



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: New Camping Cabins
Cape Henlopen State Park

Project No.: CH-39RB

Contract No.: 2015-CH-300

Date of Issue: October 19, 2015

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: Wednesday, October 28, 2015 at 2:00 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 14, 2015. The sign-in sheet is included as part of this Addendum.

Pre-bid Meeting:

- 1 Brief description of the scope of work: The site preparation and construction / pre-manufacture of six new camping cabins.
 - A. Asphalt pavement removal.
 - B. Sediment and erosion controls.
 - C. Field engineering as required to locate the cabins and site improvements.
 - D. Clearing and grubbing.
 - E. Grading and seeding
 - F. New asphalt roadway and parking.
 - G. New concrete sidewalks for the existing and proposed cabins.
 - H. Structural concrete foundation and slab
 - I. Extension of new electrical service to site and to each cabin
 - J. The construction or prefabrication/delivery and placement of six new cabins.

- 2 The Alternates were discussed.
 - A. Alternate One: Existing Cabins Electrical. Remove existing aerial service and install new service underground from the transformer to the ground mounted panel.
 - B. Alternate Two: Option Two Cabins. Delete three Option One cabins and construct three Option Two cabins.
 - C. Alternate Three: Option Two Cabin – Singular. Delete one Option One cabin and construct one Option Two cabin.
 - D. Alternate Four: Exterior Painting of the Existing Cabin. Paint the exterior of one (1) existing cabin siding, trim, soffits, porch posts and horizontal members and windows.
- 3 Unit Prices: A. Unit Price No. 1 – Select Borrow. Provide select borrow meeting DelDOT’s Type G requirements. The unit price shall include hauling to site, placing the borrow and compacted-in-place. Unit of measure is one (1) CF.
- 4 Schedule: The cabins and associated sitework and electrical installations shall be completed by May 10, 2016 for acceptance by the Owner.
- 5 No phasing is planned for this project.
- 6 Work by Others: The State will contract separately removal of tree branches as required to construct or place the cabins.
- 7 Contract requirements were discussed.
 - A. State of Delaware and Davis Bacon Prevailing wages apply to this Work. Copies of the wage rates have 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 on the bid form shall be listed.
 - F. Limits: Confine construction operations to the limits indicated on the drawings.
 - G. Owner Occupancy: The sites around the existing cabins, including the cabins, have been taken out of the system for rentals starting November 16, 2015. The adjacent sites and cabins will be placed back on the schedule beginning May 10, 2016.
 - H. The campground is closed beginning December 1, 2015 and will reopen March 1, 2016. Work can take place prior to and after the closure. Campers will be made aware that construction activities will be occurring in the Park.
 - I. The surrounding site, buildings, sidewalks, camp site and roadways beyond the work area shall remain accessible to the Owner and general public.
 - 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: Contractor parking and dumpster can be located within the area

- of construction. Dumpsters shall be covered to prevent windblown debris.
- N. Material storage will be allowed at the site. The Owner is not responsible for theft or vandalism.
 - O. Power: Power is available for use by the contractor.
 - P. Water: Water is available for use by the contractor.
 - Q. 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 Pierce Thompson on a weekly 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.
 - R. Grounds must be kept clean at all times.
 - S. 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 Architect and Owner in advance.
 - T. The construction crews will not be allowed to use the Owner's telephones.
 - U. Public Restrooms: Restrooms are not available. A portable unit is to be provided and located in an area approved by the Owner.
 - V. Flammable materials shall be kept outside, away from all buildings, in a flammable liquid/material storage box.
 - W. Cape Henlopen State Park is State property and therefore non-tobacco use areas. Tobacco shall not be used in State buildings or on State property or in vehicles parked on State property.
- 8 Anticipated start date of the Work is late November upon submission of bonds, contract and insurances to the State of Delaware and the issuance of a State of Delaware purchase order.
- 9 The Bid Form was reviewed:
- A. The following requested subcontractors to be listed on the Bid Form were reviewed and accepted by those present: Site Work, Pre-manufactured Cabins (if applicable), Concrete, Carpentry, Roofing, Painting, Flooring, Mechanical, and Electrical. 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 Sussex County will be required.
- 10 All questions shall be faxed or e-mailed to Cindy Todd, cindy.todd@state.de.us. The last day for questions shall be Thursday, October 22, 2015 at 5:00 PM. The last addendum will be issued no later than 12:00 PM on Friday, October 23, 2015.
- 11 Bids are due Wednesday, October 28, 2015 at 2:00 PM. The bids will be opened in the DNREC auditorium located at 89 Kings Highway, Dover and read aloud. Bids received after 2:00 PM will not be accepted nor opened.
- 12 All bidders must review both the technical manual and drawing. All bidders have been provided with electronic copies of the files.
- 13 Permits shall be contractor's responsibility and included in the bid.
- 14 The prebid meeting and purchase of the CD is mandatory for contractors submitting a bid.
- 15 Excess excavated soil can be stockpile within the Park at a location determined by Park personnel.

- 16 CCR services shall be provided by the General Contractor. Reporting shall be done weekly.
- 17 The contractor shall stake out the cabins at the beginning of on-site work and allow the State to review the locations and possibly make slight adjustments to avoid trees or other prominent site features. The State will review the layout and provide commentary to the Contractor within one week of the stake out.

Drawings:

- 1 Refer to Sheets Detail 1, A-1 & A-2:
 - A. Widen the bottom of the concrete slab turn down to 12-inches.
 - B. Add three (3) #4 continuous horizontal rebars to the concrete slab turn down equally spaced.
 - C. Sill plate anchor bolts shall be placed within 12-inches from corners and at sill plate ends. Screen porch anchor bolts in the 4"x4" sill are to be countersunk.
 - D. Window and door headers are to be two (2) 2x8's.
 - E. Connect 4"x4" porch posts to 4"x4" top and sill plates with (2) ½"x7" galvanized lag bolts at each connection. These bolts can be installed vertically through the top and sill plates into the post or at an angle in a pocket hole in the post into the sill and top plates. The intent is to conceal the anchors.
- 2 Refer to Sheet E-1
 - A. Added symbol to Electrical Legend. COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR AND ALARM, HARD WIRED WITH BATTERY BACK-UP AND INTERCONNECT WITH OTHER ALARMS IN UNIT. KIDDE MODEL KN-COSM-IBA, OR APPROVED EQUAL.
 - B. A note has been added to the HVAC Construction detail clarifying the the condensate piping shall be plastic.
 - C. One thermostat will control both HVAC units.

Technical Manual:

- 1 Refer to Section 087100 – Door Hardware: Provide floor stops at each interior and exterior door.

MEETING ATTENDANCE SHEET
Cape Henlopen State Park New Camping Cabins
 CONTRACT NO. 2015-CH-300
 PRE-BID MEETING
 October 14, 2015 AT 2:00 PM

<u>NAME</u>	<u>AGENCY/COMPANY</u>	<u>PHONE/FAX /E-MAIL</u>
Steve Sorbu	AMAKOR, INC.	Phone # <u>302-834-8664</u> Fax # <u>302-834-8681</u> E-Mail <u>Amakor@aol.com</u>
Bill Booth	COMMONWEALTH CONSTR. CO	Phone # <u>302-654-6611</u> Fax # <u>302-654-2604</u> E-Mail <u>bbooth@itscommonwealth.com</u>
KEITH CONN	JOHN C. BRIGGS CO.	Phone # <u>302-856-7033</u> Fax # <u>302-856-7085</u> E-Mail <u>JLBRIGGS@VERIZON.NET</u>
MARK KOLHART	GATEWAY CONSTR.	Phone # <u>702-653-4400</u> Fax # <u>702-653-4405</u> E-Mail <u>GWC2011@gmail.com</u>
MARK FIGGS	COMMON SENSE SOLUTIONS	Phone # <u>443-735-1541</u> Fax # _____ E-Mail <u>mfiggs@css-de.com</u>
Lee Beauchamp	Delmarva Veterans Builders	Phone # <u>443-880-2301</u> Fax # _____ E-Mail <u>Lee@delmarvaveteranbuilders.com</u>
STEVE JACKSON	GREEN DIAMOND	Phone # <u>302 284 1177</u> Fax # <u>302 284 1175</u> E-Mail <u>steve@greendiamondbuilders.com</u>
KEVIN RYCHLICKI	DNREC	Phone # <u>302-739-9212</u> Fax # _____ E-Mail <u>KEVIN.RYCHLICKI@STATE.DE.US</u>
NICK McFARLAN	DNREC	Phone # <u>302-932-7017</u> Fax # _____ E-Mail <u>W/William.McFarlan@state.de.us</u>

<u>NAME</u>	<u>AGENCY/COMPANY</u>	<u>PHONE/FAX /E-MAIL</u>
Pierce Thompson	DNR EC	Phone # <u>302-270-3014</u> Fax # _____ E-Mail <u>Pierce.Thompson@state.de.us</u>
WALTER HOEY	CENTURY ENGINEERING	Phone # <u>302-734-9188</u> Fax # <u>" " 4589</u> E-Mail <u>WHOEY@CENTURYENG.COM</u>
C.G. WARE	Kent Construction	Phone # <u>302 653 6410</u> Fax # <u>302 653 2180</u> E-Mail <u>Estimator2@kentconstruction.com</u>
Larry Bathon	L C Bathon Builders Inc.	Phone # <u>410 398-0800</u> Fax # <u>410 398-0246</u> E-Mail <u>abathon@ad.com</u>
Matt Bailey	Power Plus Electrical Cont. Inc	Phone # <u>302 736-5070</u> Fax # <u>302 736-5120</u> E-Mail <u>Mattb337@gmail.com</u>
Cus (Tom)	DNR EC	Phone # _____ Fax # _____ E-Mail _____
PAUL FAIRCLOTH	DNR EC	Phone # <u>302-645-8983</u> Fax # _____ E-Mail <u>paul.faircloth@state.de.us</u>
MIKE GOLDBERG	VISTA DESIGN	Phone # <u>410-352-3874</u> Fax # _____ E-Mail <u>MGOLDBERG@VISTADESIGNINC.COM</u>
		Phone # _____ Fax # _____ E-Mail _____