



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: Hunter Barn New Restrooms  
Bellevue State Park

Project No.: B-26E

Contract No.: 2018-BH-100

Date of Issue: October 17, 2018

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 1, 2018 at 1:30 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 16, 2018. The sign-in sheet is included as part of this Addendum.

Pre-bid Meeting:

- 1 Brief description of the scope of work: The renovations are to provide new restroom facilities for the Hunter Barn and adjacent trail.
  - A. Demolition includes interior walls, asphalt, concrete slab, wood floor structure, interior partitions, doors, wood posts, fiber board on walls and ceilings, interior side of exterior walls, plumbing fixtures, site water connection, water heater, lighting, power receptacles and wall switches.
  - B. Demolition, salvage and reinstallation includes wood bead board, stall doors and lighting.
  - C. Demolition, salvage and turn over to Owner: Existing transformer.
  - D. New construction consists of new reinforced concrete floor with perimeter insulation, new partitions, new doors and frames, interior finishes, toilet partitions, GWB ceilings, wall and ceiling insulation, new roof rafters, plumbing fixtures and associated domestic water and sewer piping, new electrical service, new lighting and power including power service from main panel. Modifications to the existing fire suppression system will be required.
  - E. The scope of work includes investigation of the existing sewer ejector pump.

- 2 The Alternates were discussed.
  - A. Alternate One: Removal of existing grinder pump and installation of new pump.
  - B. Alternate Two: Removal of existing grinder pump pit and installation of new grinder pump pit.
- 3 Unit Prices are not requested for this Project.
- 4 Allowances are not requested for this Project.
- 5 Schedule: The work is anticipated to begin in late November to early December 2018.
- 6 No phasing is planned for this project.
- 7 Work by Others:
  - A. Installation of new trail connection and parking lot improvements.
  - B. Installation of new domestic water connection.
  - C. Installation of new underground propane tank.
- 8 Contract requirements were discussed.
  - A. State of Delaware Prevailing wages apply to this Work. Copies of the wage rate 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 Barn will be vacant during the renovations. The adjacent Figure 8 Barn may be rented at times during construction. This will occur on weekends or evenings.
  - H. The surrounding site, buildings, sidewalks and roadways beyond the work area shall remain accessible to the Owner and general public.
  - I. 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.
  - J. The Owner will not sign for any deliveries at any time.
  - K. 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.
  - L. Dumpster and Contractor Parking: Contractor parking and dumpster can be located adjacent to the Barn on the asphalt paving. No parking shall be allowed on the trail adjacent to the Barn. Dumpsters shall be covered to prevent windblown debris.
  - M. Material storage will be allowed in the building. The Owner is not responsible for theft or vandalism.
  - N. Power: Power is available for use by the contractor.
  - O. Water: Water is available for use by the contractor.
  - P. 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 and/or John Welsh on a regular basis to review the work schedule that may interfere with their operations or upcoming events at the Park. The superintendent must be able to communicate with the DNREC representative.
- Q. Grounds must be kept clean at all times.
  - R. 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.
  - S. The construction crews will not be allowed to use the Owner's telephones.
  - T. Public Restrooms: Restrooms are not available. A portable unit is to be provided and located in an area approved by the Owner.
  - U. Flammable materials shall be kept outside, away from all buildings, in a flammable liquid/material storage box.
  - V. Bellevue State Park is State property and therefore is 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 late November/early December upon submission of bonds, contract and insurances to the State of Delaware and the issuance of a State of Delaware purchase order. Although this Project doesn't have a set completion date or liquidated damages, all those performing work after Memorial Day 2019 will be required to have background checks as the adjacent Figure 8 Barn will be used for programs during the summer.
- 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, Painting, Concrete, Mechanical, Electric fire protection and plumbing. No additions or deletions were requested. A revised bid form will be issued with Addendum Two.
  - B. Each subcontractor line item 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](mailto:cindy.todd@state.de.us) and Kevin Rychlicki at [kevin.rychlicki@state.de.us](mailto:kevin.rychlicki@state.de.us). The last day for questions shall be Thursday, October 25, 2018 at 5:00 PM. The last addendum will be issued no later than 12:00 PM on Friday, October 26, 2018.
- 12 Substitution request shall be submitted no later than Monday, October 22, 2018. Complete information for both the specified product and the requested substitution shall be submitted.
- 13 Bids are due Thursday, November 1, 2018 at 1:30 PM. The bids will be opened in the DNREC auditorium located at 89 Kings Highway, Dover and read aloud. Bids received after 1:30 PM will not be accepted nor opened.
- 14 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.
- 15 Permits shall be contractor's responsibility and the cost included in the bid.
- 16 Attendance of the prebid meeting and purchase of the CD are mandatory for contractors submitting a bid.

Questions and Responses:

- 1     Question: Who is the sprinkler system maintenance contractor?  
      Response: Hoopes Fire Prevention, Inc.
  
- 2     Question: Who is the fire alarm maintenance contractor?  
      Response: Advantech, Incorporated
  
- 3     Question: A specification for the toilet partitions has not been provided.  
      Response: The specification will be provided in Addendum Two.
  
- 4     Question: A specification for the toilet accessories has not been provided.  
      Response: The specification will be provided in Addendum Two
  
- 5     Question: Set date for another site visit.  
      Response: Monday, October 22, 2:30 PM to 3:30 PM.

Attachments  
End Addendum One

PRE-BID MEETING ATTENDANCE SHEET

**Hunter Barn Restroom Facilities**

**Bellevue State Park**

CONTRACT NO. 2018-B-100, Project #B-26E

Tuesday, October 16, 2018 at 3:00 PM

<u>NAME</u>	<u>AGENCY/COMPANY</u>	<u>PHONE/E-MAIL</u>
JOHN ROZICH	HARBOR STONE CONSTRUCTION	Phone # <u>610 467 0872</u> E-Mail <u>jrozich@harborstonecc.com</u>
Bill Michelinie	Brandywine Contractors, Inc.	Phone # <u>302-325-2700</u> E-Mail <u>bmichelinie@bcionline.com</u>
Curt Dempsey	D.S.S.	Phone # <u>302-530-7854</u> E-Mail <u>curt@dssfabrication.com</u>
JOHN WELSH	DNREC	Phone # <u>302-584-2237</u> E-Mail <u>JOHN.WELSH@STATE.DE.US</u>
Collin Flanagan	L.J. Paolella Construction	Phone # <u>856-803-9818</u> E-Mail <u>Pa.Collin@LJPinc.net</u>
Ken Vandegriff	CTD	Phone # <u>764 8617</u> E-Mail <u>KVandegriff@verizon.net</u>
ANDY BAKON	SCICOSSON ASSOCIATES	Phone # <u>302 738-7333</u> E-Mail <u>ABAKON@SAAMCI.COM</u>
Bill BOOTH	COMMONWEALTH CONSTR. CO.	Phone # <u>302-651-6611</u> E-Mail <u>bbooth@commonwealth.com</u>
Fred Fisher	First State Electric	Phone # <u>302 322 0140</u> E-Mail <u>fred@firststateelectric.com</u>

<u>NAME</u>	<u>AGENCY/COMPANY</u>	<u>PHONE/E-MAIL</u>
Rick Kosz	AMAKOR	Phone # <u>302-834-8664</u> E-Mail <u>AMAKOR@aol.com</u>
David Pepper	GES	Phone # <u>302-918-3070 x111</u> E-Mail <u>dpepper@gesoncall.com</u>
Ted Kelly	GES	Phone # <u>302-918-3070</u> E-Mail <u>tkelly@gesoncall.com</u>
Tony Ventresca	Ventresca Bros., Inc.	Phone # <u>302-658-6436</u> E-Mail <u>tony@ventrescabros.com</u>
Larry Bathon	Bathon Builders	Phone # <u>410-398-0800</u> E-Mail <u>kwilhelm@bathonbuilders.com</u> <u>abathon@aol.com</u>
Louis Deldeo	Deldeo Builders	Phone # <u>302-791-0243</u> E-Mail <u>loudeldeo@comcast.net</u>
Joë Kline	PARKS/ROZ	Phone # <u>739 9271</u> E-Mail <u>JOYOPH.KLINE@STATE.DE.GOV</u>
KEVIN RYCHLICKI	PARKS	Phone # _____ E-Mail <u>KEVIN.RYCHLICKI@STATE.DE.US</u>
		Phone # _____ Fax # _____ E-Mail _____