

COUNTY OF DELAWARE
ADDENDUM # 3
FAIR ACRES GERIATRIC CENTER KITCHEN RENOVATIONS (eDPW-040925)

The County of Delaware advertised on the County of Delaware's website/PennBid and in the Philadelphia Inquirer and Daily Times newspapers the Invitation to Bid for: **FAIR ACRES GERIATRIC CENTER KITCHEN RENOVATIONS (eDPW-040925)** on March 11, 2025. Proposals are to be received via PennBid on Wednesday, April 23, 2025 @ 11:00 a.m.

*****BID QUESTION, CLARIFICATIONS AND ANSWERS*****

AN UPDATED VERSION OF THE VOLUME ONE SPECIFICATIONS HAVE BEEN UPLOADED. ANY REVISED SECTIONS SHOULD REPLACE THOSE WITHIN THE CURRENT SPECS.

Questions #1: In section A it states, "the bidder shall submit with his bid a written statement describing his Apprentice Training Program and Affirmative Action Program in accordance with the County of Delaware Ordinance No 2022-7." We plan to perform our work on this project using all subcontractor labor. We do not intend to use our workforce to perform any tasks necessary for this project.

Will the Apprentice Training Program still be a contract requirement?

Answer: [Submit a written statement describing your subcontractors' Apprentice Training Program and Affirmative Action Program...](#)

Questions #2: Is there a budget for this project, for Bonding purposes?

Answer: [The County does not share this information.](#)

Questions #3: What are the specific goals in % for your Diversity plan?

Answer: [Currently, there are no specific goals in place and you are not required to have a certain percentage of your workforce be comprised of diverse or small businesses. The Appendix Q is just for information purposes, although it is a requirement.](#)

Questions #4: Are there any delegated design items on this project?

Answer: [No](#)

Questions #5: Please confirm Signage is not part of the scope of work.

Answer: [Signage is not part of the scope of work.](#)

Questions #6: Regarding the EIFS patch of the old mushroom cap holes - there is no way to match the existing façade system (which is impregnated with aggregate); please confirm a similar colored EIFS patch will be acceptable.

Answer: [A similar colored EIFS patch will be acceptable.](#)

Questions #7: What does the waterproofing spec apply to; where does it go?

Answer: [Refer to detail 9/A6.1 for location of waterproofing.](#)

Questions #8: What is the wire mesh spec for?

Answer: [Reference detail 3/ QF-E400 for location of mesh in millwork.](#)

Questions #9: There is a spec for railings. Where do they occur?

Answer: The specification section 05 52 13 is an unused specification section.

Questions #10: As discussed at the pre-bid meeting, please confirm that for the Financial Statement submission we can simply provide a link in our A305 Qualification Statement.

Answer: As stated, a link to the required financial documents is permissible provided that the County is given access to them as part of the submission.

Questions #11: GC Div 1 mentions \$100,000 general allowance. There does not appear to be this line on the bid form. Please confirm that we are to include a \$100,000 allowance in our bid.

Answer: This is for additional spray fireproofing above the ceiling that may be missing and needs to be added. Contractor to verify existing conditions and thickness of fireproofing.

Questions #12: What is the Penn Bid Fee Schedule?

Answer: The designation for this project is "Fixed Fee" which is calculated at 1/3 or 1% (.0033) of the award value, plus tax. As indicated, this is only in the event of the project being awarded.

Questions #13: Are we required to name subcontractors in the bid or does that come after award? If so, does the Subcontractor Responsibility Form get submitted with the bid or does that occur after award?

Answer: Name subcontractors, the Subcontractor Responsibility Form gets submitted with the bid.

Questions #14: Please confirm the correct alternates and unit prices and update the bid form to match.

Answer: The current bid form is for the Base Bid. Please include alternates in the appropriate fields in Section C.

Questions #15: Please confirm the GC is responsible for procuring and paying for permits.

Answer: The GC is responsible for procuring and paying for permits.

Questions #16: In Building 5 where we are to "patch and repair" ceiling and floor where boxes are removed, shall we assume that there is a drywall ceiling above and quarry tile flooring below existing in this area?

Answer: Yes

Questions #17: Where the new storefront entry is added to Building 8, is a lintel or any structural work needed here?

Answer: It is being added to an existing opening and will fit into the existing opening.

Questions #18: Please confirm Food Service Equipment is part of this bid.

Answer: Yes, review the responsibility schedule on QF-A112 and QF-A113 for the equipment contractor. The owner has purchased and taken delivery of the retherm equipment due to lead times from the manufacturer. These are to be installed by the contractor.

Questions #19: Please confirm that Audio, video and security, including wiring and rough in and pathways are not part of this bid. There seems to be conflict between Div 1 scope and the Food Service Matrix.

Answer: See Responsibility Schedule on Sheets QF-A112 and QF-A113.

Questions #20: Please confirm Owner will be removing and disposing of all existing Food Service Equipment. To be clear in Building 5 and Building 8 complete. Other than cold storage boxes/rooms.

Answer: Fair Acres will remove and dispose of all existing Food Service Equipment in Buildings 5 & 8.

Questions #21: Are we to use 5/8" TypeX or MMR GWB on all new walls in both buildings?

Answer: Use MMR in all locations unless noted as a fire rated partition.

Questions #22: What will the in-wall be 6" flat metal and what gauge or FRT lumber or plywood?

Answer: We are using the 6" flat metal as the non-combustible.

Questions #23: All new partitions in both buildings are to be built to the deck above but no BOD heights are shown.

Answer: Partitions go to underside of structure in building 8 at 12'-6".

Questions #24: The security grille enclosure is drawn as 2 1/2" 20ga metal framing on page A10.1 and 4" 18ga on page S6.00, which drawing are we supposed to follow? 4" 18ga seems like overkill.

Answer: Please follow the details on S6.00.

Questions #25: The new ACT ceiling in Retherm room G50 calls for ACP-2 which is a square tegular edge panel in 9/16" grid, is this correct? Should it be ACP-1?

Answer: Please review the drawing A4.2 for the ACP-2 called out as acoustic ceiling panel 24"x48".

Questions #26: Are the temporary partitions in the different phases to be built to the existing ACT ceiling or to the deck above? No existing heights are shown, only new heights are. Are we using metal studs with 5/8" GWB to build them? Nothing is specified.

Answer: Temporary partitions go to underside of structure in building 8 at 12'-6".

Questions #27: In building #5 drawing A4.1 is asking us to repair the ceiling above after demo which is shown as wavy lines. What is the existing ceiling, DW or ACT? If it is ACT do we match the existing and what is it?

Answer: It is a DW ceiling, paint to match existing ceiling.

Questions #28: Drawing A9.4—Does the FRP in the kitchen go on the existing walls? Does this mean the entire kitchen receives new FRP?

Answer: Yes, unless noted otherwise on the finish plan.

Questions #29: Drawing A9.4 - Does the kitchen equipment supplier install the WP-1 wall protection?

Answer: No, this is wall protection to be installed by the GC

Questions #30: Deck Height? All new partitions in both buildings are to be built to the deck above, but no deck heights are shown.

Answer: Partitions go to underside of structure in building 8 at 12'-6".