

**Addendum
No. 1**

Meeting Date: September 19, 2017
Draft Date: September 20, 2017

Project: All Star Building Boiler Replacement at Stockley Center
Project No: MC3511000037

The work herein shall be considered part of the bid documents for the referenced project and carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Acknowledge receipt of addendum on the bid form as indicated.

Clarifications / Pre-Bid Meeting Minutes:

1. Introductions:
 - a. OMB/DFM Project Manager – Terri McCall
(terri.mccall@state.de.us) 302-739-5644.
 - b. Studio JAED Project Manager – Dan Shurina
(shurinad@studiojaed.com) 302-832-1652.
2. Review of Bidding Timeline:
 - a. Bid opening is to take place 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 at **1:00 p.m. local time on Thursday, October 5, 2017** – as described in the invitation to bid / advertisement for bids.
 - b. Bidders are to submit questions in writing by email to Dan Shurina. Responses will be issued by addendum.
 - c. Bidder questions will be accepted until 4:00PM, Friday, September 29, 2017.
 - d. The last day for bidding addenda is Monday, October 2, 2017.
3. All work is intended to be performed during normal business hours, but all work during electrical shutdowns is to proceed continuously until electrical service is restored at no additional cost to owner – even in the event that off-hours work is required to restore service.
4. The prime contractor shall have a field superintendent on site during all working hours, and contact information for the field superintendent is to be provided to Stockley maintenance representatives.
5. The boiler vendor shall provide startup services at boiler vendor's expense. The contractor is to coordinate and schedule startup services.
6. The contractor shall engage a factory-authorized service representative to perform startup service on the VFDs. VFD startup services, inspection, pretesting, adjusting, and test reports shall be at contractor's expense.

7. Scheduling:
 - a. Following a bid opening on October 5, a purchase order is to be issued to the successful bidder by Monday, October 16, 2017.
 - b. The contractor is to submit a proposed construction schedule at the preconstruction meeting with 45 calendar days between receipt of purchase order and substantial completion.
 - c. The boilers and pumps are to be installed, piped, and wired such that the boilers are generating hot water and the pumps are circulating hot water through the building loop no later than Thursday, November 30, 2017. In the event that the contractor has failed to meet said deadline, the contractor shall provide a temporary boiler capable of generating 1500 MBh of heat at a flow of 136 GPM, complete with temporary hoses and piping connections, temporary electrical connections, and all required appurtenances to circulate heated water through the building – at no cost to the owner. The temporary boiler shall remain active at contractor’s expense until the permanent boilers and pumps are installed and operational. Contractor shall allow 2 business days for submittal reviews, and contractor shall not be held liable for delays that are no fault to the contractor – including weather delays, unforeseen conditions, or administrative delays not borne by the contractor.
8. Boilers, pumps, and VFDs have been pre-purchased by owner, for installation by the contractor. Pre-purchased equipment is located in storage on the Stockley campus and all transportation is the responsibility of the contractor.
9. A voluntary contractor walkthrough is permitted for 10:00 a.m., Tuesday, September 26, 2017. Phone ahead to Terri McCall at least one full business day prior to scheduled walkthrough time to arrange the visit.
10. The boilers are provided with a 10-year manufacturer warranty on heat exchangers and fuel burners. The VFDs and pumps are provided with standard factory warranties. The contractor is to provide a two-year contractor’s warranty on workmanship of the installation, and during the two-year contractor warranty, shall act as an intermediary for the owner to coordinate warranty work borne by manufacturers on pre-purchased equipment. See individual specification sections for warranty requirements for materials and equipment provided by the contractor.
11. A water treatment scope of work is required and is to be partially performed by the State of Delaware’s water treatment provider, Willard (215-488-9700), at contractor’s expense. Contractor to provide new water treatment equipment as specified, and schedule and coordinate water treatment work as specified.

12. The project includes a \$10,000 allowance for unforeseen conditions which is to be included in contractor's base bid price and is to be used at the owner's discretion as project progresses. The allowance is not intended for any portion of work indicated in the bid documents. Any monies remaining in the allowance is to be returned to owner by credit change order at project conclusion.
13. The contractor is responsible for using the pre-purchased equipment, including the boiler controller, VFDs, and included I/O devices – in conjunction with contractor-provided controls, wiring, and appurtenances – to accomplish the specified sequence of operations.
14. The contractor is to field measure for all housekeeping pads and verify 6" housekeeping pad clearance around all equipment.
15. Bid Form and Required Documents:
 - a. Bidders may not alter the bid form.
 - b. If bid form is reissued during the bidding process, the latest bid form is to be submitted.
 - c. Bidders are not to leave any blank lines on the bid form. Fill out bid form completely.
 - d. Bidders are to individually acknowledge receipt of each numbered addendum received on the bid form.
 - e. Bidders must list themselves for any listed subcontractors scope of work if they intend to do the scope of work with their own work force.
 - f. Drug affidavits are required for bidders and listed subcontractors.
 - g. Bidders are to include a copy of Delaware business license with bid form.
 - h. A bid bond is required. Bidders are to use the state bid bond form, a copy of which is found in the project manual.

Changes to Drawings:

1. *Drawing A3.1* – Add louver removal and CMU infill per attached sketch “SK-A.1”.
2. *Drawing M8.1* – Revise Mechanical Boiler Room Demolition Note “MD-6” to read “DEMOLISH COMBUSTION AIR FAN AND PLENUM.” No sketch is issued to reflect this change.
3. *Drawing M8.1* – For clarification, the oil pump set is to be demolished and all interior oil supply and return piping are to be demolished. Oil piping extends into the crawlspace area plan east of the boiler room and is to be demolished completely and capped at exterior wall.
4. *Drawing M8.2* – Delete “M-6” note at chimney. No MOD is required at this location. Flue fan is to be demolished and the chimney is to be capped per *Drawing M8.1*. No sketch is issued to reflect this change.
5. *Drawing M8.2* – Revise piping from domestic water pipe to new backflow preventer per attached sketch “SK-M.1”.

Changes to Specifications:

1. *23 25 00 HVAC Water Treatment* – Strike line 2.03, C. Replace line with “The existing bypass feeder is to be demolished and removed. Provide new bypass feeder and install per typical detail.”

General Information:

Pre-Bid Sign-in Sheet: Please see attached sheet for a list of the attendees at the mandatory pre-bid.

Pre-Bid Meeting Minutes: Please see above. These are now integral to the bidding documents.

Packing Slips for Pre-Purchased Equipment: Please follow the link below to retrieve electronic files:

<https://studiojaed.sharefile.com/d-s29558c90afd40c78>

Reviewed Submittals for Pre-Purchased Equipment: Please follow the link below to retrieve electronic files:

<https://studiojaed.sharefile.com/d-s29558c90afd40c78>

END



HEADQUARTERS

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ARCHITECTS ENGINEERS FACILITIES SOLUTIONS

Project: Red Clay Consolidated School District
Central School Renovations
Project No.: 16045

Pre-Bid Meeting
September 19, 2017

SIGN IN SHEET

ATTACH BUSINESS CARD

or

WRITE: Name, Firm, Phone, Fax, Email

Large empty rectangular box for business card attachment.

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