



State of Delaware
Department of Natural Resources and Environmental Control
Delaware Division of Parks and Recreation
89 Kings Highway
Dover, Delaware 19901

ADDENDUM No. ONE

Project Name: Deerfield Golf Club Roof Replacement
White Clay Creek State Park

Project No.: WCCP-12

Contract No.: 2017-WCCP-100

Date of Issue: November 1, 2017

Notice No. 1: Attach this addendum to the Project Manual for this project. It modifies and becomes part of the Bidding Documents. Work or material not specifically mentioned herein is to be as described in the main body of the specification and as shown on the drawings.

Bids Due: Thursday, November 16, 2017 at 3:00 PM
Auditorium
DNREC, Division of Parks and Recreation
89 Kings Highway, Dover DE 19901

General Information:

- 1 A mandatory pre-bid meeting was held October 31, 2017. The sign-in sheet is included as part of this Addendum.

Pre-bid Meeting:

- 1 Brief description of the scope of work:
 - A. Removal of existing fiber cement shingles and installation of new lifetime asphalt shingles and underlayment.
 - B. Rescan existing flat roofing.
 - C. The roof was scanned in the late summer 2017 and six areas of wet insulation were removed.
 - D. Areas of loose EPDM flashings have been repaired this past summer.
 - E. Installation of new EPDM roof system in select areas.
 - F. Installation of new liquid applied, 20 year warranty roof system over existing EPDM roofing.
 - G. Removal of existing roof pavers and installation of new liquid applied pavers.
 - H. Remove and replace pole gutters. Partial replacement of piping.
 - I. Removal of remaining balustrade.
 - J. Installation of new balustrade in select areas .
 - K. Partial removal of deteriorated roof decking
 - L. Installation of venting boards where indicated.
 - M. Flow testing of roof drains.
 - N. Partial replacement of roof drains.

- O. Repair of roof drains.
 - P. Sealants and backer rod installation at all point of termination or other areas as indicated.
 - Q. Modifications to the existing lighting protection system. The system is to be recertified from roof to where it enters the building. Interior investigations of the system is not required.
 - R. Construct two new dormers. One dormer will provide exterior access to the interior roof well over the Ballroom.
 - S. Interior normal and emergency lighting of one dormer.
 - T. A revised scope will be issued to delete the work completed this past summer.
- 2 The Alternates were discussed.
- A. Alternate 1: Cart Barn Roof Replacement and Repairs.
 - B. Alternate 2: New Roof Dormers.
- 3 Unit Prices were discussed.
- A. Unit Price One: Installation of Protection Walkway as required by the Specifications.
 - B. Unit Price Two: Installation of Roof Drain Assembly as Required by Specifications.
 - C. Unit Price Three: Installation of Roof Drain Piping as Required by Specifications.
 - D. Unit Price Four: Replacement of Existing Deteriorated Wood Blocking – 2x4.
 - E. Unit Price Five Replacement of Existing Deteriorated Wood Blocking – 2x6.
 - F. Unit Price Six: Replacement of Existing Deteriorated Wood Blocking – 2x8.
 - G. Unit Price Seven: Replacement of Existing Deteriorated Wood Blocking – 2x10.
 - H. Unit Price Eight: Replacement of Existing Deteriorated Wood Blocking – 2x12.
 - I. Unit Price Nine: Replacement of Existing Deteriorated Wood Blocking - 4 x 4.
 - J. Unit Price Ten: Replacement of Wet Roofing Materials as required by the Specifications.
 - K. Unit Price Eleven: Replacement of Plywood Roof Decking - 1 - 480 SF.
 - L. Unit Price Twelve: Replacement of Plywood Roof Decking - 481 SF - 1,920 SF.
 - M. Unit Price Thirteen: Replacement of Plywood Roof Decking - More than 1,920 SF
 - N. Unit Price Fourteen: Repair of Existing unadhered or defective EPDM Roof Membrane & Flashing Sheet – Per SF.
- 4 Allowances:
- A. Allowance No. 1: Remove and discard twelve (12) defective 4’x8’ – 5/8” thick plywood sheets and replace with new 4’x8’ – 5/8” thick plywood sheets as required by Section 06128 in the specifications.
- 5 Schedule: The work will begin upon submission of proof of insurance, bond and signed contract to DNREC and issuance of a purchase order. Work is anticipated to begin in early January 2018. The shingle roof will be replaced first and then the EPDM sealed in March/April when the weather has warmed.
- 6 Phasing: Work is to begin on the Club House and then proceed to the Cart Barn.
- 7 Work by Others: Work by others is not anticipated.
- 8 Contract requirements were discussed.
- A. State of Delaware Prevailing wages apply to this Work. A copy of the wage rates has been included in the Technical Manual.
 - B. Ten-percent security bond is required.

- C. Performance Bond and Labor and Material Payment Bond are required.
 - 01. The forms provided in the Project Manual shall be used. Other forms will not be accepted.
- D. The bid is to be submitted with one original and one copy provided.
- E. The number of days to complete the base work as well as alternates shall be listed on the bid form.
- F. Limits: Confine construction operations to the limits indicated on the drawings.
- G. Owner Occupancy: The Club House and Cart Barn will be occupied while the work is taking place. January through March tend to be a slow period for Deerfield. Work can take place Monday's through Friday's. The week of February 14th will have several events. Work can take place at the Cart Barn that week and not the Club House. There may be an occasional Friday event, which will be known in advance. The successful contractor will be asked not to work on that Friday and have the site cleaned prior to leaving on Thursday. A schedule will be issued by the successful contractor indicating the anticipated dates and activities for the two buildings.
- H. The surrounding site, buildings, sidewalks and roadways beyond the work area shall remain accessible to the Owner and general public.
- I. The site shall be presentable at the end of the day on Friday's for events taking place over the weekends.
- J. Public Roadways, Driveways and Entrances: Keep public and private roadways, driveways and entrances serving the premises and adjacent buildings clear and available to Owner, Owner's employees, general public and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
- K. The Owner will not sign for any deliveries at any time.
- L. The Contractor shall minimize conflicts and facilitate usage of areas and sites beyond the construction limits and property boundaries. Perform the Work so as not to interfere with owner's operations.
- M. Dumpster and Contractor Parking: An area of the parking lot has been designated for contractor parking, dumpster location and material storage. Refer to Section 011400 Work Restrictions.
- N. Material that is removed from the roof will be transported to the dumpsters located in the parking lot.
- O. Lawn areas and paved areas are to be restored upon completion of the work.
- P. Material storage will be allowed in the area designated in the parking lot or on the roof. The Owner is not responsible for theft or vandalism.
- Q. Power: Power is available for use by the contractor.
- R. Water: Water is available for use by the contractor.
- S. The superintendent will be required to be on-site at all times when work is taking place. This shall include those times when the work is being done only by the subcontractors and not the General Contractor. The superintendent shall meet with Joe Kline on a weekly basis to review the work schedule that may interfere with their operations or upcoming events at Deerfield. The superintendent must be able to communicate with the DNREC representative.
- T. Grounds must be kept clean at all times.
- U. Hours of Operation: Work can be completed 7:00 a.m. to 5:00 p.m. during Monday through Friday. Saturday / Sunday and after hours work must be coordinated and approved with the Owner's representative in advance.
- V. The construction crews will not be allowed to use the Owner's telephones.
- W. Public Restrooms: Restrooms are not available. A portable unit is to be provided and located in an area approved by the Owner.
- X. Flammable materials shall be kept outside, away from all buildings, in a flammable liquid/material storage box.
- Y. White Clay Creek State Park and the Deerfield Golf Club is State property and are non-tobacco use areas. Tobacco shall not be used in State buildings or on State property or in vehicles parked on State property.

- 9 Anticipated start date of the Work is early January.
- 10 The Bid Form was reviewed:
 - A. The following requested subcontractors to be listed on the Bid Form were reviewed and accepted by those present: Carpentry, Shingle Roofing, Flat Roofing and Lightning Protection. No additions or deletions were requested.
 - B. Each subcontractor is to be identified, even if the work is to be completed by the submitting contractor.
 - C. The General Contractor and subcontractors shall be licensed in the State of Delaware or have applied for a Delaware license prior to the submission of the bid. A license for New Castle County will be required.
- 11 All questions shall be faxed or e-mailed to Cindy Todd, cindy.todd@state.de.us and Kevin Rychlicki at kevin.rychlicki@state.de.us. The last day for questions shall be Thursday, November 9 at 5:00 PM. The last addendum will be issued no later than Friday, November 10, 2017.
- 12 Bids are due Thursday, November 16, 2017 at 3:00 PM. The bids will be opened in the DNREC auditorium located at 89 Kings Highway, Dover and read aloud. Bids received after 3:00 PM will not be accepted nor opened.
- 13 All bidders must review both the technical manual and drawings. Electronic copies of the files can be purchased from DNREC for a cost of \$25.00 per disc.
- 14 Permits shall be contractor's responsibility and the cost included in the bid. The project has been approved by the State Fire Marshal.
- 15 The attendance of the prebid meeting and purchase of the CD is mandatory for contractors submitting a bid.

Project Manual:

- 1 Refer to Specification Section 070150.76 - REHABILITATION OF SINGLE PLY MEMBRANES dated April 5, 2017 3.4 Flashing Repair: Add new paragraph "D" to read "Re-adhere unadhered areas of the existing base flashing around parapets, curbs, walls, and penetrations to the substrate using EPDM bonding adhesive and repair defects and openings in existing base flashings created by this work to leave in a watertight condition.

Drawings:

- 1 Refer to Sheet A-1 dated April 5, 2017, Roof Area G: New PVC Railing System shall be installed along roof perimeter as per Detail 24/A-5 and Specification Section 064350.

Approve Vendors/Subcontractors:

- 1 Robbins Lighting, Inc. is approved for lightning protection.

Additional Site Visit:

- 1 An additional site visit is scheduled for Tuesday, November 7th starting at 1:00 PM and ending at 3:00 PM.

Questions and Responses:

- 1 Question: Does the lightning protection system require recertification?
Response: The system is to be recertified from roof to where it enters the building. Interior investigations of the system is not required.

Attachments
End Addendum One

MANDATORY PRE-BID MEETING ATTENDANCE SHEET
Deerfield Golf Club Roof Replacement Rebid

White Clay Creek State Park

CONTRACT NO. 2017-WCCP-100

2:00 PM. TUESDAY OCTOBER 31, 2017 AT DEERFIELD GOLF CLUB

F:\odd\ODD PROJECT FILES\WCCP\WCCP-12 - Deerfield\3 Construction\2 Bid Process\1 Pre-Bid Conference

<u>NAME</u>	<u>AGENCY/COMPANY</u>	<u>PHONE/E-MAIL</u>
JIM Miller	JIM Miller Inc 2622 Norwood Rd Madison, PA 19003	Phone # 484-412-8242 E-Mail Jim@JimMillerInc.com
John M. Peck	GARVEY ROOFING LLC 600 B SUNDEN AVE WEST CHESTER PA	Phone # (610) 738-4661 E-Mail john@garveyroofing.com
JIM McKEEVER	Premier Roofing Services	Phone # 610 357 4003 E-Mail jimckeever@premierroofingservices.com
KEVIN RYCHLICKI	PARKS DIRECT	Phone # 302-739-9212 E-Mail KEVIN.RYCHLICKI@STATE.DE.US
DAVE DONLEAVY	WM. M. DONLEAVY & CO.	Phone # 610-430-7708 E-Mail DBDONLEAVY@COMCAST.NET
MARK CRIBB	CTA ROOFING	Phone # 302 454 8551 E-Mail mark@ctarroofing.com
WES WAWRZYMCZAK	WESPOL KONSTRUKCIOM	Phone # 215 946 4900 E-Mail office@WESPOLMETAL.COM
Chris Burke	BURKE ROOFING	Phone # 610 6337120 E-Mail ReB1041@YANHOOCOM
Matt Papp	PSI ROOFING INC.	Phone # 302-322-6767 E-Mail Matt@PSIROOFINGINC.COM

<u>NAME</u>	<u>AGENCY/COMPANY</u>	<u>PHONE/E-MAIL</u>
Mike Fallon	DA NOLT	Phone # <u>856 753 9333</u> E-Mail <u>mike@DANOLT.com</u>
Buck High	TRI-STATE ROOFERS	Phone # <u>302-218-2713 (C)</u> <u>302-998-7027 (P)</u> E-Mail <u>bhigh01@comcast.net</u>
MAL CARLTON	GSM ROOFING	Phone # <u>302-275-3814</u> E-Mail <u>MALC@GSMROOFING.COM</u>
Josh Dean	Jottan INC	Phone # <u>609 447 6200</u> E-Mail <u>salesadmin@jottan.com</u>
Titus Decker	Decker Roofing	Phone # <u>717-200-4000</u> E-Mail <u>titus@deckerroofing.com</u>
Bill Booth	COMMONWEALTH CONSTR. Co.	Phone # <u>302-654-6611</u> E-Mail <u>bbooth@COMMONWEALTH.COM</u>
June Michael	Winchester	Phone # <u>609 685 8678</u> E-Mail <u>June@winchesternj.com</u>
Ian Gregory	Munn Roofing Corp.	Phone # <u>215 997 2258</u> E-Mail <u>ian@munnroofingcorp.com</u>
Amanda Hankey	HK GRIFFITH, INC.	Phone # <u>302-379-1951</u> Fax # _____ E-Mail <u>amanda@hkgriffith.com</u>

<u>NAME</u>	<u>AGENCY/COMPANY</u>	<u>PHONE/E-MAIL</u>
JOHN WELSH	DAVE PARKS	Phone # <u>302-584 2337</u> E-Mail <u>JOHN.WELSH@STATE.DE.US</u>
		Phone # _____ E-Mail _____