



ARCHITECTURE
ENGINEERING

ADDENDUM 01 TO CONTRACT DOCUMENTS

Date: 06/18/19

To: Bidders

From: Becker Morgan Group, Inc.

Copies: State of Delaware
Office of Management & Budget
Division of Facilities Management

Project: **Delaware Breakwater Lighthouse Exterior Painting**
Lewes, Delaware

Project Number: BMG Project No. 2015142.07
State Contract No. MC2006000169

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 May 27, 2019, and any previously issued addenda, thereby incorporating these items into the contract.

PRE-BID MEETING MINUTES:

Item No.	Description
1.01	Mandatory pre-bid meeting commenced at 10:00 am on Thursday, June 6, 2019. Pre-bid sign in sheet attached.
1.02	Project representatives were introduced. <ul style="list-style-type: none"> Lynn Riley (HCA); Larry Schrock (DFM); Courtney Lynahan (HCA); Terri McCall (DFM); Bryan Hutchison (Becker Morgan Group)
1.03	Bids are due by 11:00 am, Wednesday, June 26, 2019. <ul style="list-style-type: none"> Bids should be sealed and delivered to Department of Facilities Management (DFM), Thomas Collins Building in Dover, DE for a public opening.
1.04	Bid submissions should include proper bid documents as enclosed in the project manual.
1.05	The project will require bid, payment and performance bonding. All bond forms and requirements are outlined in the project manual
1.06	Subcontractor lists should be included with bid as per the design manual. <ul style="list-style-type: none"> Subcontractors to be listed are carpentry, sealants, storefront, drywall, and painting.
1.07	The project is a state project and will require state wage rates. The rates are provided in the design manual.
1.08	Bidder's Requests for Information (RFI) may be submitted as hard copies or electronically to Becker Morgan Group; Attn: Bryan Hutchison (bhutchison@beckermorgan.com) and Wayne Sharp (wsharp@beckermorgan.com) . RFI's should be submitted on company letterhead and numbered. If submitted electronically, RFI's should be as a separate pdf file.

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1.09	Any substitution requests should be submitted for architect's approval per project manual instructions prior to use.
1.10	Last date for RFI submission will be June 20 th and the last addendum will be issued no later than June 24 th .
1.11	Contracting requirements are as outlined in the project manual.
1.12	Bidders should include an allowance of \$10,000. Any requests for use of allowance funds must be done using the State of Delaware's new allowance form, included in the project manual.
1.13	Transportation to and from the site during construction will be the contractor's responsibility.
1.14	BMG reviewed the scope of the project and reviewed the drawing package.
1.15	Contractor to coordinate with Delaware River and Bay Authority (DRBA) and DFM to determine phasing and staging areas prior to construction for the site. These should be coordinated to limit any impact on DRBA operations.
1.16	<p>Work Restrictions:</p> <ul style="list-style-type: none"> • Work should be done during normal business hours (7am-5pm) • Weekend hours or after hours work must be approved by owner before commencing • Drug and background screenings are required per DFM • No tobacco or controlled substances allowed on site • No plumbing or electric is currently on site. Contractor is to coordinate getting both to the site as needed. • *The lens at the top of the lighthouse is a historic artifact on loan to HCA. Temporary protection for the lens must be provided to ensure absolutely no damage will be sustained.
1.17	<p>Alternates for the project are as follows:</p> <ul style="list-style-type: none"> • Alternate 1 – full removal and storage of existing wood windows during renovation. Reinstallation of units after painting is completed. • Alternate 1A – If alternate 1 is accepted, 1A will be for sub-frame replacement for all Type "A" windows. • Alternate 2 – Using a manufacturer's standard paint color instead of custom colors specified in the base bid • Alternate 3 – Joint Sealant material specification and color change from non-paintable custom color product (base bid) to a paintable standard color product. • Alternate 4 – Replacement of existing damaged concrete pier supporting the entry stair.
1.18	<p>Contractor Questions:</p> <ul style="list-style-type: none"> • Question 01 – What will be the last day for substitution requests? • Answer 01 – June 20th • Question 02 – Will drug affidavit be required for all subcontractors as well • Answer 02 – Bidding affidavit's submitted will be by the GC, but will encompass all of their subcontractors as well. • Question 03 – Will lead based paint be a concern for the project? • Answer 03 – No, the existing coatings on the exterior have been tested and were free of lead based paint. • Question 04 – Was Becker Morgan Group involved in the previous renovation attempts in 2012/2013? • Answer 04 – BMG was not involved with that project. • Question 05 – What is the expected warranty for the new coatings? • Answer 05 – Standard DFM warranty period of 2 years will be required per the project manual.

	<ul style="list-style-type: none">• Question 06 – Will Marine insurance be required for the project?• Answer 06 – DFM has no marine insurance requirements.
	All parties did a brief walk through of the site to review

PROJECT MANUAL CHANGES:

Item	Description
1	N/A

DRAWING CHANGES:

Item	Description
1	N/A

CHANGES TO ADDENDA

Item	Description
1	N/A

LIST OF ATTACHMENTS

Item	Description	
1	Pre-bid Sign-in sheet	06/06/2019

END OF ADDENDUM # 01

cc: All attendees

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