



*Michael R. Wigley, AIA, LEED@AP  
W. Zachary Crouch, P.E.  
Michael E. Wheedleton, AIA  
Jason P. Loar, P.E.  
Ring W. Lardner, P.E.  
Jamie L. Sechler, P.E.*

**DELAWARE HOSPITAL FOR THE CHRONICALLY ILL  
CANDEE BUILDING 200 WING  
NURSES STATION RENVOATION  
100 SUNNYSIDE ROAD, SMYRNA, DELAWARE 19977  
DBF #586B037.I01 ❖ OMB/DFM #MC3514000046**

**JUNE 26, 2019**

**ADDENDUM NO. 1**

The following items shall become a part of the contract documents. Contractor must acknowledge receipt of this addendum on the Bid Form. Failure to do so may subject the Bidder to disqualification.

- Item No. 1      The pre-bid meeting minutes are attached.
  
- Item No. 2      The fire marshal comments are attached. The GC will be responsible to adhere to these to receive final approval.

**END OF ADDENDUM**



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**PRE-BID MEETING MINUTES  
DELAWARE HOSPITAL FOR THE CHRONICALLY ILL  
CANDEE BUILDING 200 WING  
NURSES STATION RENVOATION  
100 SUNNYSIDE ROAD, SMYRNA, DELAWARE 19977  
DBF #586B037.I01 ❖ OMB/DFM #MC3514000046  
JUNE 26, 2019**

*In Attendance*

OMB/DFM:	Patrick McKenna	patrick.mckenna@delaware.gov
DHCI:	Isaac Henry	isaac.henry@delaware.gov
Davis, Bowen & Friedel, Inc.:	Michael Bauman	mpb@dbfinc.com
Fayda Engineering:	Matt Galinski	mgalinski@faydaees.com
<i>Contractor attendees:</i>		
BRS Consulting, Inc.	Robin Schurman	robin@brsconinc.com
Amakor, Inc.	Steve Serbu	amakor@aol.com
BSS Contractors:	Neal Williams	bsmith@bsscontractor.com
LC Bathon Builders	Larry Bathon	abathon@aol.com
Deldeo Builders, Inc.:	Marc Wolfe	marcwolfe@mac.com
Critical Design:	Scott Capaldi	scottcapaldi@cdacorp.net
Green Diamond Builders:	Colleen Evans	colleen@greendiamondbuilders.com
D&D Contractors:	Dan Keeler	(302) 354-2375
Brandywine Contractors:	Ken Coldiron	kcoldiron@bci-online.com

*Items Discussed*

1. The sign-in sheet was distributed. Attendance at the pre-bid is mandatory for general contractors to submit a bid.
2. All questions during the bidding shall be submitted in writing to Davis, Bowen & Friedel, Inc., attention: Michael Bauman, via email mpb@dbfinc.com or fax (302) 424-0430. Please have requests for information or substitution to Michael by the end of business on Wednesday, July 10<sup>th</sup>. No addenda will be issued 4 days before the bid deadline, unless to extend the bid.
3. **Bids will be due July 16, 2019 at 1:30 p.m.** in the reception area of the Facilities Management

Office in the Thomas Collins Building, 540 S. DuPont Highway, Suite 1 (Third Floor), Dover, DE 19901, attention: Patrick McKenna. If the bid date and time change, the revised date and time will be issued via written addendum. Please allow extra time when submitting bids to account for possible delays. No late bids will be considered.

4. One (1) original and one (1) copy of the bid must be submitted along with one (1) original of a Bid Bond equal to ten percent of the bid price including alternates, if applicable. A Performance Bond equal to 100 percent of the contract amount must also be posted upon execution of the contract. Bond forms required are in the specifications. No construction schedules are required with the bid. The Bid Bond must be submitted on the form shown in the specifications. The prime bidder must submit a copy of their Delaware Business License with their bids. Failure to do so will cause a bid to be rejected.
5. The subcontractor list must accompany the Bid Form and be fully completed in order to submit a qualifying bid. The prime general contractor and all subcontractors must be licensed to practice their trade in the State of Delaware and the City of Smyrna at the time of execution of the contract.
6. General Contractors who wish to receive addenda directly and be on the bidders list must purchase a minimum of one (1) set of bid documents from Davis, Bowen & Friedel, Inc. for \$100.00.
7. Working hours will be Monday – Friday, 7 a.m. – 6 p.m. Weekends may be available with 48 hours advanced notice. The site superintendent must sign in all the workers at GP2 and pick up badges. When working on the weekend, the site superintendent must sign in with security.
8. The area of work will be occupied during construction. The contractors shall be conscientious about their tools and not leave them around.
9. Funding: The project is state funded. Prevailing Wage Rates will be required. For bidding purposes, contractors should refer to the rates and benefits included in the specification. The general contractor will be responsible to send wage reports to the Department of Labor.
10. Submissions: The contractor will be responsible for building permit submission and the associated fees to the City of Smyrna. The Office of the Fire Marshal has approved the drawings for the project. Their comments will be attached to a later addendum.
11. The contractor will be responsible for having a supervisor on-site at all times during work of any subcontractors or their own forces, including punch-list work.
12. The Owner will provide electric, water service, and toilet facilities. An area on site will be established for a contractor staging and material storage at the pre-construction meeting.

13. Criminal background checks are not required.
14. This is a smoke free facility and campus. All smokers must go off grounds at Sunnyside Road to smoke.
15. **An additional walk-through will take place Monday, July 1<sup>st</sup> at 11:00 a.m. All attendees are to meet in the lobby of Candee Building.**
16. Abatement work will need to be coordinated.
17. The GC shall construct a temporary enclosure to construct the nurses station area.
18. Telecommunications will be added to the subcontractor list. A revised bid form will be issued by addendum at a later date.

Any changes, additions or deletions to these minutes should be submitted in writing to Davis, Bowen & Friedel, Inc., within ten (10) days.

Respectfully submitted,  
DAVIS, BOWEN & FRIEDEL, INC.

**Redacted - Original on File**

Michael Bauman, AIA  
Project Architect

Attachment

cc: All attendees  
Dan Episcopo  
John Bell



# OFFICE OF THE STATE FIRE MARSHAL

Technical Services

1537 Chestnut Grove Road  
Dover, DE 19904-1544



## FIRE PROTECTION PLAN REVIEW REPORT

**Plan Review Number:** 2018-198829-03-MJS-01 **Tax Parcel Number:** 1-07-019.06-01-05.00-000  
**Review Date:** 01/02/2019

### Project

DHCI

Candee Building,

100 Sunnyside Road  
Smyrna DE 19977

### Scope of Project

**Project Type:** Building

**Number of Stories:**

**Square Footage:**

**Construction Class:**

**Fire District:** 44 - Citizens' Hose Co #1 Inc

**Occupancy Load Inside:**

**Occupancy Code:** 9631

### Applicant

Davis Bowen & Friedel  
23 North Walnut Street  
Milford, DE 19963

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

The owner understands that this construction start approval is limited to preliminary site construction and foundation work only. No other construction of any kind shall be permitted until the required building plan review is completed.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

Redacted - Original on File

This Plan Review Project was prepared by:

  

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William Kelly

## FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2018-198829-03-MJS-01 Tax Parcel Number: 1-07-019.06-01-05.00-000  
Review Date: 01/02/2019

### PROJECT COMMENTS

- 2000 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) dated August 11, 2006. The current Delaware State Fire Prevention Regulations are available on our website at [www.statefiremarshal.delaware.gov](http://www.statefiremarshal.delaware.gov) These plans were not reviewed for compliance with the Americans with Disabilities Act. These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes. Project work must be started within one year from the issuance of the permit, otherwise, the permit will be terminated.
- 2607 A** If the renovations or fit out of the tenant causes the need for the fire protection systems to be modified then a licensed (by this Agency) system vendor shall notify this office with a plan of action prior to the modifications. The no impact or minimal review levels apply to the building work exclusively. The list of current, licensed fire alarm and fire suppression companies is found on our website [www.delawarestatefiremarshal.com/license.htm](http://www.delawarestatefiremarshal.com/license.htm).
- 2500 A** A final inspection is required for this project prior to occupancy (DSFPR Part I, Section 4-7). Contact this Agency to schedule this inspection. Please have the plan review number available. A MINIMUM OF FIVE (5) WORKING DAYS NOTICE IS REQUIRED.
- 2710 A** The following items will be field verified by this Agency at the time of final inspection:
- 2058 A** The elevation of the floor surfaces on both sides of a door shall be maintained for a distance at least equal to the width of the widest door leaf. NFPA 101 Section 7.2.1.3.2 (2006 ed.), (NFPA 101 Section 7.2.1.3 2000 ed.).
- 2030 A** Doors shall be non keyed from the inside (NFPA 101, Section 7.2.1.5.2, ed 2006). This can be a lever, knob, thumb latch, or panic bar. NFPA 101, Section 7.2.1.5.4 (2000 ed.).
- 2070 A** Provide emergency lighting designed and installed to illuminate the paths of travel to the exits, the exits themselves, and the exit discharge. The emergency

lighting shall be arranged to provide the required illumination automatically in the event of any interruption of normal lighting, Such as any failure of public utility or other outside electrical power supply; opening of a circuit breaker or fuse; Or any manual act(s), including accidental opening of a switch controlling normal lighting facilities.(2006 NFPA 101, Section 7 9.2.3).

**2080 A** Provide illuminated exit/directional signs. (2006 NFPA 101, Section 7.10).

**2105 A** Interior finish on walls and ceilings throughout shall be Class A or B Flamespread Rating (NFPA 101, Section 12 3.3.1). If finishes other than drywall and paint are proposed, provide this Agency with manufacturer's specifications.

**2210 A** Provide portable fire extinguishers (DSFPR Part V, Section 1 9.1). A multipurpose (A:B:C) with at least a 2A:10B:C rating shall be provided (NFPA 10). All portable fire extinguishers shall be serviced on an annual basis (every 12 months) by an individual licensed under the provisions of the DSFPR, Part III, Chapter 2. The list of current, licensed fire extinguisher companies is found on our web site [www.statefiremarshal.delaware.gov](http://www.statefiremarshal.delaware.gov).

**2220 A** All electrical work shall comply with the provisions of the National Electrical Code (NFPA 70). It will be required to pass an electrical inspection by an approved electrical inspection agency: American Inspection Agency (877-242-1300); or Building Inspection Underwriters (302-266-9057); or First State Inspection Agency (800-468-7338); or Middle Department Inspection Agency (800-222-6342); or National Code Inspection Agency (302-349-9020); or United Inspection Agency (215-542-9977).

**1501 A** If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.