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Michael E. Wheelerton, AIA
Jason P. Loar, P.E.
Ring W. Lardner, P.E.
Jamie L. Sechler, P.E.*

**DELAWARE ARMY NATIONAL GUARD
GEORGETOWN READINESS CENTER
MISCELLANEOUS INTERIOR IMPROVEMENTS
GEORGETOWN, DELAWARE
DEARNG #2018-0857**

NOVEMBER 20, 2019

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 The pre-bid meeting minutes are attached.

END OF ADDENDUM



**PRE-BID MEETING MINUTES
GEORGETOWN READINESS CENTER
MISCELLANEOUS INTERIOR IMPROVEMENTS
GEORGETOWN, DELAWARE 19947
DBF #0999J012.I01 ❖ OMB/DFM# MJ7601000114
NOVEMBER 19, 2019**

In Attendance

DEARNG:	Marc Orndorff	marc.a.orndorff.civ@mail.mil
Davis, Bowen & Friedel, Inc.:	Michael Bauman	mpb@dbfinc.com
Contractors:	See attached sign-in sheet.	

Items Discussed

- Item 1 A sign-in sheet was distributed. Marc Orndorff (DEARNG) introduced himself and Michael Bauman (DBF) and introduced the project. This pre-bid meeting is mandatory to submit a qualifying bid.
- Item 2 Bids will be due December 6, 2019 at 2:00 p.m. at the Biden National Guard/Reserve Center at 1 Vavala Way, New Castle, Delaware. Allow extra time to get through all security points, no late bids will be accepted.
- Item 3 One (1) original and two (2) copies of the bid forms must be submitted along with one (1) original and two (2) copies of a bid bond equal to 10% of the bid price. All bid submission documents, including the bid bond, must be completed on the forms provided in the specifications. A copy of the contractor's Delaware business license is required with the bid submittal. Subcontractor Delaware business licenses shall be submitted within 30 days after project award.
- Item 4 All contractors must complete Drug Affidavit forms and include them with the bid submittal. DEARNG reserves the right to conduct background checks on all contractors and subcontractors.
- Item 5 A performance bond equal to 100% of the contract amount will be required upon execution of the contract. No construction schedules are required with the bid.
- Item 6 The calendar days for this contract shall be 150 days. If this needs to be extended, inform DBF ASAP.
- Item 7 The subcontractor list must accompany the Bid Forms and be fully completed in order to submit a qualifying bid. All subcontractors must be licensed to practice their trade in the

State of Delaware prior to execution of the contract. If changes are needed, they shall be submitted to DBF in writing.

- Item 8 General contractors who wish to receive addenda directly and be on the approved bidder's list must purchase a minimum of one (1) set of bid documents from Davis, Bowen & Friedel, Inc. for \$100.00.
- Item 9 This project is state funded. Prevailing wage rates will be required. A certified copy of the prevailing wage rates are included in the specifications and the contractor should refer to these for bidding. The contractor will be responsible to send wage reports to the Department of Labor.
- Item 10 The area of work will be occupied during construction. Work hours will be Monday -Friday 7:00 a.m. - 4:00 p.m. The DEARNG works on a compressed schedule and the contractor must follow this schedule, refer to the attached DEARNG work schedule. No weekend or off-hours work will be allowed.
- Item 11 A walkthrough will be conducted at the end of this meeting. Additional walkthroughs will take place at 12:00 p.m. on November 26th. If the contractor and their subcontractors want to attend, they need to call Marc at (302) 326-7132 by noon on Monday, November 25th otherwise the building will be locked and there will be no access.
- Item 12 The last day for substitution requests will be November 25th. The last day for questions will be November 27th. These all shall be submitted directly to Michael Bauman (DBF) via email or fax (mpb@dbfinc.com or (302) 424-0430). The last addendum will be sent out on December 2nd.
- Item 13 The contractor is required to obtain the building permit and all associated fees, including impact fees. The fire marshal has approved this project and his comments are attached.
- Item 14 The building will be tested for asbestos for the flooring. Any abatement of hazardous materials will not be in the contractor's scope of work.
- Item 15 The upper level finish work will be phased to allow recruiting to remain active on that floor.
- Item 16 The contractor will be responsible for having a supervisor on site at all times during work of any subcontractors or their own forces, including punch list work.
- Item 17 The owner will provide electric and water service. The contractor shall provide their own toilet facility.
- Item 18 A staging area will be determined at the preconstruction meeting.

Prebid Meeting Minutes
Georgetown Readiness Center
Miscellaneous Interior Improvements
November 20, 2019
Page 3 of 3

Any changes, additions or deletions to these minutes should be submitted in writing to Davis, Bowen & Friedel, Inc., within ten (10) days.

Respectfully Submitted,
DAVIS, BOWEN & FRIEDEL, INC.

Redacted - Original on File

Michael Bauman, AIA
Architect - Project Manager

Attachment

January 2019						
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5/4/9 Work Schedule
Scheduled FTS Flex Days
Federal Holidays

JANUARY
 1 New Year's Day
 21 Martin Luther King's Birthday
 8-hour days: 11, 25

FEBRUARY
 18 Washington's Birthday
 8-hour days: 8, 22

MARCH
 8-hour days: 8, 22

APRIL
 8-hour days: 5, 18

MAY
 27 Memorial Day
 8-hour days: 3, 17, 31

JUNE
 8-hour days: 14, 28

JULY
 4 Independence Day
 8-hour days: 12, 26

AUGUST
 8-hour days: 9, 23

SEPTEMBER
 2 Labor Day
 8-hour days: 6, 20

OCTOBER
 14 Columbus Day
 8-hour days: 4, 18

NOVEMBER
 11 Veterans Day
 28 Thanksgiving Day
 8-hour days: 1, 15, 27

DECEMBER
 25 Christmas Day
 8-hour days: 13, 27

July 2019						
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Scheduled FTS Flex Days						
Federal Holidays						
8 hours						
10 hours						

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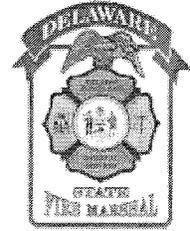
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**OFFICE OF THE STATE FIRE MARSHAL
Technical Services**

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT

Plan Review Number: 2019-04-200714-REN-01

Tax Parcel Number: 135-19.08-193.00

Status: Approved as Submitted

Date: 06/18/2019

Project

Office Space (REN)
BLDG B Armory
DEARING Georgetown Readiness Center

109 west pine street
Georgetown de 19947

Scope of Project

Number of Stories: 1
Square Footage: 20050
Construction Class: II (000) Non-Combustible
Fire District: 77 - Georgetown Fire Co Inc

Occupant Load Inside: 552
Occupancy Code: 9682

Applicant

Mike Bauman
1 Park Avenue
Milford, DE 19963

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.

The owner understands that this construction start approval is limited to preliminary site construction and foundation work only. No other construction of any kind shall be permitted until the required building plan review is completed.

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.

Redacted - Original on File

This Plan Review Project was prepared by:

Desiree McCall

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2019-04-200714-REN-01

Tax Parcel Number: 135-19.08-193.00

Status: Approved as Submitted

Date: 06/18/2019

PROJECT COMMENTS

2000 A This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) dated August 11, 2006. 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 one year from the issuance of the permit, otherwise, the permit will be terminated.

2607 A 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 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.delawarestatefiremarshal.com/license.htm.

2500 A A final inspection is required for this project prior to occupancy (DSFPR Part I, Section 4-7). Contact this Agency to schedule this inspection. Please have the plan review number available. **A MINIMUM OF FIVE (5) WORKING DAYS NOTICE IS REQUIRED.**

2710 A The following items will be field verified by this Agency at the time of final inspection:

2040 A Any door in a required means of egress from an area having an occupant load of 100 or more persons may be provided with a latch or lock only if it is panic hardware or fire exit hardware complying with NFPA 101, Section 12.2.2.2.3 and section 7.2.1.7.1

2030 A Doors shall be non keyed from the inside (NFPA 101, Section 7.2.1.5.2, ed 2006). This can be a lever, knob, thumb latch, or panic bar. NFPA 101, Section 7.2.1.5.4 (2000 ed.).

2118 A 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.

2101 A Interior finish on walls and ceilings of corridors and lobbies shall be Class A or B Flamespread Rating, and in enclosed stairway shall be Class A.If finishes other than drywall and paint are proposed, provide this Agency with manufacture's specifications. NFPA 101 Section 12.3.3.3

2070 A 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 anyinterruption 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.(2006 NFPA 101, Section 7 9.2.3).

2080 A Provide illuminated exit/directional signs. (2006 NFPA 101, Section 7.10).

2210 A Provide portable fire extinguishers (DSFPR Part V, Section 1 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 individuallicensed under the provisions of the DSFPR, Part III, Chapter 2. The list of current, licensed fire extinguisher companies is found on our web site www.statefiremarshal.delaware.gov.

2220 A 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 BuildingInspection Underwriters (302-266-9057); or First State Inspection Agency (800-468-7338); or Middle Department Inspection Agency (800-222-6342); or National Code Inspection Agency (302-349-9020); or United Inspection Agency (215-542-9977).

1501 A 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 orrevisions to the plans occur, plans are required to be submitted, reviewed, and approved.