



ARCHITECTURE
ENGINEERING

ADDENDUM TO CONTRACT DOCUMENTS

Date: September 8, 2015

To: Bidders

From: Becker Morgan Group, Inc.

Project: **Killens Pond Waterpark Renovations – Phase 1**
Killens Pond State Park, Felton, DE

Project Number: BMG Project No. 2012006.04
DNREC Project No. KP-24
DNREC Contract No. 2014-KP-100

Subject: **ADDENDUM NO. 01**

NOTICE: Attention is called to the following item(s), effective as of the date above, which shall be added to, deleted from, or changed in the contract documents dated 08/20/2015, and any previously issued addenda, thereby incorporating these items into the contract.

- 1.1 Bidding and Contract requirement:
- A. Pre-bid, mandatory for prime bidders.
 - B. Bids due no later than 3:00 pm local time on Tuesday, September 22, 2015, at the Department of Natural Resources and Environmental Control, Division of Parks and Recreations, 89 Kings Hwy., Dover, DE 19901.
 - C. Bid bond, performance bond and payment bond are require, use forms in project manual
 - D. Prevailing wages
 - E. Use bid form in project manual
 - F. List of subcontractors, painting and pool deck coating was added to the subcontractor list.
 - G. Contractor's Requests for Information (RFIs):
 - 1. RFIs shall be submitted no later than 3:00 pm, local time, Monday, September 14, 2015 and the last Addenda shall be issued no later than 3:00 pm, local time, Thursday, September 17, other than Addenda extending the bid date.
 - 2. RFIs shall be submitted in writing, on company letterhead, referencing drawing numbers and/or specification sections, dated and numbered. RFI's can be submitted by fax or email to the attention of Wayne Sharp, Becker Morgan Group, 302-734-7965 (F) or wsharp@beckermorgan.com. RFI's shall be submitted as a spate attachment to the fax over sheet and the email. The RFI question/information shall NOT be part of the body of the email.
 - H. Work restrictions, see section 011400
 - 1. Bidders to review the project manual for work restriction items.
 - 2. Standard construction work hours, 7:00 - 4:00 p, evening and weekend work as approved by Owner.
 - I. Temporary facilities, see section 015000
 - 1. Parking
 - 2. Electric, owners service
 - 3. Water, owners service, owner will make accommodations to provide water during the winterization period.
 - 4. Sanitary, contractor to provide porta-poppies.

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- J. Owner occupancy, for maintenance purposes only.
 - 1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and approval of authorities having jurisdiction.
 - 2. Notify Owner not less than 72 hours in advance of activities that will affect Owner's operations.
- K. Site supervision: The General Contractor's superintendent is required to be on site at all time while work is being performed, including work by subcontractors.
- L. Permits are the responsibility of the Contractor. BMG will be submitting documents for review to Kent County but the permit fees will be by the contractor. BMG has already received Fire Marshal approvals.
- M. Bid documents: Bidders are responsible for review of the bidding documents, including the drawings and specifications, and shall visit the site to become familiar with the existing conditions.
- N. Electronic Bid Documents: can be obtained from the Owner, DNREC, for a non-refundable fee of \$25.00 per disc. Please call in advance, 302-739-9210. Purchase of the electronic bid documents is a prerequisite to bid.

1.2 Scopes of Work (011000 Summary).

- A. Site improvements and construction of new pool and slides, new pool equipment building, new concessions building, new bathhouse building and new entrance plaza with renovations to the existing main entrance building, including, but not limited to:
 - 1. Site clearing, grading, excavation, site utilities, storm water management facilities, fencing, concrete and asphalt paving, and landscaping.
 - 2. New splash pool, slides, pool mechanical/electrical and pool decking.
- B. Building including, but not limited to:
 - a. Excavations, Footings/foundations, Concrete, masonry, carpentry, roofing, siding, drywall, doors and windows, hardware, and finishes.
 - b. HVAC, plumbing, electrical, lighting, telecom, and alarms.
 - c. Food service equipment.

1.3 Work by Owner:

- A. Preceding Work: Owner will proceed with normal closing operations and winterization of the facilities and will remove any furniture, appliances, accessories, etc. that are within work area prior to the start of work.
- B. Concurrent Work: Owner will perform maintenance operations for areas not included in the work area.

1.4 Work under separate contract:

1.5 Allowances:

- A. Allowance No. 1: Foundations for the Ticketing Pavilion. Final engineering is Designated Design by the pavilion manufacturer.
- B. Allowance No. 2: Foundations for the Queuing Pavilion. Final engineering is Designated Design by the pavilion manufacturer.
- C. Allowance No. 3: Bollards associated with the new entrance plaza.
- D. Allowance No. 4: Contingency for use according to Owner's written instructions.

1.6 Unit prices:

- A. Unit Price 1: Removal of unsatisfactory soil and replacement with satisfactory soil material.
- B. Unit Price No. 2: Cutting and patching of concrete floor slabs and concrete pool decking.
- C. Unit Price No. 3: Additional concrete pool deck.

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- D. Unit Price No. 4: Concrete pool deck coating.
- E. Unit Price No. 5: Structural concrete footers/foundations for Pre-fabricated Pavilions.

1.7 Alternates:

- A. Alternate No. 01: New Pool Equipment Building Roofing.
 - 1. Alternate: Provide standing seam metal roofing in lieu of asphalt shingle roofing.
- B. Alternate No. 01A: Speed Slide.
 - 1. Base Bid: All equipment, piping and underground work, and tower associated the speed slide as well as the entire body-slides components (Flumes A & B and tower).
 - 2. Alternate: Furnish and install the speed slide flumes C & D and associated foundations, engineering, etc., see drawings.
- C. Alternate No. 01B: Existing Waterpark Entrance Building toilet room renovations.
 - 1. Alternate: Renovate the male and female ADA toilet stalls to meet current ADA codes, as indicated on the drawings.
- D. Alternate No. 02: New Waterpark Entrance Plaza.
 - 1. Alternate: Provide improvements to the waterpark entrance plaza including ticket booths, fence/gates, paving, and associated utilities, and as indicated on the drawings.
- E. Alternate No. 02A: New Waterpark Entrance Plaza Queuing Pavilion.
 - 1. Alternate: Provide improvements to the waterpark entrance plaza including new queuing sunshade pavilion, paving, bollards, and associated utilities, and as indicated on the drawings.
- F. Alternate No. 02B: New Waterpark Entrance Plaza Ticketing Pavilion.
 - 1. Alternate: Provide improvements to the waterpark entrance plaza including new ticketing sunshade pavilion, and associated utilities, and as indicated on the drawings.
- G. Alternate No. 03: Existing Waterpark Entrance Building renovations.
 - 1. Alternate: Provide renovations to the waterpark main entrance building as indicated on the drawings.
- H. Alternate No. 04: New Concession/Retail Building.
 - 1. Alternate: Provide new Concession/Retail Building and associated site improvements, dumpster enclosure, utilities, and as indicated on the drawings. Provide work associated with the relocated of the current concession area in the existing pool mechanical building to the new building, and minor renovation work as indicated on the drawings.
- I. Alternate No. 04A: New Concession/Retail Building Roofing.
 - 1. Alternate: As alternate to Alternate 04, Provide standing seam metal roofing in lieu of asphalt shingle roofing.
- J. Alternate No. 05: New Bathhouse Building.
 - 1. Alternate: Provide new Restroom Building and associated site improvements, utilities, and as indicated on the drawings.
- K. Alternate No. 05A: New Bathhouse Building Roofing.
 - 1. Alternate: As alternate to Alternate 05, Provide standing seam metal roofing in lieu of asphalt shingle roofing.

- 1.8 It was requested to schedule another time for contractor/subcontractors to visit and inspect the existing conditions. The site will be open to contractor/subcontractor between 10:00 – 12:00 am, local time, Friday, Sept. 11, 2015. On other site visits will be scheduled.

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Killens Pond State Park, Lewes, DE

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LIST OF ATTACHMENTS

Item	Description	Date
1	Pre-bid meeting sign-in sheet	09/08/15
2	Specification Section 004100 – Bid Form	09/08/15

PROJECT MANUAL CHANGES:

Item	Description
1	Section 004100 – Bid Form: A. Delete Bid Form 004100 in its entirety, Substitute revised Bid Form, dated 09/08/15.

DRAWING CHANGES:

Item	Description
	None

END OF ADDENDUM NO. 01

201200604_Addendum01.doc

Meeting Attendance
Pre-Bid Meeting

ARCHITECTURE
ENGINEERING

Date: September 8, 2015

Time: 10:00 am

Project: Killens Pond Waterpark Renovations – Phase 1

BMG Job # 2012006.04 DNREC Contract #2015-KP-100, DNREC Project # KP-24

Location: Killens Pond State Park, Felton, Delaware

Attendees

Present	Name	Representing/Title	E-mail
✓	Wayne Sharp	Becker Morgan Group, Inc.	gmoore@beckermorgan.com
✓	Cindy Todd	DNREC P&R	Cindy.todd@state.de.us
✓	Kevin Rychlicki	DNREC P&R	Kevin.rychlicki@state.de.us
✓	Pierce Thompson	DNREC P&R	Pierce/thompson@state.de.us
P ✓	Larry Seuse	Kent Coast	www.kentcoast.com
	Rob Rethig	Merit Mech	T.Rethig@MeritMech.com
	John McKee	Superior Electric	John@Superiorelectric.biz
	Tony Vassalotti	Richard Y. Johnson & Son	Tvassalotti@ryjson.com
P ✓	B. Scott Schurman	BRS Consulting Inc.	scott@brsconline.com
P ✓	Justin Whitaker	Donald Desinger	Pollyderinc@aol.com
P ✓	KEITH LONG	JOHN L BRIGGS CO	j1briggsco@verizon.net
P ✓	Danny Hanna	A-DEL Construction	estimates@adelcon.com
	JIM Charney	DNREC - KPSP	Jim.Charney@state.de.us
P ✓	Lisa Obermire	BW Electric Inc.	bwelectric@comcast.net
P ✓	RYAN JACKSON	AMAKOR INC	AMAKOR@AOL.COM
	KEITH JACOBI	DIXIE CONSTRUCTION CO	KEITH@DIXIECONSS.COM
P ✓	James Vindolice	Wick Electric	JVindolice@WickE.Elec
	Paul McManus	County Insulation	pmcmanus@countygrp.com
	Paul Horning	Whiting-Turner	paul.horning@whiting-turner.com
P ✓	GREG Thompson	Conventional Builders	conventionalbuilders@comcast.net

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309 SOUTH GOVERNORS AVENUE, DOVER, DELAWARE 19904 302.734.7950 FAX 302.734.7965

2012006.04
Septembet 8, 2015

BID FORM

004100 - 1

KILLENS POND WATERPARK RENOVATIONS – PHASE 1
KILLENS POND STATE PARK, KENT COUNTY, DELAWARE
DNREC PROJECT NO. KP-24 – CONTRACT # 2015-KP-100

BID FORM

ALTERNATE No. 2: New Waterpark Entrance Plaza

Add/Deduct: _____
(\$)

ALTERNATE No. 2A: New Waterpark Entrance Plaza Queuing Pavilion.

Add/Deduct: _____
(\$)

ALTERNATE No. 2B: New Waterpark Entrance Plaza Ticketing Pavilion

Add/Deduct: _____
(\$)

ALTERNATE No. 3: Existing Waterpark Entrance Building renovations

Add/Deduct: _____
(\$)

ALTERNATE No. 4: New Concession/Retail Building

Add/Deduct: _____
(\$)

ALTERNATE No. 4A: New Concession/Retail Building Roofing

Add/Deduct: _____
(\$)

ALTERNATE No. 5: New Restroom Building

Add/Deduct: _____
(\$)

ALTERNATE No. 5A: New Concession/Retail Building Roofing

Add/Deduct: _____
(\$)

KILLENS POND WATERPARK RENOVATIONS – PHASE 1
KILLENS POND STATE PARK, KENT COUNTY, DELAWARE
DNREC PROJECT NO. KP-24 – CONTRACT # 2015-KP-100

BID FORM

UNIT PRICES

Unit prices conform to applicable project specification section. Refer to the specifications for a complete description of the following Unit Prices:

	<u>ADD</u>	<u>DEDUCT</u>
UNIT PRICE No. 1: Unsatisfactory soil	\$ _____	\$ _____
\		
UNIT PRICE No. 2: Cutting and patching of concrete slabs and decking	\$ _____	\$ _____
UNIT PRICE No. 3: Additional concrete pool deck	\$ _____	\$ _____
UNIT PRICE No. 4: Concrete pool deck coating	\$ _____	\$ _____
UNIT PRICE No. 5: Concrete foundations for pre-fab steel shade structures	\$ _____	\$ _____

KILLENS POND WATERPARK RENOVATIONS – PHASE 1
KILLENS POND STATE PARK, KENT COUNTY, DELAWARE
DNREC PROJECT NO. KP-24 – CONTRACT # 2015-KP-100

BID FORM

I/We acknowledge Addendums numbered _____ and the price(s) submitted include any cost/schedule impact they may have.

This bid shall remain valid and cannot be withdrawn for thirty (30) days from the date of opening of bids (60 days for School Districts and Department of Education), and the undersigned shall abide by the Bid Security forfeiture provisions. Bid Security is attached to this Bid.

The Owner shall have the right to reject any or all bids, and to waive any informality or irregularity in any bid received.

This bid is based upon work being accomplished by the Sub-Contractors named on the list attached to this bid.

Should I/We be awarded this contract, I/We pledge to achieve substantial completion of all of the work associated with the new pool slides to have the new pool slides fully operational, inspected, and read to open to the public by May 27, 2016.

The undersigned represents and warrants that he has complied and shall comply with all requirements of local, state, and national laws; that no legal requirement has been or shall be violated in making or accepting this bid, in awarding the contract to him or in the prosecution of the work required; that the bid is legal and firm; that he has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken action in restraint of free competitive bidding.

Upon receipt of written notice of the acceptance of this Bid, the Bidder shall, within twenty (20) calendar days, execute the agreement in the required form and deliver the Contract Bonds, and Insurance Certificates, required by the Contract Documents.

I am / We are an Individual / a Partnership / a Corporation

By _____ Trading as _____
(Individual's / General Partner's / Corporate Name)

(State of Corporation)

Business Address: _____

Witness: _____ **By:** _____
(SEAL) (Authorized Signature)
(Title)
Date: _____

ATTACHMENTS

Sub-Contractor List
Non-Collusion Statement
Bid Security
(Others as Required by Project Manuals)

KILLENS POND WATERPARK RENOVATIONS – PHASE 1
KILLENS POND STATE PARK, KENT COUNTY, DELAWARE
DNREC PROJECT NO. KP-24 – CONTRACT # 2015-KP-100

BID FORM

SUBCONTRACTOR LIST

In accordance with Title 29, Chapter 6962 (d)(10)b Delaware Code, the following sub-contractor listing must accompany the bid submittal. The name and address of the sub-contractor **must be listed for each category** where the bidder intends to use a sub-contractor to perform that category of work. In order to provide full disclosure and acceptance of the bid by the *Owner*, **it is required that bidders list themselves as being the sub-contractor for all categories where he/she is qualified and intends to perform such work.**

<u>Subcontractor Category</u>	<u>Subcontractor</u>	<u>Address (City & State)</u>	<u>Subcontractors tax payer ID # or Delaware Business license #</u>
1. Sitework	_____	_____	_____
2. Concrete	_____	_____	_____
3. Masonry	_____	_____	_____
4. Carpentry	_____	_____	_____
5. Roofing	_____	_____	_____
6. Doors, Frames & Hardware	_____	_____	_____
7. Windows	_____	_____	_____
8. Gypsum Drywall	_____	_____	_____
9. Painting	_____	_____	_____
10. Pool deck coating	_____	_____	_____
11. Gypsum Drywall	_____	_____	_____
12. Toilet Partitions/Access.	_____	_____	_____
13. Plumbing	_____	_____	_____
14. Electrical	_____	_____	_____

KILLENS POND WATERPARK RENOVATIONS – PHASE 1
KILLEN POND STATE PARK, FELTON, DELAWARE

2012006.04
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15.	Pool Slides Vendor			
16.	Pool Slides Installer			
17.	Food Service Equipment			
18.	Shade Shelters (Pavilions)			
19.	Pre-Fab Ticket Booth			

KILLENS POND WATERPARK RENOVATIONS – PHASE 1
KILLENS POND STATE PARK, KENT COUNTY, DELAWARE
DNREC PROJECT NO. KP-24 – CONTRACT # 2015-KP-100

BID FORM

NON-COLLUSION STATEMENT

This is to certify that the undersigned bidder has neither directly nor indirectly, entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free competitive bidding in connection with this proposal submitted this date (*to the Office of Management and Budget, Division of Facilities Management*).

All the terms and conditions of (*Project or Contract Number*) have been thoroughly examined and are understood.

NAME OF BIDDER: _____

**AUTHORIZED REPRESENTATIVE
(TYPED):** _____

**AUTHORIZED REPRESENTATIVE
(SIGNATURE):** _____

TITLE: _____

ADDRESS OF BIDDER: _____

E-MAIL: _____

PHONE NUMBER: _____

Sworn to and Subscribed before me this _____ day of _____ 20____.

My Commission expires _____. NOTARY PUBLIC _____.

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.

(PAGE LEFT BLANK)