

ADDENDUM NO. 1

To the Drawings and/or the Specifications for
**Red Clay Consolidated School District
Renovations to Dickinson High School
(DSC Project No. 2-26-06)**

Gilbert Architects Inc.
626 N. Charlotte St.
Lancaster, PA 17603
(717) 291-1077

May 20, 2026

Project Manager: Jim Brenner

.....
Revisions and modifications contained in this Addendum supersede the previously issued Documents for the above referenced Project.

SPECIFICATION REVISIONS

Item S1-1: COVER SHEET
Revise DSC Project Number to read **2-26-06**.

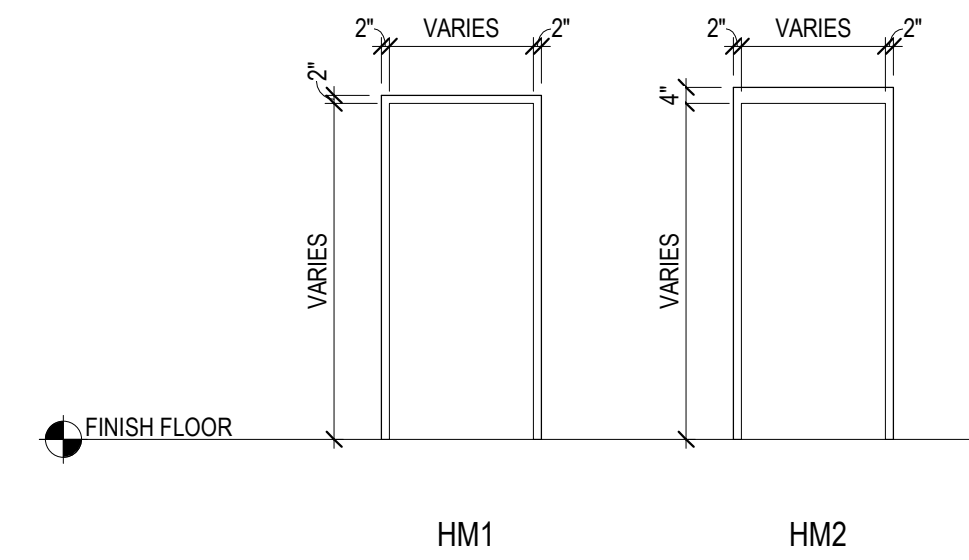
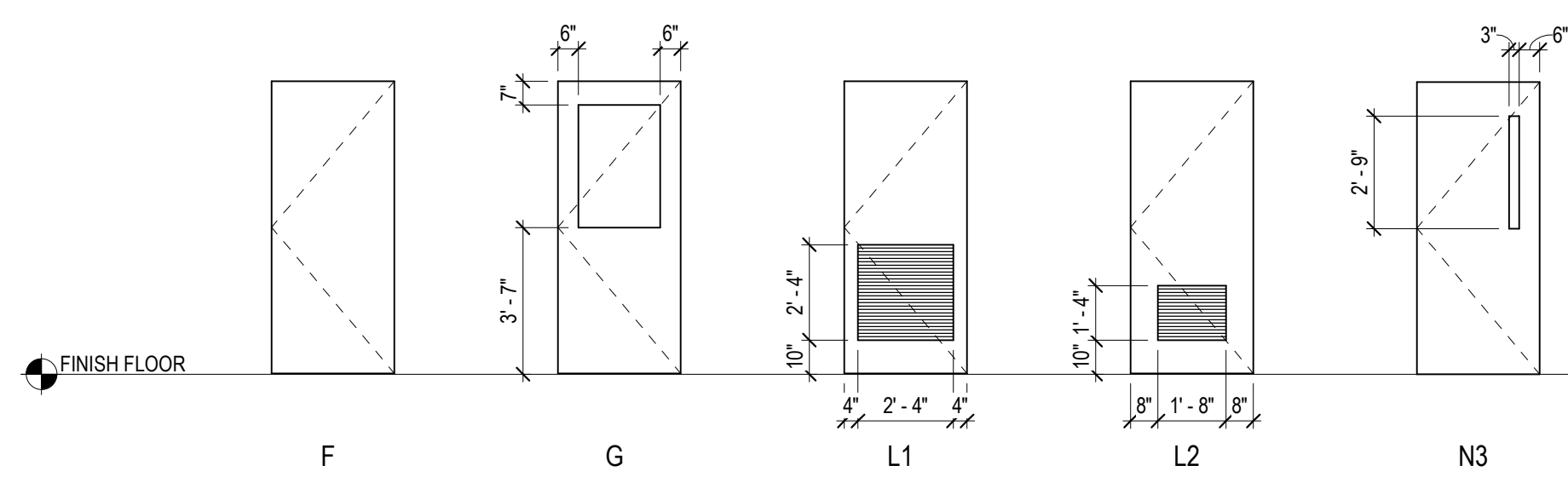
DRAWING REVISIONS

Item D1-1: Drawing A8.1 – DOOR AND FRAME TYPES, DETAILS AND SCHEDULES
Replace original bid document A8.1 drawing with the attached A8.1 (Revision #1) with the date 5/20/2026.

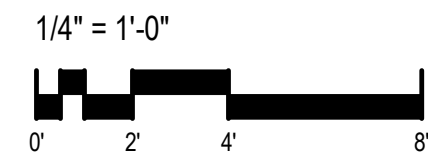
SUPPLEMENTAL INFORMATION

1. Copies of Pre-Bid Conference Meeting Minutes, sign-in sheet and OFCI equipment list are attached here-in for information purposes only.

END OF ADDENDUM NO. 1

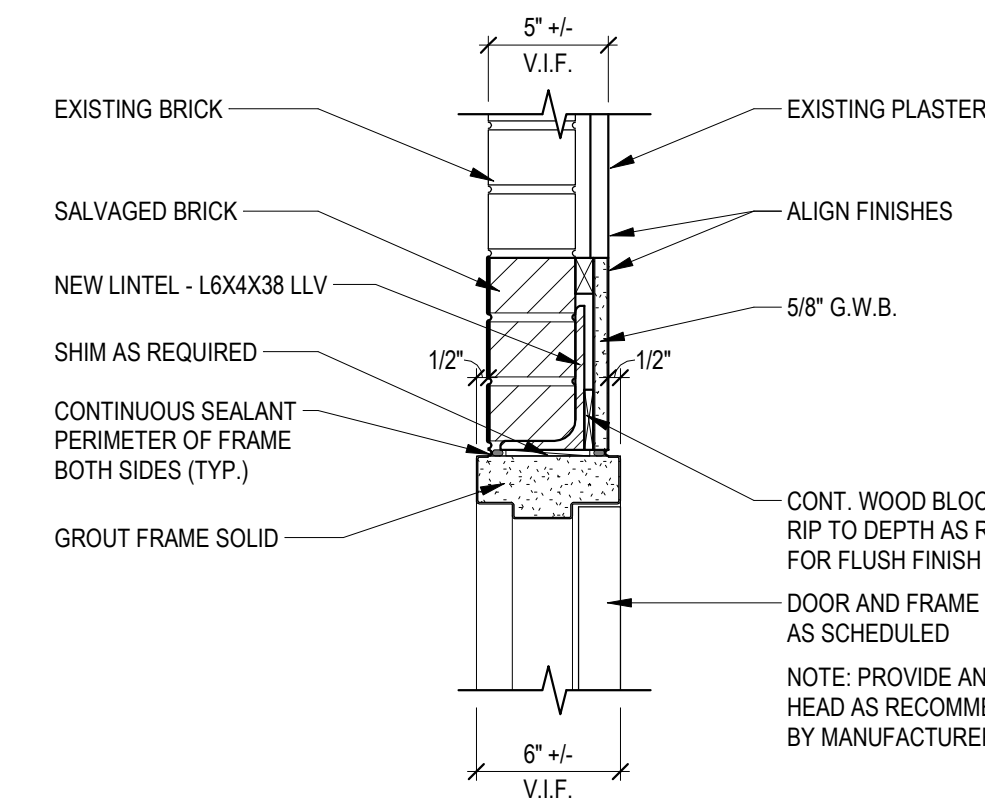


DOOR TYPES

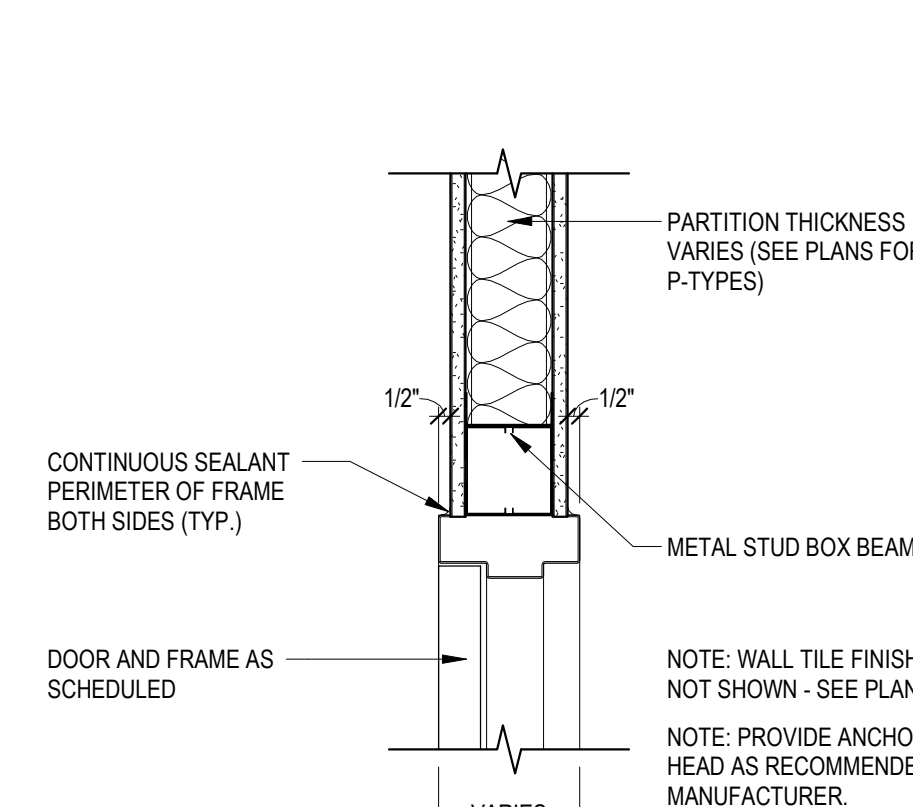
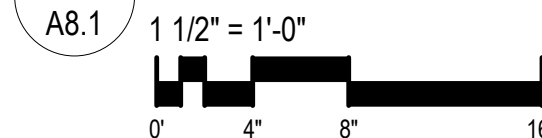


INTEL NOTES:

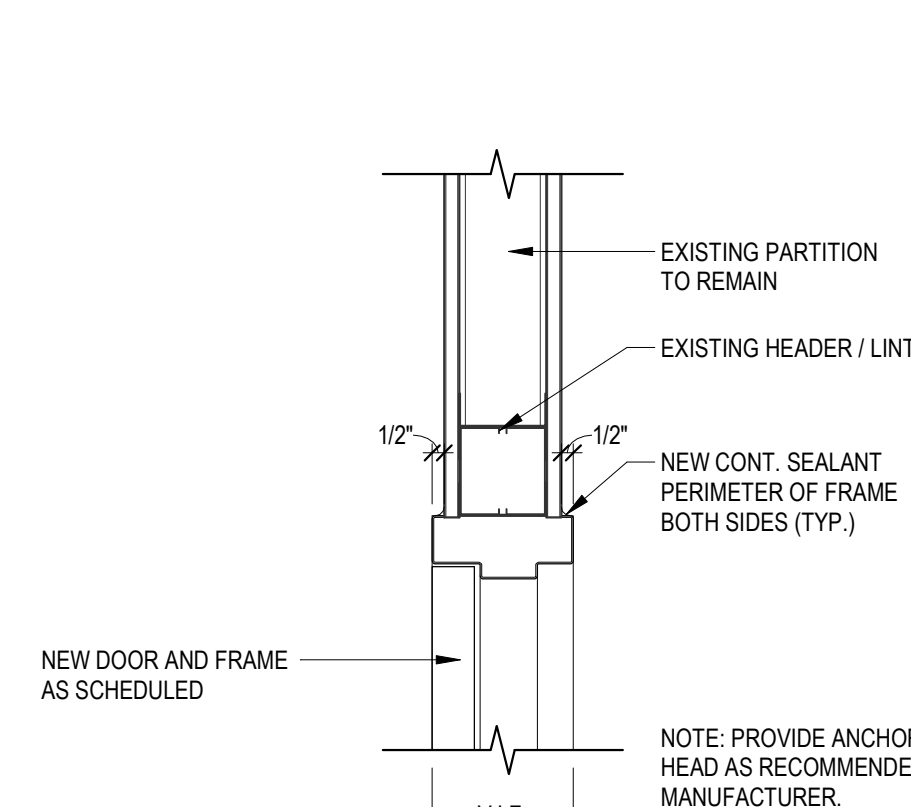
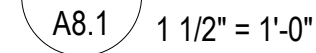
1. ALL INTELS TO BEAR 6" MINIMUM ON MASONRY EACH END.
2. ANGLE SHALL BE ASTM A36.
3. DOUBLE ANGLES SHALL BE WELDED TOGETHER.
4. PRECAST CONCRETE INTELS SHALL HAVE Fc=3000 PSI.
5. REBAR IN PRECAST INTELS SHALL BE ASTM A615 GRADE 60.
6. BEAR INTEL ON A FULL MORTAR BED AND GROUT WALL SOLID BELOW. ALL INTELS BEARING ENDS 8" WIDE x 16" BELOW BEARING.



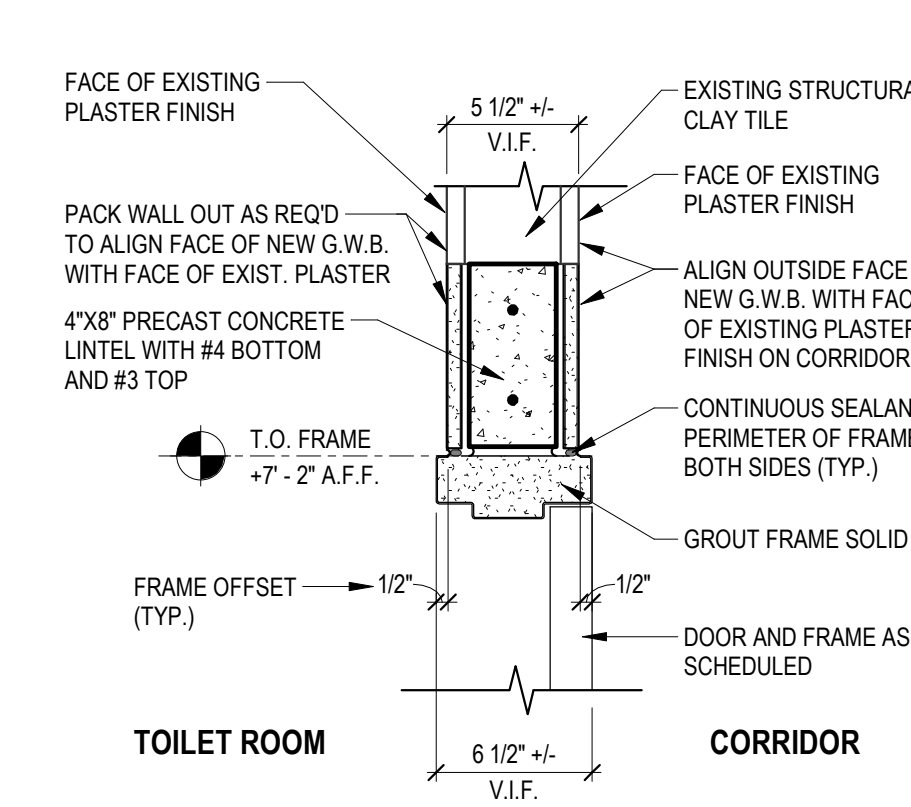
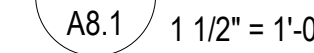
1 HEAD DETAIL



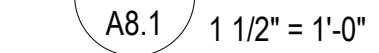
5 HEAD DETAIL



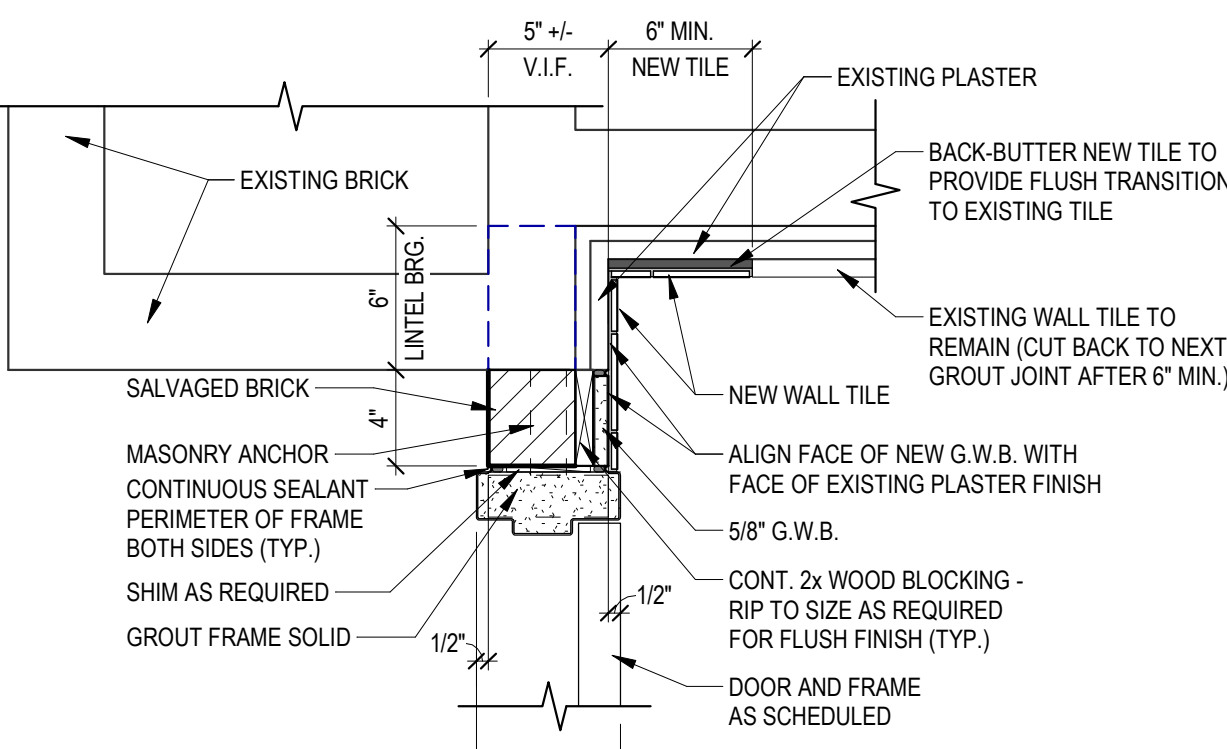
9 HEAD DETAIL



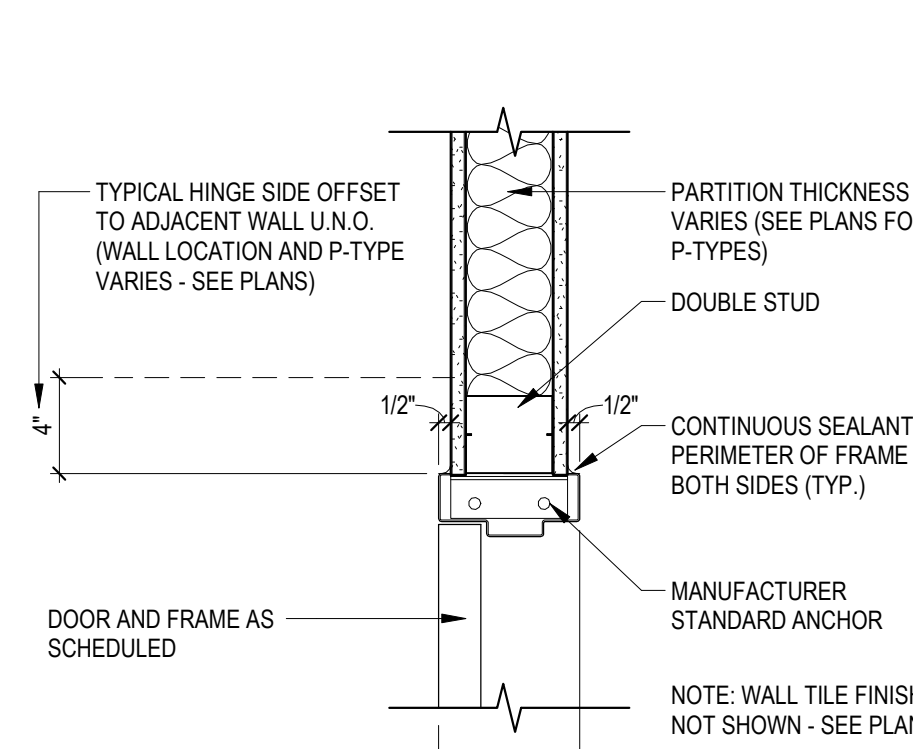
13 HEAD DETAIL



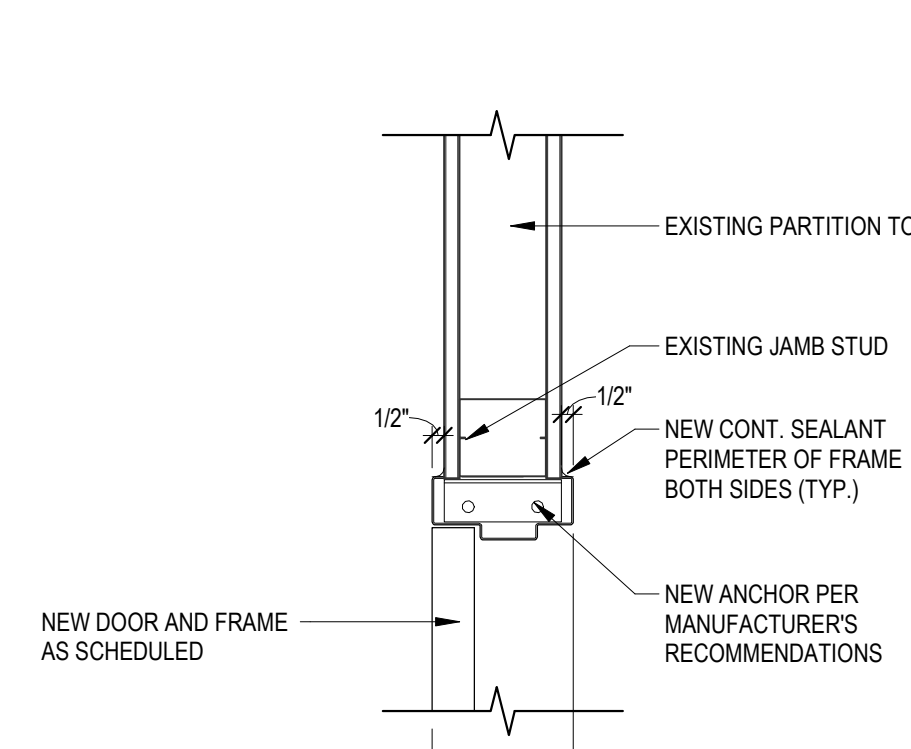
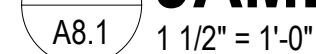
DOOR NUMBER	DOOR			DOOR TYPE	DOOR MATERIAL	FIRE RATING	HARDWARE SET	FRAME				COMMENTS
	WIDTH		HEIGHT					FRAME TYPE	FRAME MATERIAL	HEAD DETAIL	JAMB DETAIL	
	LEAF 1	LEAF 2										
PIPE TUNNEL												
A02	3'-0"		7'-0"	F	HM		16	HM1	HM	15/A8.1	16/A8.1	V.I.F.
S3	3'-0"		6'-8"	F	HM	60 MIN.	17	ETR	ETR			
MUSIC FLOOR												
C112C.1	3'-0"		7'-0"	F	HM		09	HM1	HM	17/A8.2	18/A8.2	
C112C.2	3'-0"		7'-0"	F	HM		07	HM1	HM	11/A8.1	12/A8.1	
C112E	3'-0"		7'-0"	F	HM		07	HM1	HM	11/A8.1	12/A8.1	
C112F	3'-0"		7'-0"	F	HM		09	HM1	HM	17/A8.2	18/A8.2	
F106J	2'-8"		7'-0"	F	HM		25	ETR	ETR			UNDERSIZED DOOR SLAB (V.I.F.)
FIRST FLOOR												
A108	3'-0"		7'-0"	F	HM		10	HM1	HM	1/A8.1	2 AND 3/A8.1	UNDERSIZED DOOR SLAB (V.I.F.)
A109	3'-0"		7'-0"	G	HM		15	ETR	ETR			
A109E	3'-0"		7'-0"	F	HM		04	HM1	HM	17/A8.1	18/A8.1	
A109J	3'-0"		7'-0"	F	HM		24	HM1	HM	5/A8.1	6/A8.1	
A111	3'-0"		7'-0"	F	HM		08	HM1	HM	7/A8.1	8/A8.1	
A113E	3'-0"		7'-0"	F	HM		26	HM1	HM	5/A8.1	6/A8.1	
A113F	3'-0"		7'-0"	F	HM		26	HM1	HM	5/A8.1	6/A8.1	
A115A	2'-6"	2'-6"	6'-10"	F	HM		40	ETR	ETR			
A115B	2'-6"	2'-6"	7'-2"	F	HM		40	ETR	ETR			
A115C	3'-0"		6'-8"	F	HM		42	ETR	ETR			
A115D	3'-0"		6'-8"	F	HM		42	ETR	ETR			
A115E	2'-6"	2'-6"	6'-10"	F	HM		40	ETR	ETR			
A115F	2'-6"	2'-6"	6'-10"	F	HM		41	ETR	ETR			
A117D	3'-0"		7'-0"	F	HM		04	HM1	HM	17/A8.1	18/A8.1	
A117I	3'-0"		7'-0"	F	HM		24	HM1	HM	5/A8.1	6/A8.1	
A119	3'-0"		7'-0"	F	HM		08	HM1	HM	7/A8.1	8/A8.1	
A120E	3'-0"		7'-0"	F	HM		04	HM1	HM	17/A8.1	18/A8.1	
A121	3'-6"		7'-2"	F	HM		00	HM1	HM			REINSTALL EXISTING SALVAGED HARDWARE FOLLOWING INSTALLATION OF NEW DOOR
B104	3'-0"		7'-2"	N	HM		00	ETR	ETR			REINSTALL EXISTING SALVAGED HARDWARE FOLLOWING INSTALLATION OF NEW DOOR
C102T	3'-0"		7'-0"	F	HM		04	HM1	HM	5/A8.1	6/A8.1	
C109	2'-8"		7'-0"	F	HM		25	ETR	ETR			
G105	3'-6"		7'-0"	NS	HM	60 MIN.	00	ETR	ETR			REINSTALL EXISTING SALVAGED HARDWARE FOLLOWING INSTALLATION OF NEW DOOR
SECOND FLOOR												
E200B	3'-0"		7'-0"	G	HM		13	HM2	HM	17/A8.1	18/A8.1	
E205B	3'-0"		7'-0"	G	HM		13	HM2	HM	17/A8.1	18/A8.1	
E206B	3'-0"		7'-0"	G	HM		13	HM2	HM	17/A8.1	18/A8.1	
G205	3'-6"		7'-0"	NS	HM	60 MIN.	00	ETR	ETR			REINSTALL EXISTING SALVAGED HARDWARE FOLLOWING INSTALLATION OF NEW DOOR
M203	3'-0"		7'-0"	F	HM		07	HM1	HM	13/A8.1	14 AND 19/A8.1	
M205	3'-0"		7'-0"	F	HM		07	HM1	HM	13/A8.1	14 AND 20/A8.1	
M21	3'-0"		7'-0"	F	HM		07	HM1	HM	13/A8.1	14 AND 20/A8.1	
M223	3'-0"		7'-0"	F	HM		07	HM1	HM	13/A8.1	14 AND 20/A8.1	



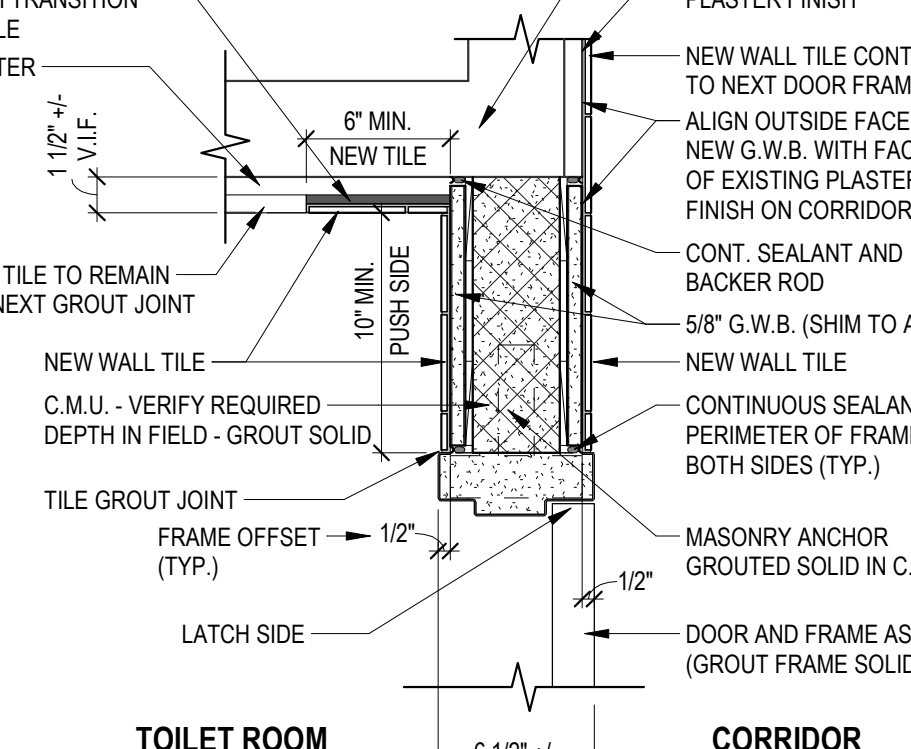
2 JAMB DETAIL



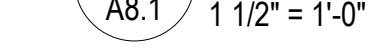
6 JAMB DETAIL



10 JAMB DETAIL

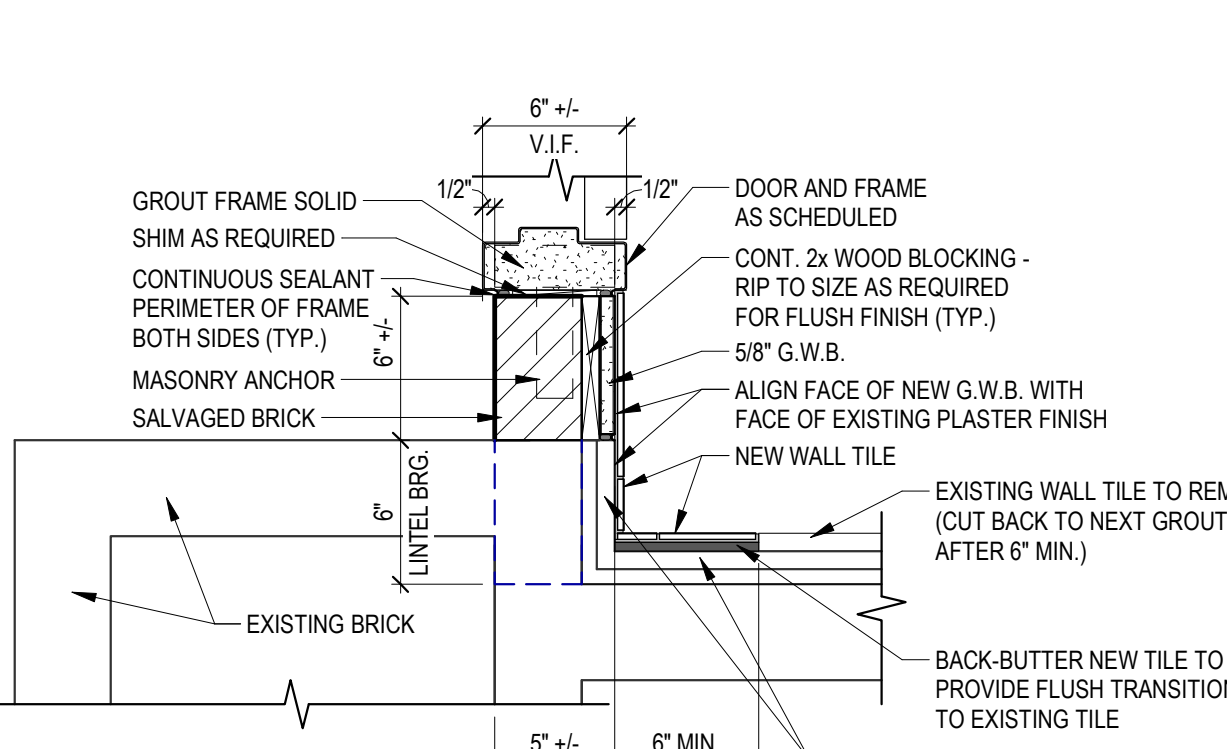


14 JAMB DETAIL

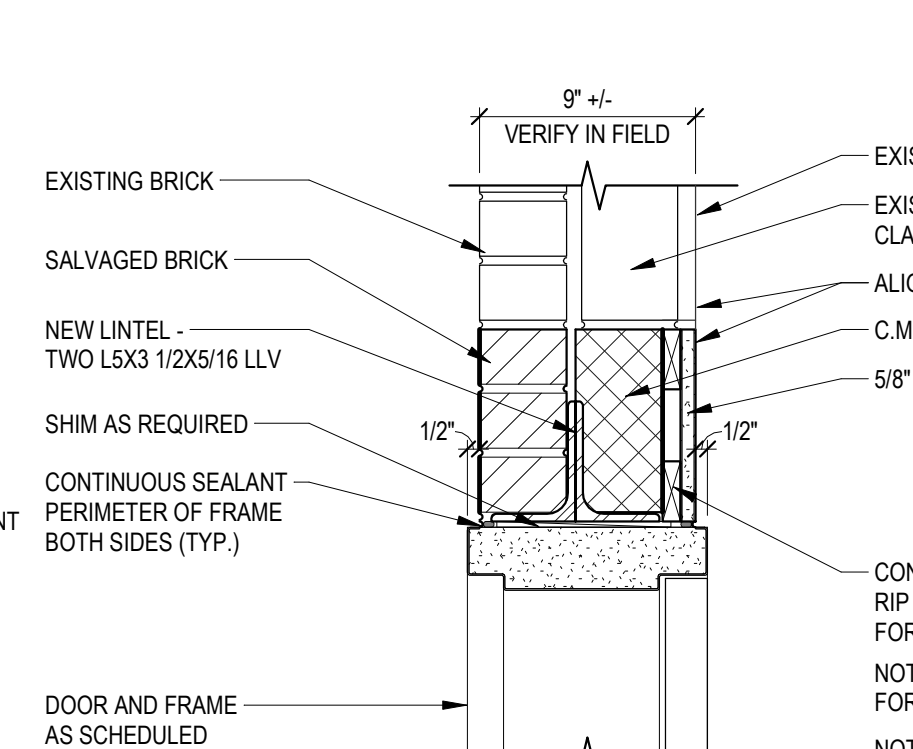


DOOR NUMBER	HARDWARE SET	COMMENTS
PIT FLOOR		
C111B	29	
C111E	29	
MUSIC FLOOR		
C112.1	39	
C112.2	39	
F102	32	
F104	32	
FIRST FLOOR		
A100A	18	
A106.1	35	
A106.2	36	
A106.3	37	
A109	19	
B101	32	
C100	30	
C100A	32	
C101	19	
C105.1	33	
C105.2	21	
C107.1	34	
C107.2	22	
F100	38	
M106	30	
M114A	27	
M116C	30	
M127	22	
M128A	28	
M207	22	
SECOND FLOOR		
M200A	19	
M203A	20	
M205A	32	
M223A	20	
M228	32	

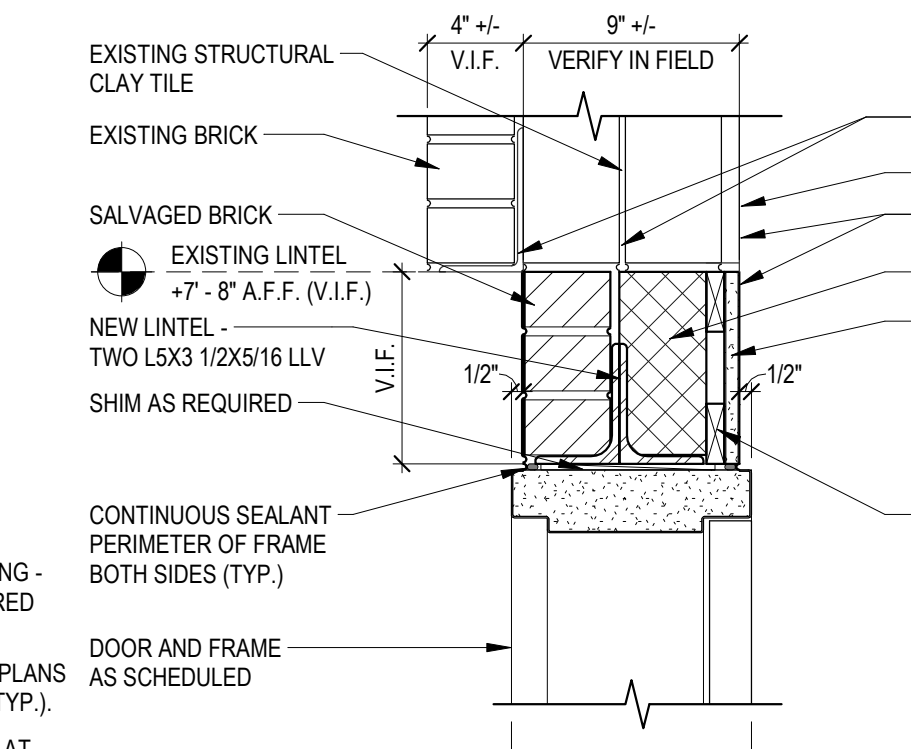
DOOR HARDWARE REPLACEMENT SCHEDULE



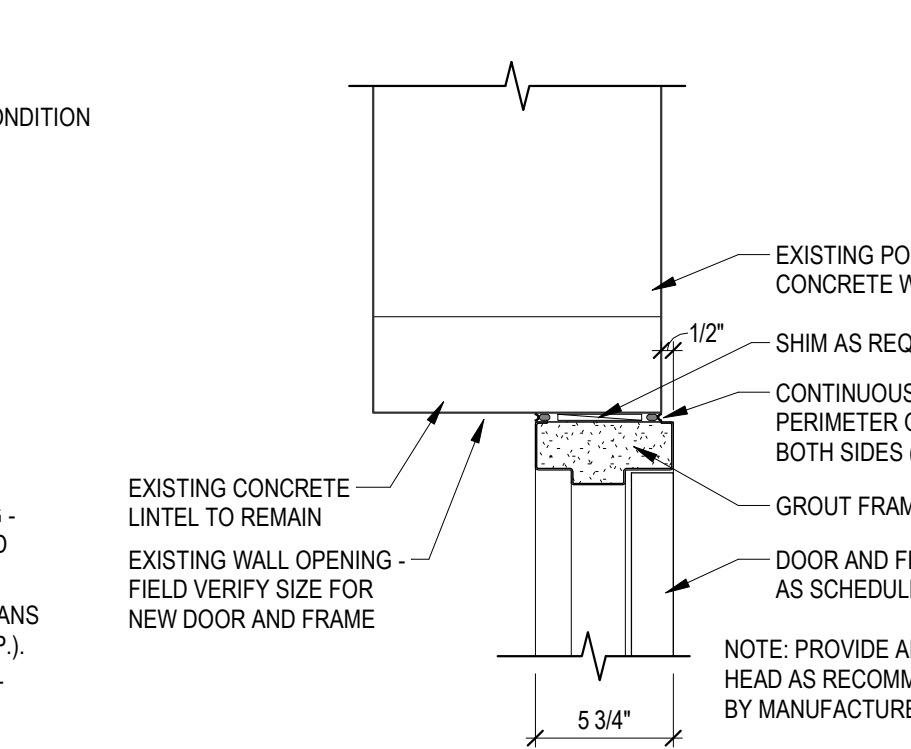
3 JAMB DETAIL



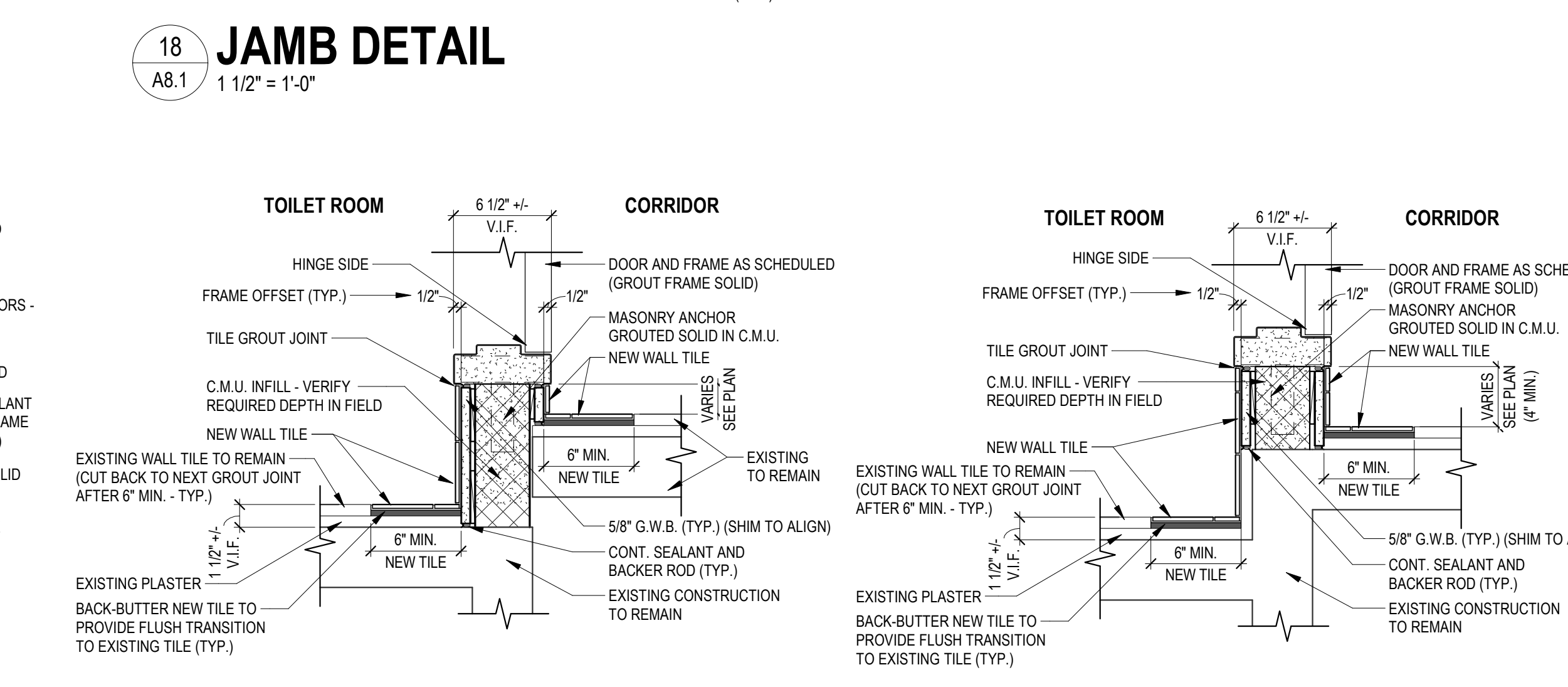
7 HEAD DETAIL



11 HEAD DETAIL



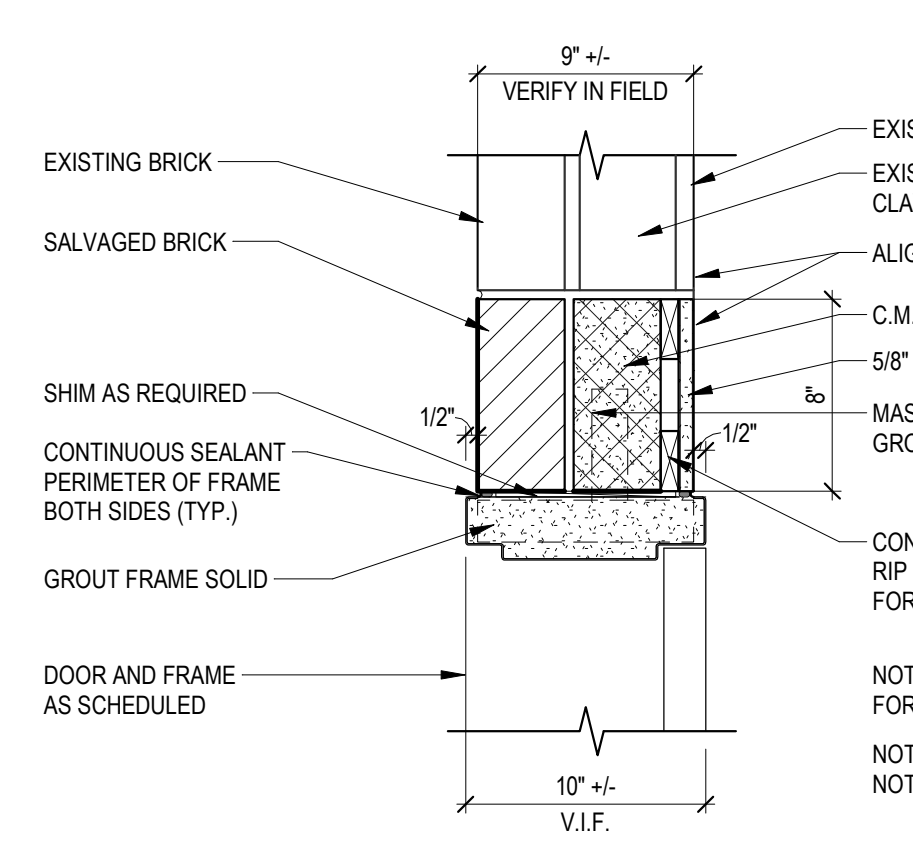
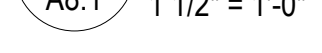
15 HEAD DETAIL



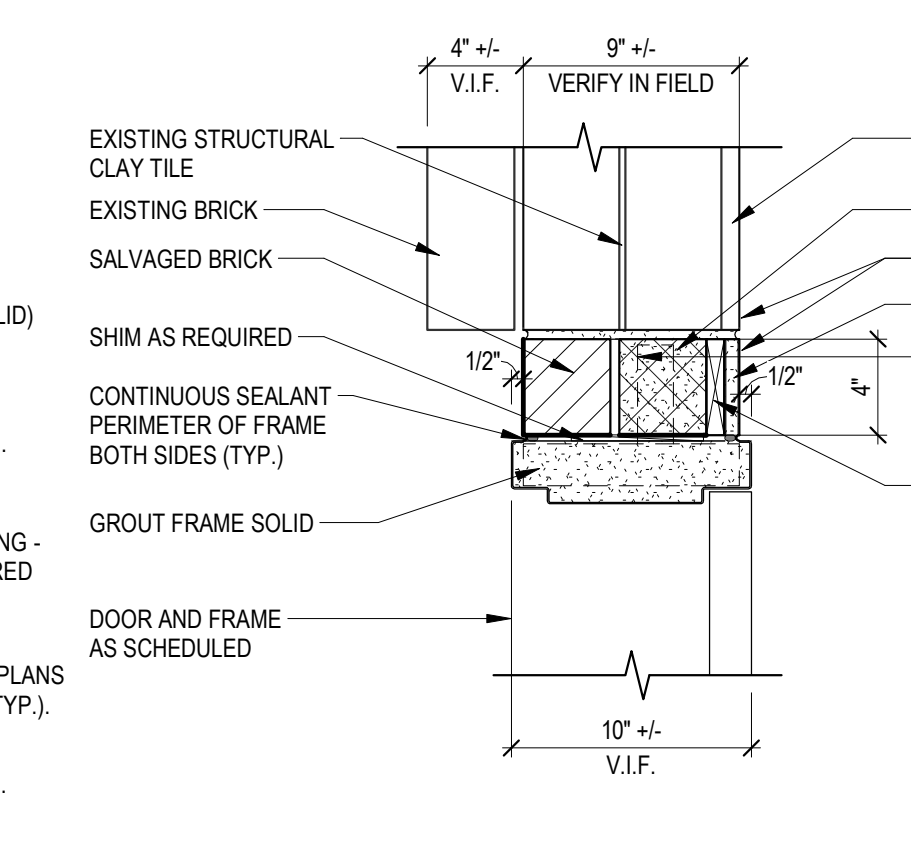
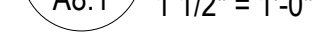
18 JAMB DETAIL



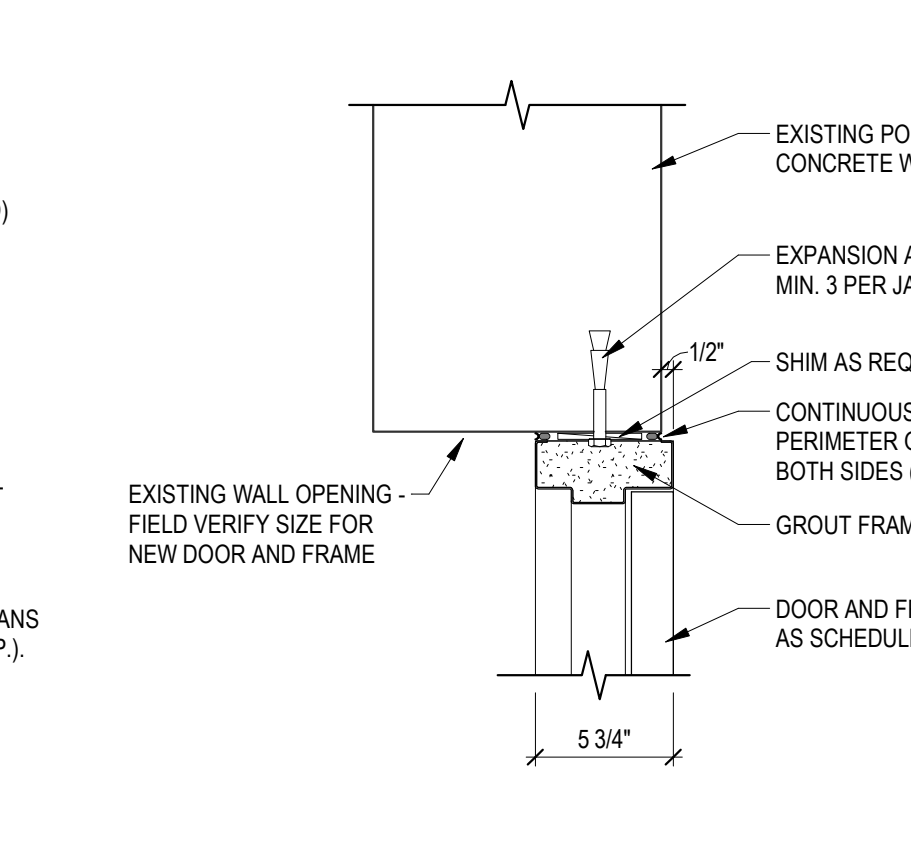
8 JAMB DETAIL



12 JAMB DETAIL



16 JAMB DETAIL



19 JAMB DETAIL



20 JAMB DETAIL



Other Architects retain all ownership, copyright, and other intellectual property interests in the drawings, specifications, and other documents. The contractor warrants that it will not reproduce, distribute, or otherwise use the drawings or specifications for any other project without the written consent of Gilbert Architects.

BID DOCUMENTS

620 North Chesapeake Street
 Lancaster, PA 17602
 P: 717.299.1071
 F: 717.299.1072
 10451 Mill Run Circle, Suite 400
 Newark, DE 19711
 P: 302.318.1300
 D: 302.318.1300
 Fax: 302.318.1300

GILBERT ARCHITECTS

REVISIONS TO:
**DICKINSON HIGH SCHOOL
 RED CLAY CONSOLIDATED SCHOOL DISTRICT
 NEW CASTLE COUNTY, DELAWARE**

RCCSD PROJECT NO. 2-26-06

REVISION	DATE
Address 1	5/20/2006

DRAWN BY: SAL
 PROJECT NO.: 2901
 SHEET NO.: **A8.1**
 DATE: 4/2/2006



PRE-BID MEETING MINUTES

Renovation to Dickinson High School (DSC Project No. 2-26-06) Red Clay Consolidated School District

Pre-Bid Meeting Date: May 19, 2026

Time: 1:00 PM

Location: Stanton Middle School, 1800 Limestone Road, Wilmington, DE

1. Introductions

- a. Red Clay Consolidated School District
Marcin Michalski – Director of Facilities & Maintenance
- b. Gilbert Architects
Ken Goad – Construction Contract Administrator

2. Bidding Process Overview

- a. Sealed bids will be received by the Red Clay Consolidated School District at the District Facilities Office, 1798 Limestone Road, Wilmington, DE until **2:00 PM on June 3, 2026** at which time they will be publicly opened and read aloud in the Conference Room. Bidders bear the risk of late delivery. Any bids received after the stated time will be returned unopened.
- b. All questions shall be submitted via email to:
Jim Brenner, Gilbert Architects
jbrenner@gilbertarchitects.com
- c. Last day for contractor questions: Wednesday, May 27, 2026 at 1:00 PM.
- d. All documents must be purchased through RCI Printing. Contact information can be found on the Invitation to Bid.

3. Procurement Requirements (Delaware Title 29)

- a. Must comply with Delaware Title 29 requirements.
- b. Subcontractor List required with bid – Make sure your subcontractor list is complete and compliant - Must list ONE subcontractor per trade
- c. Bidders must list themselves for any listed subcontractors scope of work they intend to do.
- d. It was agreed that the following trades will be included as listed contractors:
 - i. Masonry
 - ii. Carpentry
 - iii. Flooring
 - iv. Restorative Bonding
 - v. Ceramic Tile
 - vi. Auditorium Seating
 - vii. Fire Protection
 - viii. Plumbing
 - ix. Electrical
 - x. Mechanical
 - xi. BAS
 - xii. Sitework/Earthwork
 - xiii. Concrete
 - xiv. Acoustical Treatment
- e. All contractors/subs must be properly licensed in Delaware
- f. Bid security is required with the bid - Failure to execute contract → bid bond forfeited
- g. Award goes to lowest responsive and responsible bidder - Low number alone doesn't win— you must be fully compliant with all bid requirements.
- h. All bidders must carry full bonding capacity

- i. Contractor Qualification Affidavit must be submitted with the bid.
- j. Must meet Craft Training requirement - Must provide apprenticeship/journeyman training programs - Affidavit required prior to contract execution

4. Project Scope Overview

- a. Sitework includes the addition of a dedicated lacrosse and field hockey field.
- b. Selective replacement of doors and door hardware.
- c. Renovations to the Auditorium includes new carpet flooring, seating and acoustical treatment.
- d. New Masonite overlay of the stage floor.
- e. Renovations of multiple multi-user and individual toilet rooms, including new fixtures, partitions, finishes and accessories.
- f. Plumbing work consists of replacement of existing restroom fixtures and select classroom fixtures.
- g. Mechanical upgrades include replacement of aging HVAC equipment, including exhaust fans, unit ventilators and cabinet heaters.
- h. Electrical work includes replacement of select panelboards and electrical connections for new mechanical equipment.

5. Bid Form Components

- a. Bidders may not alter bid form.
- b. Complete the bid form. Don't leave any blank lines on the bid form.
- c. Acknowledge all addenda
- d. Base bid.
- e. There are 7 Alternates.
- f. Allowance No. 1: General Owner's Allowance in the amount of \$100,000.
- g. Unused funds returned via credit change order at the end of the project.
- h. There are 8 Unit Prices.

6. Prevailing Wage

- a. Delaware State Prevailing Wage rates apply to this project.
- b. Contractors are responsible for compliance.

7. Project Schedule/Phasing

- a. Summer 2026 Construction Period - June 11, 2026 through August 14, 2026.
- b. School Year Work - Work may continue during the school year in approved unoccupied/support spaces and select occupied areas as coordinated with the District. Auditorium work may occur during the school year provided beneficial occupancy is restored within six (6) weeks. Multi-user toilet room renovations shall be phased, with only one men's/women's toilet room set under construction at a time.
- c. Any work occurring during the school year in occupied areas must be fully coordinated and approved by the District no later than August 10, 2026.
- d. If required, additional Summer 2027 work will follow similar phasing requirements. All work must achieve substantial completion and beneficial occupancy no later than August 9, 2027, with final closeout within 60 calendar days thereafter.

8. Contractor Use of Premises

- a. Work hours: 7:00 AM – 4:30 PM, Monday–Friday. Alternate hours may be considered by the District.
- b. Limited summer occupancy.

9. Permits

- a. Contractor shall obtain all permits, licenses, approvals and inspections required for the Work. General Allowance should be used to cover fees.

10. Substitutions

- a. No substitutions after bidding.
- b. Any substitutions requests must be submitted using form from specifications and must come from a prime contractor. Requests coming from vendors, suppliers or manufacturers will be automatically rejected.
- c. Accepted substitutions notifications will be made via addendum.

11. Site Walkthrough

- a. *Site visit: Thursday, May 21, 2026 at 2:30 PM at Dickinson High School.*
- b. An additional site walkthrough can be scheduled by contacting Jeffery Knot jeffrey.knott@redclay.k12.de.us (Chief Custodian at Dickinson H.S.) and copy Marcin Michalski marcin.michalski@redclay.k12.de.us . All site walkthrougths must occur after 2:30pm.

12. Questions

- d. Clarifications issued via addendum only.

13. Pre-Bid Attendance

- a. See attached sign-in sheet.

14. Owner Furnished/Contractor Installed Equipment

- a. See attached list of OFCI equipment/delivery dates.

Dickinson HS OFCI Equipment Delivery
Revised 5/15/26

Products	Vendor Estimated Schedule			Order Processing & Delivery											
	Submittals	Review	Fabricate & Deliver (weeks)	Updated Proposal	PO Processed	PO to Vendor	PO Amount	Submittals from Vendor to Design Team		Submittals from Design Team to Vendor		Fabrication		Delivery	
								Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
Mechanical Equipment															
Chiller	2 Week	2 Weeks	51	6/3/2026	6/6/2026	6/20/2026		7/4/2026		7/18/2026		7/10/2027		7/10/2027	
Unit Ventilators	2 Week	2 Weeks	10	6/3/2026	6/6/2026	6/20/2026		7/4/2026		7/18/2026		9/26/2026		9/26/2026	
AHU's	2 Week	2 Weeks	25	6/3/2026	6/6/2026	6/20/2026		7/4/2026		7/18/2026		1/9/2027		1/9/2027	
Electrical Equipment															
Panelboards	1 Week	2 Weeks	6 Weeks	6/3/2026	6/6/2026	6/20/2026		6/27/2026		7/11/2026		8/22/2026		8/22/2026	
Generator	1 Week	2 Weeks	25 Weeks	6/3/2026	6/6/2026	6/20/2026		6/27/2026		7/11/2026		1/2/2027		1/2/2027	
Transfer Switch	1 Week	2 Weeks	21 Weeks	6/3/2026	6/6/2026	6/20/2026		6/27/2026		7/11/2026		12/5/2026		12/5/2026	
Doors															
Door Hardware	3 Weeks	2 Week	6 Weeks	6/3/2026	6/6/2026	6/20/2026		7/11/2026		7/25/2026		9/5/2026		9/5/2026	
Plumbing															
WC Flush Valves	N/A	N/A	6 Weeks		3/23/2026	4/2/2026		3/24/2026	3/24/2026	N/A	N/A	5/14/2026		5/14/2026	
Urinal Flush Valves	N/A	N/A	6 Weeks		3/23/2026	4/2/2026		3/24/2026	3/24/2026	N/A	N/A	5/14/2026		5/14/2026	
Lavatory Faucet Sets	N/A	N/A	6 Weeks		3/23/2026	4/2/2026		3/24/2026	3/24/2026	N/A	N/A	5/14/2026		5/14/2026	
Residential Sink Faucet Sets	N/A	N/A	4 Weeks		3/23/2026	4/2/2026		3/24/2026	3/24/2026	N/A	N/A	4/30/2026		4/30/2026	