

*Michael R. Wigley, AIA, LEED®AP
Randy B. Duplechain, P.E.
Charles R. Woodward, Jr., LS
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA
Jason P. Loar, P.E.
Ring W. Lardner, P.E.
Gerald G. Friedel, P.E.*

**DELAWARE ARMY NATIONAL GUARD
PIGMAN READINESS CENTER – ADA UPGRADES
SEAFORD, DELAWARE
DBF #0999J013.B01
September 11, 2015**

ADDENDUM NO. 1

The following items shall become a part of the contract documents. Contractor must acknowledge receipt of this addendum on the Bid Form. Failure to do so may subject the Bidder to disqualification.

- Item No. 1 Prebid meeting minutes are attached.
- Item No. 2 Approved Fire Marshal permit and comments are attached. The general contractor is responsible to comply with all comments.
- Item No. 3 Drawings P100 and P200 were not on the CD, they have been attached to these minutes.
- Item No. 4 DEARNG requested this project be completed in 180 days or less from the notice to proceed. All contractors submitting a bid shall take this into consideration.
- Item No. 5 General Contractors shall fill out the subcontractor list completely. This will include any subcontractor work to be completed by the General Contractor. Failure to do so will result in a rejected bid.
- Item No. 6 When submitting a bid, the General Contractor shall include all revised forms distributed with any addenda with their bid.

END OF ADDENDUM

Michael R. Wigley, AIA, LEED AP
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W. Zachary Crouch, P.E.
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**DELAWARE ARMY NATIONAL GUARD
PIGMAN READINESS CENTER – ADA UPGRADES
PRE-BID MEETING MINUTES
September 9, 2015
DBF #0999J013.B01**

In Attendance

DEARNG:	Cpt. Gene Bledsoe	Eugene.w.blesoe.mil@mail.mil
Davis, Bowen & Friedel, Inc.:	Michael Wheedleton	mwh@dbfinc.com
Davis, Bowen & Friedel, Inc.:	Michael Bauman	mpb@dbfinc.com
OMB/DFM	Larry Schrock	larry.schrock@state.de.us
J.S. Kramer, Inc.	Pete Kramer	jskramerc@aol.com
Kent Construction	Larry Scuse	estimator2@kentconstruction.com
Merit Mechanical	Rob Rettig	trrettig@meritmec.com
John L. Briggs	Keith Long	jlbriggsco@verizon.net
Delmarva Veteran Builders	Lee Beauchamp	lee@delmarvaveteranbuilders.com
C&C Mechanical, Inc.	George Carpenter	ccmechanicalinc@comcast.net
BRS Consulting, Inc.	Robin Schurman	robin@brsconinc.com
Schlosson & Associates	Andy Baker	abakersa@hotmail.com
Amakor Inc.	Ryan Jackson	amakor@aol.com
Power Plus Electric	Bill Kriss	wkriss@msn.com
Harkin Builders, Inc.	Brad Cook	bcook@harkinsbuilders.com
Harkin Builders, Inc.	Phil Lovell	plovell@harkinsbuilders.com
Conventional Builders Inc.	Greg Thompson	conventionalbuilders@comcast.net
County Insulation	Peter McManus	pmcmanus@countygpr.com

Items of Discussion

1. A sign-in sheet was passed around for those in attendance. A copy of the sign-in roster is attached to these minutes. Mike Wheedleton from Davis, Bowen & Friedel, Inc. (DBF) introduced himself and Michael Bauman from Davis, Bowen & Friedel Inc. (DBF) and

Captain Gene Bledsoe from the Delaware Army National Guard (DEARNG) introduced the project.

2. A tentative project schedule was reviewed with those present. Below is the schedule:
 - a. Pre-bid meeting held on September 9, 2015.
 - b. Bids, using the form provided in the contract documents, are due by 10:00 a.m. on September 25, 2015 and will not be extended. Bidders are warned to allow for extra time when submitting bids.
 - c. Contract will be executed with lowest responsible bidder.
 - d. Tentative construction start date is early November 2015.
3. Bids will be opened up at 250 Airport Road, New Castle, DE, Joint Force Headquarters Delaware Army National Guard. It was stressed to contractors to allow enough time to gain access to the building at the bid opening. This location is gated and access will take time between being checked at the gate and at the building upon entering. The General Contractor's business license must be submitted with the bid. Sub-contractor business licenses must be submitted by the awarded contractor.
4. The base bid consists of renovating two toilet areas and changing all door knob hardware to ADA compliant lever handles. Two alternates will be added to the bid. Alternate #1 will be installation of a sprinkler system, fire pump and replacing suspended ceiling tiles and grid. Alternate #2 will be installation of a fire alarm system. Additional information on these alternates will be distributed via addendum. The contractor is required to obtain permits and an allowance will be added for impact fees. This is a State of Delaware prevailing wage rate job.
5. Pre-bid meeting was noted as mandatory.
6. Purchase of construction documents (CD-pdf) for \$75 is necessary to be placed on the bidders list and receive addenda.
7. Close of business on September 18th will be the last day to submit questions and clarifications for addendum. These shall be submitted directly to Mike Bauman at DBF (mpb@dbfinc.com).
8. A walk-through was conducted at the end of the pre-bid meeting. A second walk-through will be conducted on September 15, 2015 from 9am – 1:00pm. The contact at the building is SFC. Harris (302-519-1365). Pictures of soldiers and/or military equipment is strictly prohibited.
9. DEARNG reserves the right to perform background checks on all employees of the contractors and subcontractors at the cost of DEARNG.
10. Work hours will be Monday-Friday 7:00am-4:30pm. The DEARNG works on a compressed

schedule and the contractor must follow this schedule. The schedule will be dispersed at the pre-construction meeting to the awarded contractor. The entrance gate does get closed each day and the site remains secured after hours.

11. The building was tested by Harvard Environmental for asbestos and the building was found to be clean.

Any changes, additions or deletions to these minutes should be submitted in writing to Davis, Bowen & Friedel, Inc.

Respectfully submitted,
DAVIS, BOWEN & FRIEDEL, INC.

A handwritten signature in cursive script, appearing to read "Michael Bauman".

Michael Bauman, AIA
Project Architect

cc: David Chandler, Allen & Shariff

SIGN - IN PIGMAN ADA, UPGRADES

NAME	FIRM	EMAIL
Pete Kramer	J.S. Kramer, Inc.	jskramergc@aol.com
LARRY SCUSE	Kent Const	Estimator2@KentConstructionCo.co
LARRY SCHROCK	OMB/DFM	larry.schrock@state.de.us
Rob Pettig	Merit Mech	TPettig@MeritMech.com
KEITH LONG	John L Briggs Co.	JLBRIGGS@VERIZON.NET
Lee Beauchamp	Delmarva Veteran Builders	Lee@delmarvaveteranbuilders.com
George Carpenter	C & C Mechanical, Inc.	CCmechanicalinc@comcast.net
Robin Schurman	BRS Consulting, Inc	robin@brsconinc.com
ANDY BAKER	SCHLOSSER + ASSOCIATES	ABAKERSA@hotmail.com
RYAN JACKSON	AMAKOO Inc	AMAKOR@AOL.COM
Bill KRIS	POWER Plus Etc	WKRIS@MSN.COM
BROOK COOK	HARKINS BUILDERS, Inc	brook@harkinsbuilders.com
Phil Lovell	Harkins Builders, Inc	plovell@harkinsbuilders.com
GREG THOMPSON	Conventional Builders Inc	Conventionalbuilders@comcast.net
Peter McMANUS	County Insulation	pmcmanus@countygrp.com
Michael Bauman	DBF	mpb@dbfinc.com
Mike Wheelton	DBF	mwh@dbfinc.com
CPT Eugene W. Bledsoe	DEARS	eugene.w.bledsoe.mil@mail.mil



OFFICE OF STATE FIRE MARSHAL

Technical Services

2307 MacArthur Road
New Castle, DE 19720-2426
Phone: 302-323-5365
Fax: 302-323-5366
☐

1537 Chestnut Grove Road
Dover, DE 19904-9610
Phone: 302-739-4394
Fax: 302-739-3696
☐

22705 Park Avenue
Georgetown, DE 19947
Phone: 302-856-5298
Fax: 302-856-5800
☒



FIRE PROTECTION PLAN REVIEW REPORT

Plan Review Number 2015-04-0708-REN-01

Tax Parcel Number 3-31-5.19-109.00

Review Status APPROVED AS SUBMITTED

Review Date 09/04/2015

PROJECT

TOILET ROOMS UPGRADE
DE ARMY NATIONAL GUARDS

Phase#

Building #

Unit #

601 BRIDGEVILLE HWY
SEAFORD, DE 19973

SCOPE OF PROJECT

Project Type REN Renovation

Number of Stories 1

Occupant Load 190

Square Footage 19020

Occupancy Code 9682

Construction Class II (000) NON-COMBUSTIBLE

Fire District 87

APPLICANT

OWNER

DAVIS BOWEN & FRIEDEL

23 N WALNUT ST
PO BOX 809
MILFORD, DE 19963

AFRC-DEARING-FMO
CPT. EUGENE BLEDSOE

250 AIRPORT RD

NEW CASTLE, DE 19720

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

This Plan Review Project was prepared by:

WILLIAM KELLY, FIRE PROTECTION SPECIALIST



OFFICE OF STATE FIRE MARSHAL

Technical Services

2307 MacArthur Road
New Castle, DE 19720-2426
Phone: 302-323-5365
Fax: 302-323-5366



1537 Chestnut Grove Road
Dover, DE 19904-9610
Phone: 302-739-4394
Fax: 302-739-3696



22705 Park Avenue
Georgetown, DE 19947
Phone: 302-856-5298
Fax: 302-856-5800



SFMO PERMIT

Plan Review Number 2015-04-0708-REN-01

Review Status APPROVED AS SUBMITTED

Tax Parcel Number 3-31-5.19-109.00

Review Date 09/04/2015

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This Plan Review Project was prepared by:


WILLIAM KELLY, FIRE PROTECTION SPECIALIST 

FIRE PROTECTION PLAN REVIEW COMMENTS

Project Name TOILET ROOMS UPGRADE
Plan Review Number 2015-04-0708-REN-01 Tax Parcel Number 3-31-5.19-109.00
Review Status APPROVED AS SUBMITTED Review Date 09/04/2015

PROJECT COMMENTS

- 2000 This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) Effective December 11, 2012. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act. These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
- Project work must be started within two years from the issuance of the permit, otherwise, the permit will be terminated.
-
- 2710 The following items will be field verified by this Agency at the time of final inspection:
-
- 2070 Provide emergency lighting designed and installed to illuminate the paths of travel to the exits, the exits themselves, and the exit discharge. The emergency lighting shall be arranged to provide the required illumination automatically in the event of any interruption of normal lighting, Such as any failure of public utility or other outside electrical power supply; opening of a circuit breaker or fuse; Or any manual act(s), including accidental opening of a switch controlling normal lighting facilities. (NFPA 101, Section 7.9.2.3)
-
- 2080 Provide illuminated exit/directional signs in accordance with NFPA 101, Section 7.10.
-
- 2607 If the renovations or fit out of the tenant causes the need for the fire protection systems to be modified then a licensed (by this Agency) system vendor shall notify this office with a plan of action prior to the modifications. The no impact or minimal impact review levels apply to the building work exclusively. The list of current, licensed fire alarm and fire suppression companies is found on our website www.statefiremarshal.delaware.gov
-
- 2210 Provide portable fire extinguishers (DSFPR Regulation 705, Chapter 1, Section 9.1). A multipurpose (A:B:C) with at least a 2A:10B:C rating shall be provided (NFPA 10). All portable fire extinguishers shall be serviced on an annual basis (every 12 months) by an individual licensed under the provisions of the DSFPR, Regulation 703, Chapter 2. The list of current, licensed fire extinguisher companies is found on our web site www.delawarestatefiremarshal.com/license.htm

VERIFIED AT FINAL INSPECTION.



Project Name TOILET ROOMS UPGRADE

Plan Review Number 2015-04-0708-REN-01

Review Status APPROVED AS SUBMITTED

Tax Parcel Number 3-31-5.19-109.00

Review Date 09/04/2015

PROJECT COMMENTS

-
- 2220 All electrical work shall comply with the provisions of the National Electrical Code (NFPA 70). It will be required to pass an electrical inspection by an approved electrical inspection agency: American Inspection Agency (877-242-1300); or Building Inspection Underwriters (800-732-2551); or Eagle Inspection Agency (302-368-1312); or First State Inspection Agency (800-468-7338); or Middle Department Inspection Agency (800-222-6342); or United Inspection Agency (267-718-8735).
-
- 2118 Interior finish on walls and ceilings in exits and corridors shall be Class A or B Flamespread Rating, and in office areas Class A, B, or C.. If finishes other than drywall and paint are proposed, provide this Agency with manufacturer's specifications. 2006 NFPA 101, Section 38.3.3.2
-
- 2115 Interior finish on floors in corridors and exits shall be Class I or II Flamespread Rating. Provide this Agency with manufacturer's specifications. NFPA 101, Section 38.3.3.3 (2006 ed.)
-
- 2500 A final inspection is required for this project prior to occupancy (DSFPR Regulation 701, Chapter 4, Section 7). Contact this Agency to schedule this inspection. Please have the plan review number available. A MINIMUM OF FIVE (5) WORKING DAYS NOTICE IS REQUIRED.
-
- 2503 The general contractor shall be responsible for arranging inspection and testing of fire alarm systems, sprinkler systems and any other system that requires an inspection by the fire marshals office. This office will not issue an approval for occupancy until all systems are accepted for use by the fire marshal. The subcontractor or installer must be present for systems testing.
-
- 2504 The general contractor shall have the electrical subcontractor available at time of final inspection for the purpose of testing emergency lighting and/or emergency power sources. The main electrical disconnect may be required to be opened. All systems required to operate off of emergency power will be placed into operation.
-
- 2600 At the time of final inspection, the individual or firm responsible for the original submission of plans shall provide an Architectural/Engineering grade plan of the building footprint, on an 8-1/2"x11" sheet that will detail the following: (a) Name, address, location of building;
-
- 2603 (d) The location of all fire alarm signaling systems control and annunciation panels
-

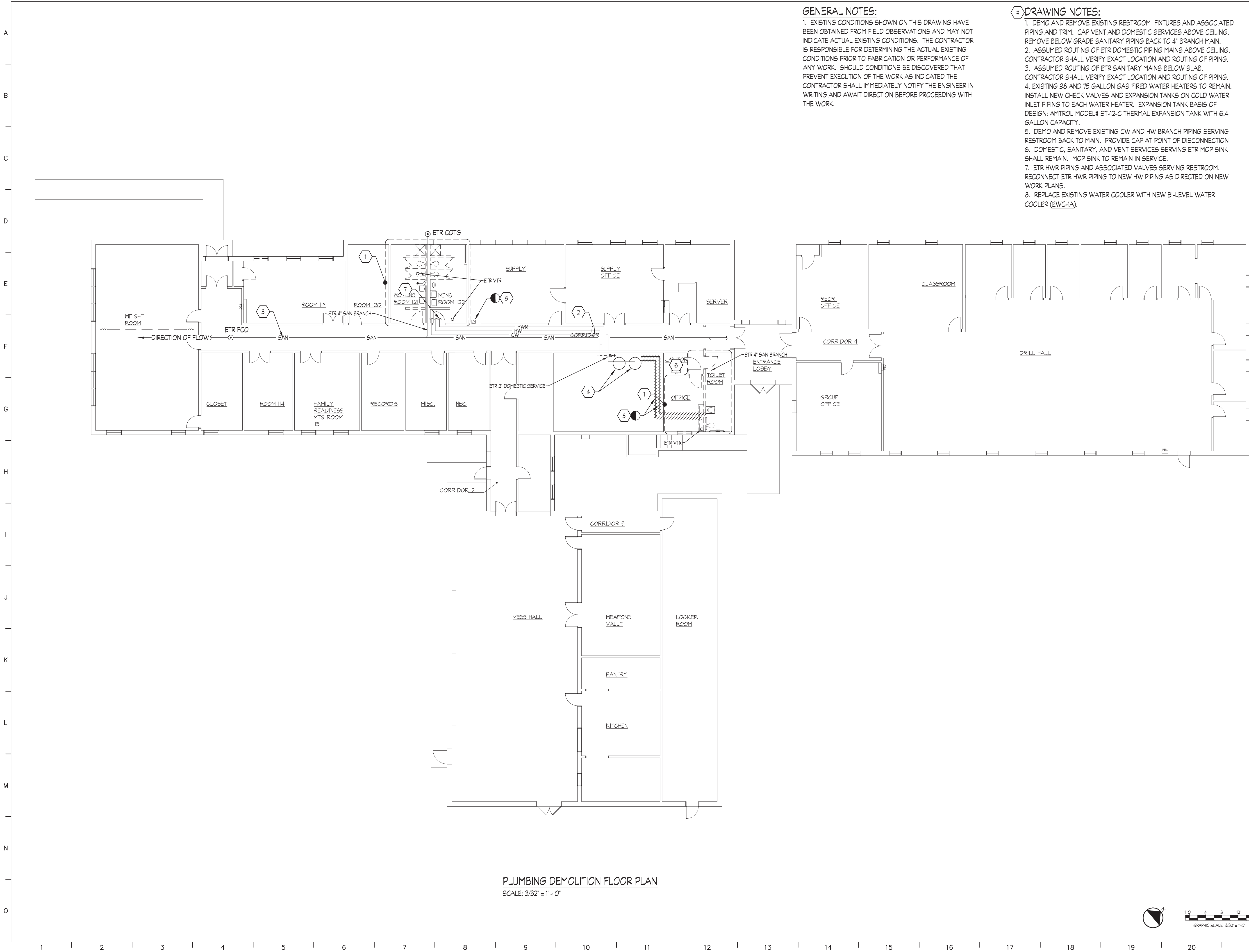
Project Name TOILET ROOMS UPGRADE
Plan Review Number 2015-04-0708-REN-01 Tax Parcel Number 3-31-5.19-109.00
Review Status APPROVED AS SUBMITTED Review Date 09/04/2015

PROJECT COMMENTS

2606 (g) Name and phone number of personnel responsible (owner and/or manager) for responding during emergencies.

1501 If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.



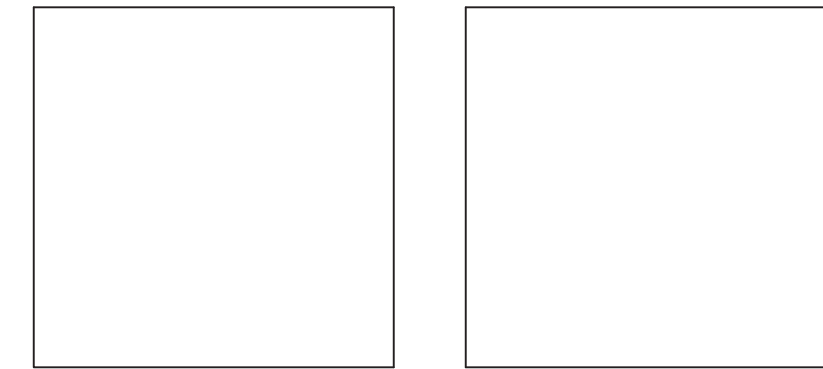


GENERAL NOTES:

1. EXISTING CONDITIONS SHOWN ON THIS DRAWING HAVE BEEN OBTAINED FROM FIELD OBSERVATIONS AND MAY NOT INDICATE ACTUAL EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACTUAL EXISTING CONDITIONS PRIOR TO FABRICATION OR PERFORMANCE OF ANY WORK. SHOULD CONDITIONS BE DISCOVERED THAT PREVENT EXECUTION OF THE WORK AS INDICATED THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING AND AWAIT DIRECTION BEFORE PROCEEDING WITH THE WORK.

- DRAWING NOTES:**
1. DEMO AND REMOVE EXISTING RESTROOM FIXTURES AND ASSOCIATED PIPING AND TRIM. CAP VENT AND DOMESTIC SERVICES ABOVE CEILING. REMOVE BELOW GRADE SANITARY PIPING BACK TO 4" BRANCH MAIN.
 2. ASSUMED ROUTING OF ETR DOMESTIC PIPING MAINS ABOVE CEILING. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ROUTING OF PIPING.
 3. ASSUMED ROUTING OF ETR SANITARY MAINS BELOW SLAB. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ROUTING OF PIPING.
 4. EXISTING 98 AND 75 GALLON GAS FIRED WATER HEATERS TO REMAIN. INSTALL NEW CHECK VALVES AND EXPANSION TANKS ON COLD WATER INLET PIPING TO EACH WATER HEATER. EXPANSION TANK BASIS OF DESIGN: AMTROL MODEL# ST-12-C THERMAL EXPANSION TANK WITH 6.4 GALLON CAPACITY.
 5. DEMO AND REMOVE EXISTING CW AND HW BRANCH PIPING SERVING RESTROOM BACK TO MAIN. PROVIDE CAP AT POINT OF DISCONNECTION
 6. DOMESTIC, SANITARY, AND VENT SERVICES SERVING ETR MOP SINK SHALL REMAIN. MOP SINK TO REMAIN IN SERVICE.
 7. ETR HWR PIPING AND ASSOCIATED VALVES SERVING RESTROOM. RECONNECT ETR HWR PIPING TO NEW HW PIPING AS DIRECTED ON NEW WORK PLANS.
 8. REPLACE EXISTING WATER COOLER WITH NEW BI-LEVEL WATER COOLER (EWC-1A).

General Notes:



Revision

Project:
**DEARNIG PIGMAN ARMORY
LATRINE RENOVATIONS / ADA
UPGRADES**

SEAFORD, DELAWARE

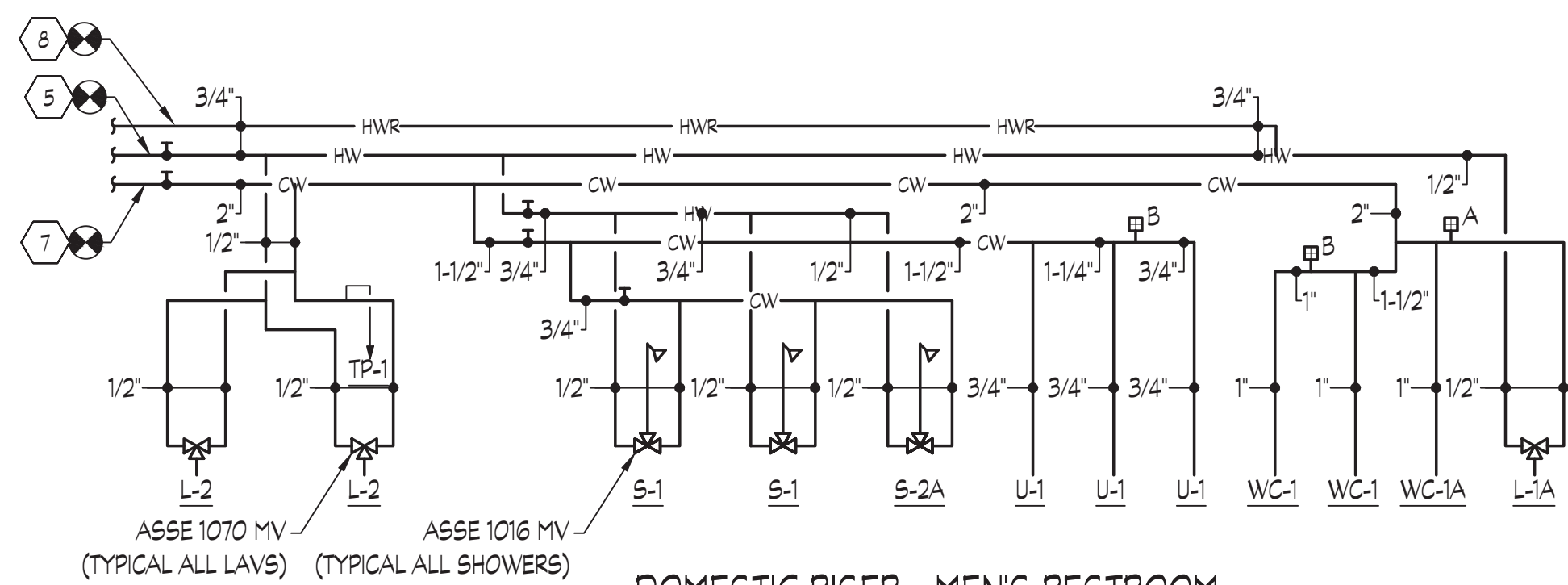
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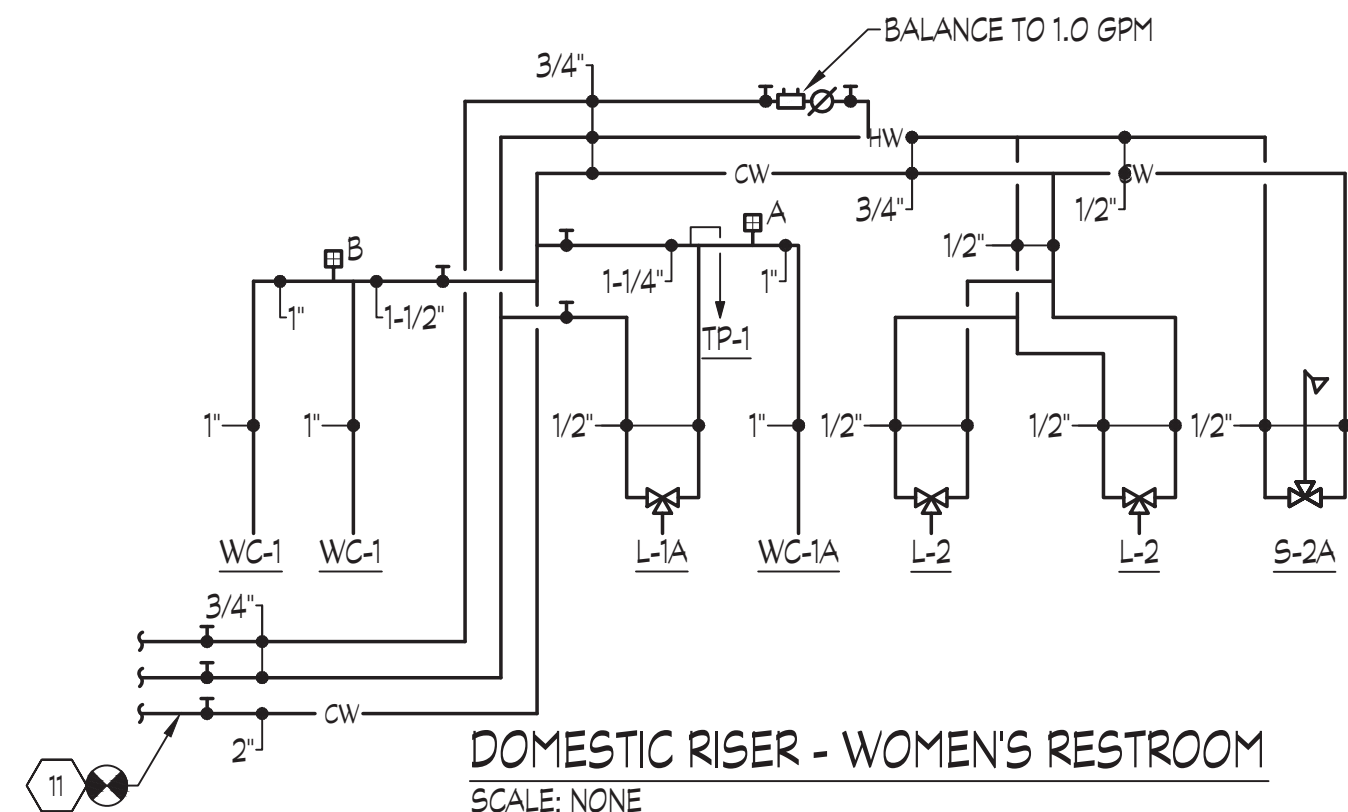
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P100

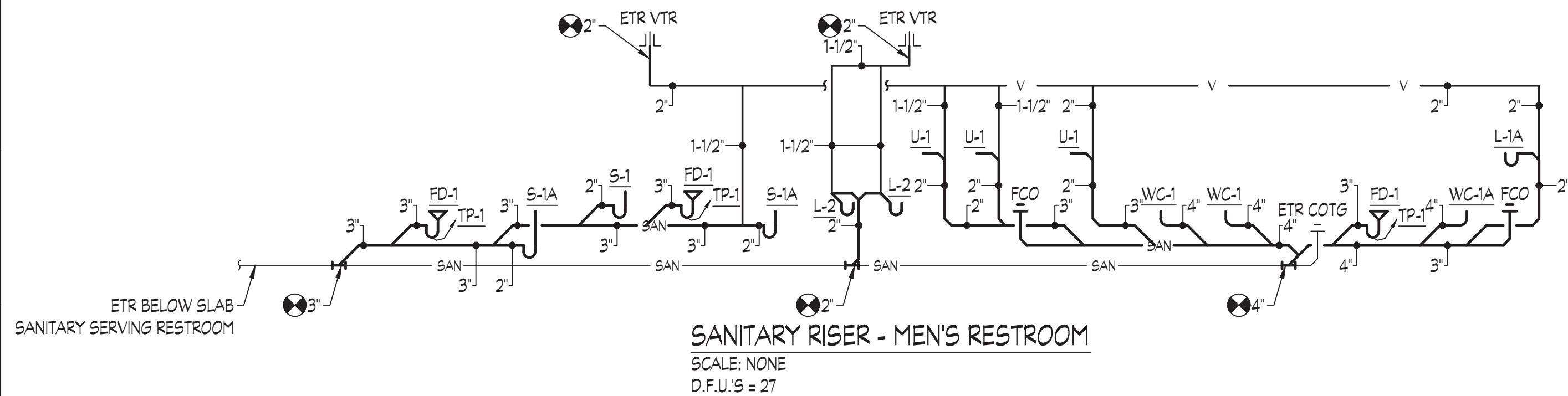
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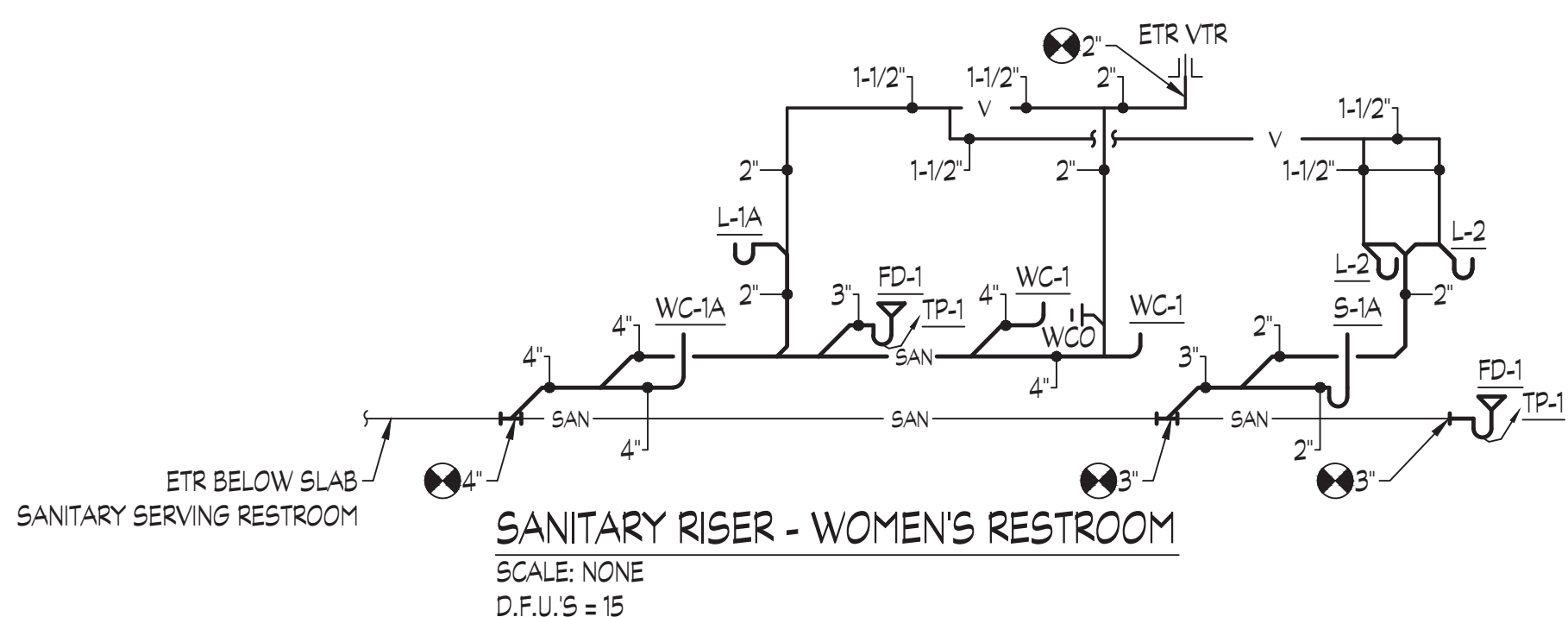
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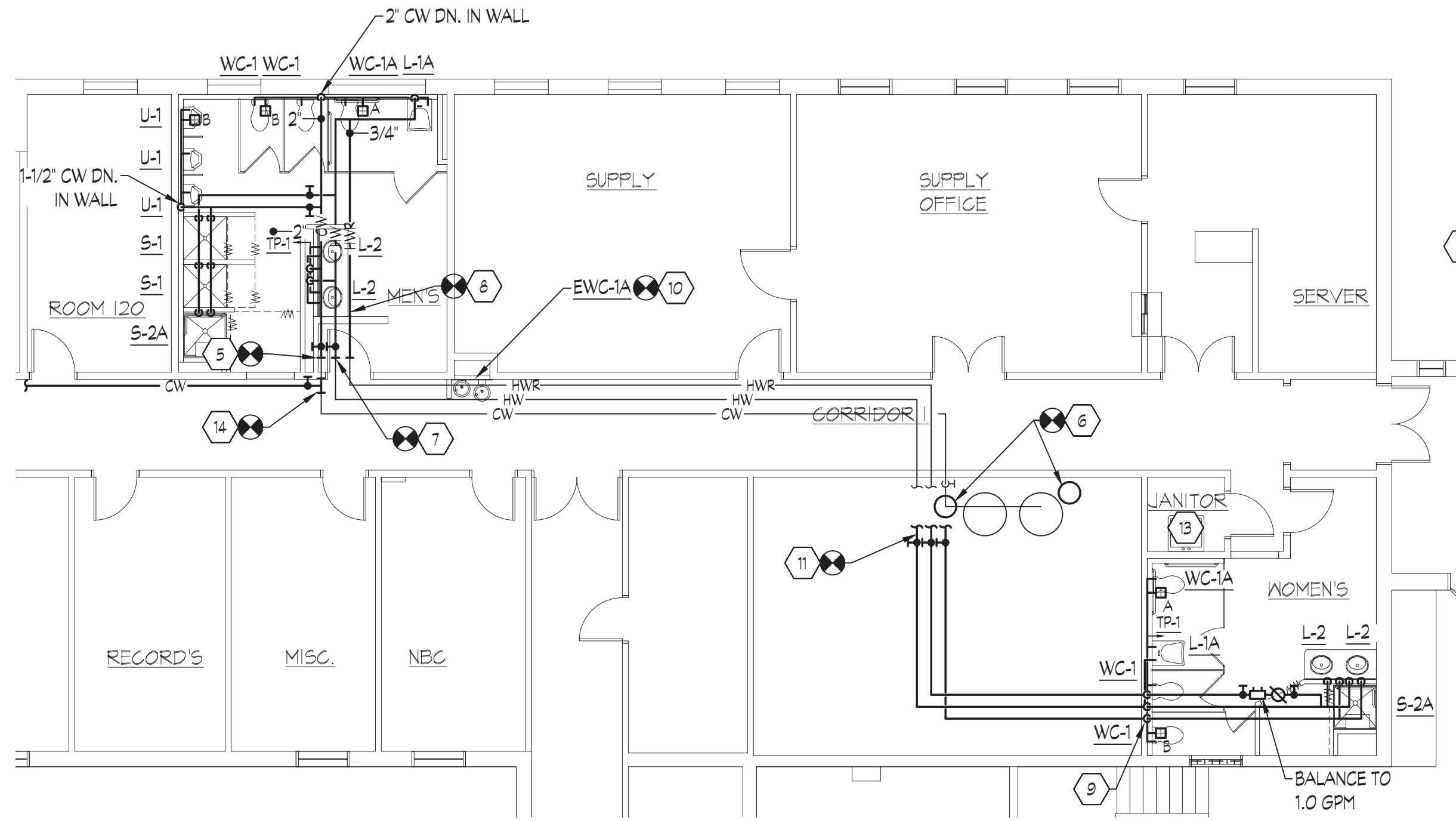
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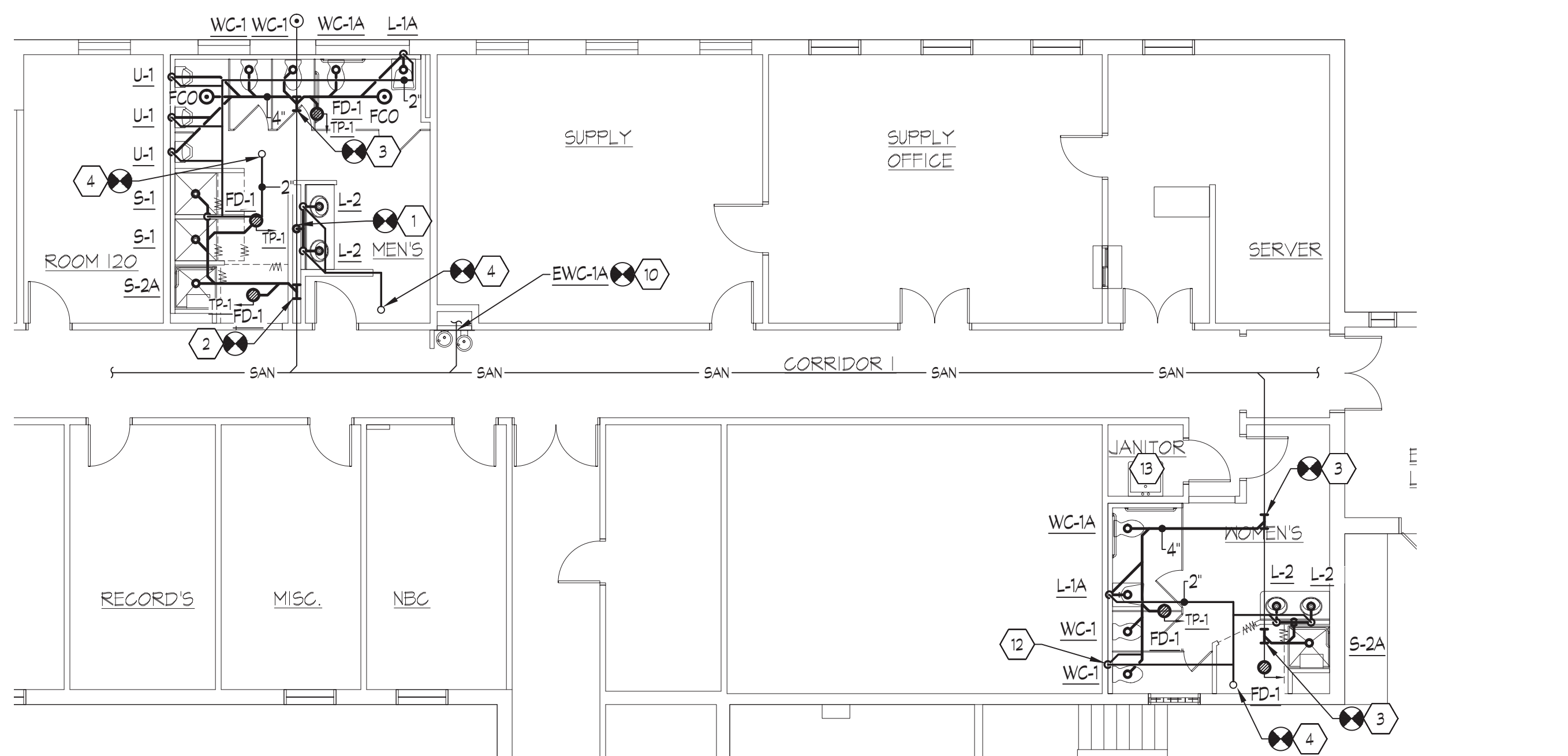
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D.F.U.'S = 27



SANITARY RISER - WOMEN'S RESTROOM
SCALE: NONE
D.F.U.'S = 15



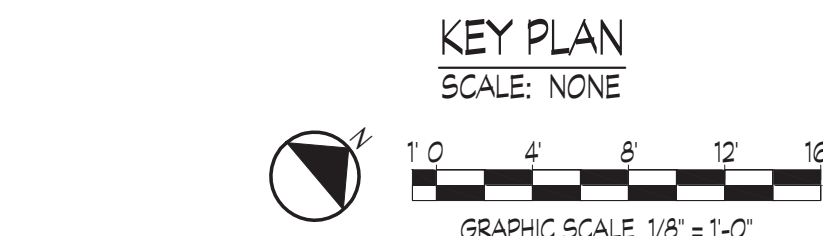
DOMESTIC PLUMBING PLAN - NEW WORK
SCALE: 1/8" = 1'-0"



SANITARY PLUMBING PLAN - NEW WORK
SCALE: 1/8" = 1'-0"

GENERAL NOTES:
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- # DRAWING NOTES:
1. CONNECT NEW 2" SANITARY TO EXISTING.
 2. CONNECT NEW 3" SANITARY TO EXISTING.
 3. CONNECT NEW 4" SANITARY TO EXISTING.
 4. CONNECT NEW 2" VENT TO EXISTING VTR.
 5. CONNECT NEW 2" CW TO EXISTING TO SERVE NEW RESTROOM LAYOUT. PROVIDE NEW ISOLATION VALVE AT POINT OF CONNECTION.
 6. NEW EXPANSION TANKS (QUANTITY OF TWO; ONE FOR EACH WATER HEATER) AND CHECK VALVES INSTALLED ON CW SUPPLY TO EACH WATER HEATER BETWEEN SHUT-OFF VALVE AND UNION TO WATER HEATER. EXPANSION TANKS BASIS OF DESIGN: AMTROL MODEL# ST-8 THERMAL EXPANSION TANK WITH 3.2 GALLON CAPACITY.
 7. NEW 3/4" HW TO EXISTING TO SERVE NEW RESTROOM LAYOUT. PROVIDE NEW ISOLATION VALVE AT POINT OF CONNECTION.
 8. RECONNECT EXISTING HWR TO NEW HW SERVING NEW RESTROOM LAYOUT. CONTRACTOR TO REUSE EXISTING CHECK AND BALANCE VALVES ON HWR LINE. IF CONDITIONS PROVE THAT THE AFOREMENTIONED EXISTING VALVES ARE NOT INSTALLED, CONTRACTOR SHALL INSTALL ONE (1) SWING CHECK VALVE AND ONE (1) BALANCING VALVE/CIRCUIT SETTER ON THE EXISTING HWR LINE; BALANCE CIRCUIT SETTER TO 1.0 GPM.
 9. NEW 2" CW, 3/4" HW, AND 3/4" HWR TO SERVE NEW WOMEN'S RESTROOM TO BE ROUTED UP IN PLUMBING CHASE AND ABOVE RESTROOM CEILING.
 10. CONNECT NEW BI-LEVEL WATER COOLER (EWC-1A) TO EXISTING SERVICES IN WALL.
 11. CONNECT NEW 2" CW, 3/4" HW AND 3/4" HWR TO EXISTING SERVICES.
 12. 2" V DOWN IN WALL AND ROUTED UNDER SLAB TO SERVE WATER CLOSET (WC-1). PROVIDE WALL CLEAN OUT AT RISE.
 13. EXISTING MOP SINK AND ASSOCIATED PIPING TO REMAIN IN SERVICE.
 14. ADD ALTERNATE - CONNECT NEW 3/4" CW TO EXISTING SERVICES IN CORRIDOR TO SERVE TRAP PRIMER IN FIRE PUMP ROOM. REFER TO DRAWING FP100 FOR CONTINUATION.



General Notes:

Project:
**DEARNG PIGMAN ARMORY
LATRINE RENOVATIONS / ADA
UPGRADES**

SEAFORD, DELAWARE

Set No.: BID DOCUMENTS	Sheet Title: ENLARGED NEW WORK PLUMBING PLANS
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Dwn.By: PG	Date: 4-4-15
Sheet No.: P200	

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