



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: Quarantine Support Facility  
Brandywine Zoo

Project No.: WBZ-9

Contract No.: NAT20WBZ100-ZOO

Date of Issue: Thursday, June 25, 2020

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, July 15, 2020 at 2:00 PM (moved from July 9, 2020 at 9:00 AM)  
DNREC, Division of Parks and Recreation  
89 Kings Highway, Dover DE 19901

Bid Opening: Wednesday, July 15, 2020 at 2:30 PM (moved from July 9, 2020 at 10:00 AM)  
To be conducted online via Webex.com  
Meeting Number: 717 928 874  
Call-in Number: 202-860-2110  
Or by video via [717928874@stateofdelaware.webex.com](mailto:717928874@stateofdelaware.webex.com)

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General Information:

- 1 A mandatory pre-bid meeting was held June 24, 2020. The sign-in sheet is included as part of this Addendum.

Pre-bid Meeting:

- 1 Brief description of the scope of work: The project is to provide a new two-story quarantine support facility for the Brandywine Zoo.
  - A. Associated site improvements including, but not limited to, select demolition, new storm water, sanitary sewer, and new electric service.
  - B. The new building is two stories and approximately 4,134 SF housing a surgery, necropsy, lab, small animal holding, medium animal holding, large animal holding, restroom, shower, food prep area, office area and mechanical room. Exterior features are a medium animal yard and a large animal holding yard. An emergency power generator is included in the scope and will power the Quarantine Facility and adjacent Commissary.
  - C. New paving, sidewalks, curbs, new fencing and landscaping are included in the scope of work.

- 2 One Alternate was discussed.
  - A. Alternate One: In lieu of galvanized caging, change to stainless steel caging in medium and large animal rooms numbers: 101A, 101B, 101C, 103A, 103B, 110, and 111.
- 3 Unit Prices for this Project are as follows:
  - A. Unit Price No. 1: Provide cost per square yard to install Concrete Paving per Slab Type S1A on sheet S101. Note: Base Bid includes all Concrete Paving indicated on the Civil, Structural, and Landscape Drawings.
  - B. Unit Price No. 2: Provide cost per square yard to install Asphalt Paving per Heavy Paving Section for Entrances and Drives on sheet C-110. Note: Base Bid includes all paving indicated on the Civil and Landscape Drawings.
  - C. Unit Price No. 3: Removal of unsatisfactory soil under floor slabs and foundations beyond what is indicated in the construction documents and replacement with satisfactory structural fill material per cubic yard according to Section 31 20 00
  - D. Unit Price No. 4: Removal of unsatisfactory soil under walkways beyond what is indicated in the construction documents and replacement with satisfactory fill material per cubic yard according to Section 31 20 00
  - E. Unit Price No. 5: Provide cost per ton to procure and install Landscape Boulders. Note: Base Bid includes boulders indicated on the Civil and Landscape Drawings.
  - F. Unit Price No. 6: Provide cost per cubic yard for excavation for rock/boulders one cubic yard and larger in volume, including all necessary equipment and relocation of rock/boulders.
- 4 Allowances for Rock Removal and Dewatering are requested for this Project.
- 5 Schedule: The work is anticipated to begin in August or September 2020.
- 6 Phasing:
  - A. The Zoo will not be closed while this project is under construction. Short term closures can be scheduled as needed for work that will take place beyond the construction fence. These closures must be scheduled several weeks in advance so that the public can be informed and Zoo staff prepared.
  - B. Phasing of the work will be required at the interface between the new facility and the existing Zoo.
- 7 Work by Others is not anticipated during this project.
- 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 Zoo will remain operation during this project. The work area shall be secured from the Zoo proper to contain construction activities, prevent public access and to prevent animals from escaping.

- 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 within the work area. Limited parking will be allowed in the parking lot across Park Drive along the Brandywine River. Dumpsters shall be covered to prevent windblown debris.
  - M. Material storage will be allowed in the work area. 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. An office shall be provided as specified and can be located in the parking lot along the Brandywine River.
  - 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.
  - 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 Owner's representative 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. Food wrappers shall be removed from the site on a daily basis.
  - X. The animals in adjacent exhibits are not friendly and the Contractor is not to come in contact with them. Should something be dropped into an active exhibit, the contractor is to ask a Zoo staff member to retrieve it. Should access be needed in order to complete the scope of work, a Zoo staff member shall be contacted and the access scheduled.
  - Y. Brandywine Zoo is managed by the State and therefore is non-tobacco use area. Tobacco shall not be used in State managed buildings or on State managed property or in vehicles parked on State managed property.
- 9 Anticipated start date of the Work is late August/early September upon submission of bonds, contract and insurances to the State of Delaware and the issuance of a State of Delaware purchase order.

- 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: Sitework, Paving, Hardscape, Landscape, Masonry, Doors, Frames and Hardware, Painting, Concrete, Roofing, Mechanical, Plumbing, Electrical, Site Utilities, Caging, and Fencing.
  - 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.
  - D. Each bidder shall include a signed Affidavit for the Bidder certifying compliance with craft training requirements as part of a newly enacted section of Delaware Code. As of June 7, 2020, it is required for all public works jobs which are subject to prevailing wage requirements, where the contractor/subcontractor employs 10 or more people, and which are not a federal highway project).
  - E. Each bidder shall include a signed Affidavit for the Bidder certifying compliance with OMB Regulation 4104 - "Regulations for the Drug Testing of Contractor and Subcontractor Employees Working on "Large Public Works Projects."
- 11 All questions shall be e-mailed to Bill Miller, [bill.miller@delaware.gov](mailto:bill.miller@delaware.gov), and Kevin Rychlicki at [kevin.rychlicki@delaware.gov](mailto:kevin.rychlicki@delaware.gov). The deadline for questions shall be Monday, July 6, 2020 at 2:00 PM. The last addendum will be issued no later than 2:00 PM on Wednesday, July 8, 2020. [Note: There was a decision after the pre-bid meeting to change the timing and deadlines for questions, the last addendum, substitution requests, the bid deadline, and bid opening. The deadlines shown here are updated.]
- 12 Substitution requests shall be submitted no later than 2:00 PM on Thursday, July 2, 2020. Complete information for both the specified product and the requested substitution shall be submitted. [Note: There was a decision after the pre-bid meeting to change the timing and deadlines for questions, the last addendum, substitution requests, the bid deadline, and bid opening. The deadlines shown here are updated.]
- 13 Bids are due Wednesday, July 15, 2020 at 2:00 PM. Bids received after 2:00 PM will not be accepted nor opened. The bids will be opened live online via a [www.webex.com](http://www.webex.com) videoconference at 2:30 PM. Interested persons may join the videoconference from the webex.com website or by using this link: [717928874@stateofdelaware.webex.com](mailto:717928874@stateofdelaware.webex.com). The meeting number is 717 928 874. Please visit webex.com in advance to ensure you are able to join the videoconference as expected. Audio and audio-only participation can be accessed by calling 202-860-2110 and entering the meeting number. [Note: There was a decision after the pre-bid meeting to change the timing and deadlines for questions, the last addendum, substitution requests, the bid deadline, and bid opening. The deadlines shown here are updated.]
- 14 All bidders must review both the project manual and drawings. Electronic copies of the files must be requested from DNREC and will be provided at no cost.
- 15 Permits shall be contractor's responsibility and the cost included in the bid. An initial meeting has been held with the City of Wilmington.
- 16 Attendance of the prebid meeting and acquisition of the project manual and drawings are mandatory for contractors submitting a bid.
- 17 General Contractor and Subcontractor visits must be scheduled in advance by contacting Bill Miller, [bill.miller@delaware.gov](mailto:bill.miller@delaware.gov).

Project Manual:

- 1 Refer to 00 01 15 Invitation to Bid: The bid due date has been changed to Wednesday, July 15, 2020 at 2:00 PM.

Questions and Responses:

1. Question: Could bids be due at 2pm instead of 9am?  
Response: The time for the bid deadline will be changed to 2:00 PM.
2. Question: Is the craft training affidavit needed for just the G.C. or all subs too?  
Response: We will have to consult with the Division of Facilities Management and provide a response in a subsequent addendum.
3. Question: Is there a date for when the project needs to be completed?  
Response: The project is a need for Zoo accreditation next summer, so completion in late spring 2021 is ideal, but there is no set date. There are no liquidated damages.
4. Question: Would you reconsider the deadline for questions and last addendum being on the observed holiday of July 3<sup>rd</sup>?  
Response: The deadline for questions will be changed to 2:00PM on July 6, 2020. The deadline for final addendum will be changed to 2:00PM on July 8, 2020. The deadline for substitutions, deadline for bid submissions, and bid opening will also be changed as reflected in Addendum One.
5. Question: The craft training requirement is extremely burdensome and difficult, especially during the Covid situation where New Castle County vo-tech schools are closed and not manning offices. Is there any way around the requirements?  
Response: We are following guidance provided by the Division of Facilities Management who is interpreting the new law (<https://legis.delaware.gov/BillDetail?legislationId=47284>).

Attachment  
End Addendum One

PRE-BID MEETING ATTENDANCE SHEET

LEMUR LOOKOUT EXHIBIT

Brandywine Zoo

CONTRACT NO. 2020-WBZ-100, Project Number: WBZ-9

Wednesday, June 24, 2020 at 9:00 AM

<u>NAME</u>	<u>AGENCY/COMPANY</u>	<u>PHONE/E-MAIL</u>
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