Scope Item DD request the mason provide a site sign, please clarify?

Answer 7:

No site sign

Question 8:

Scope Item FF says the mason owns select demolition of all interior or exterior masonry. Does this only occur for doors 172 A, 172B, 172C, 172D and 100G or are there other locations.

Answer 8:

Review all structural and architectural documents.

Question 9:

Elevation 1 on A203 In the Upper School Addition set it appears there is new masonry veneer going on to the existing building, however, there are no other details within the set. Please confirm this area is not in bid package,

Answer 9:

Correct, see floor plans for limit of work.

RFI 30

Question 1:

Specification Section 007300-9 - (Article 11 – Insurance and Bonds) –

Is it the Owner and Construction Manager's intent that all successful Prime/Trade Contractors (Contract #1 through Contract #18) acquire "All-Risk" Builder's Risk Insurance for the duration of this project?

Answer 1:

The contractor and subcontractors shall provide property coverage for their tools and equipment and liability insurance. Contractors pay for their own mandatory deductibles for their insurance.

Question 2:

2) Specification Section 008000-8 – (Article 9: Payments and Completion) Subsection 9.1.1 –

Is it the Owner's intent to withhold a ten percent (10%) retainage until the completion of the project even if Performance and Payment Bonds are accepted as a part of any or all of the Bid/Contract packages?

Answer 2:

Revise retainage to 5%.

Question 3:

3) Specification Section 011100-1 – (Summary of Work) Item 1.5.A.1 –

What is the incentive for each Trade Contractor to submit for approval and procure materials and equipment for "early" delivery if the Owner is only going to compensate us for 95% of the material/equipment value (and then potentially hold 10% retainage on top of that)? We will need to pay our supplier/vendor for the full value of the material/equipment at the time of delivery. Feels like the Contractor is financing the project in exchange for expediting deliveries.

Answer 3:

Bid as noted in documents.

Question 4:

4) Specification Section 011100-38 – (Scope of Work – Contract No. 15A Plumbing) and Specification Section 011100-41 – (Scope of Work – Contract No. 15B HVAC) – Item D

Why couldn't you have the Contract No. 5 Carpentry and General Work trade contractor install the Plumbing and HVAC access panels and doors? Plumbers and Pipe Fitters are not trained or qualified to install "finish" items of this nature (see Specification Section 011200-6 – (Multiple Contracts Summary) Item 1.16.B. Access Doors and Panels where the typical installation protocol is described)

Answer 4:

Bid as noted in documents.

Question 5:

5) Specification Section 013300-1 – (Submittal Procedures) Item 1.4.A –

If the Architect intends to charge a \$200 processing fee for each of the consultant's CADD files (inclusive of plan drawings and backgrounds as noted), kindly tell us what constitutes a "file" in the Architects world so we can calculate how much to put in our estimate for reimbursement.

Answer 5:

There will be no fee for CADD files.

RFI 31

Question 1:

Contract 5 scope Item OO says to supply concrete seat top, where is this?

Answer 1:

Delete Item OO.

Question 2:

Contract 5 Scope Item FF says to provide wood benches, where are they?

Answer 2:

Delete Item FF.

RFI 32

Question 1:

There is a spec for Wood Doors but no wood doors listed on Door Schedule.

Answer 1:

Delete Specification Section 081416 Flush Wood Doors.

Question 2:

S1 -Acid etched glass is not noted anywhere on the doors or glass, Please advise.

Answer 2:

Delete if not indicated on drawings.

RFI 33

Question 1:

Sheet CS4502 water profile 3/CS4502 references 3" fire service line, C909 class PVC service to building. Sheet CS 1703 calls for 6" fire service line in this location. Please confirm 6" is correct.

Answer 1:

6" is correct.

Question 2:

Sheet CS1703 calls for 20" force main in Sussex Pines Road to be relocated, is this part of contract?

Answer 2:

20" force main to remain as is, no relocation.

Question 3:

Per scope of work, Item M we are to provide water meter pit and wet tap. Nothing is called out on plans, please advise.

Answer 3:

Contract 1 to provide \$30,000 allowance for meter pits and associated work to be coordinated with the Town of Georgetown.

Question 4:

Please confirm we do not own any athletic field improvements>

Answer: 4:

Per previous addenda, no athletic field improvements in Contract 1.

Question 5:

Please provide detail for scope of work Item BB in regards to what is required at downspout areas?

Answer 5:

Provide concrete splash blocks at downspout locations, see architectural drawings for locations.

Question 6:

What work is required for site work contractor at playground areas?

Answer 6:

See RFI 12, Answer 1.

RFI 34

Question 1:

Does the concrete sidewalk between the Early Childhood Center and the paving go in the lump sum bid or the Alternate 7 price?

Answer 1:

Base bid /lump sum.

Question 2:

Contract 1, scope of work item BB references underground roof drain lines and downspout boots. There are no roof drain lines shown or boot details, please clarify.

Answer 2:

See RFI 33, answer 5 above.

Question 3:

Contract 1, Scope of Work Item T refers to installing bollards furnished under contract 4-Steel Work. Can you identify how many and where they go?

Answer 3:

Contract 1 and Contract 4 to provide twelve (12) bollards per detail 1/CS6003. Location to be determined in field.

Question 4:

Is the demolition/removal of the fencing, dugouts, and scoreboard in the existing softball field to be included in our bid?

Answer 4:

Yes, Scoreboard to be removed and turned over to owner.

RFI 35

Question 1:

What contract owns the Epoxy Coating/Stonhard?

Answer 1:

Contract 11- Floor Coverings

Question 2:

Is the ELC part of the Polished Concrete Alternate 2?

Answer 2:

No

RFI 36

Question 1:

Roof Plans call for TPO to be mechanically attached but Spec 075423 TPO Membrane Roofing states the system is to be adhered. Please clarify.

Answer 1:
Mechanically attached.

RFI 37

Question 1:
There are no frame details for Hollow Metal, are we assuming that everything is 2" jamb face and 2" head face? No borrowed lites aside from W16, W17 and W18?

Answer 1:
2" jambs and heads, Per spec 081113 Hollow Metal Doors and Frames:
Frame Construction , paragraph A.
Borrowed lites as indicated in drawings or as revised via addenda.

Substitution Request/Approvals

1. Section 075423- Thermoplastic Polyolefin (TPO) Roofing
 - a. GAF TPO Roofing is approved.
2. Section 074113-Metal Roof
 - a. Metal Panel Systems MP-200 Panel, Standing Seam Series is approved.
3. Section 074213- Metal Composite Material Wall Panels
 - a. Metal Panels Systems FP-100 Panel, Flush Seam Series is approved as equivalent to Metal Sales TLC-1.
4. "Knotwood" is approved as equivalent for the "ChamClad "panels.
5. "Certainteed Tavola Panels" are approved as equivalent for the CH-8-F Ceiling type.

End of Addendum No. 4

Delmarva Christian School

Bid/Scope Evaluation Meeting Schedule 5/21/25

Richard Y. Johnson & Son, Inc. Office

8:00am	Contract 2 -Concrete
8:30	Contract 3 -Masonry
9:00	Contract 4 -Steel
9:30	Contract 5-General Trades
10:00	Contract 6-Roofing
10:30	Contract 8-Aluminum Storefront/Glass
11:00	Contract 9-Drywall/Metal Studs
11:30	Contract 10-Acoustical
Break	
1:00pm	Contract 11-Flooring
1:30	Contract 12-Painting
2:00	Contract 13-Casework
2:30	Contract 15-Mechanical
3:00	Contract 17-Electrical
3:30	Contract 18- Wall Panels

Note: Contract 1-Site Work, Contract 7-Hollow Metal Frames/Doors/Hardware, Contract 14-Kitchen Equipment and Contract 16- Sprinklers will be contacted separately.