

Roof Repairs at New Castle County Courthouse – Phase 2

**500 King Street
Wilmington, Delaware**

Re-Bid

ADDENDUM #1

January 21, 2015

OMB/DFM Contract No. MC1002000117

The following document is intended to amend the Project Manual and Drawings (dated April 1, 2014, Revised for Re-Bid, October 31, 2014) for the above-referenced project.

Pre-Bid Meeting:

Terri McCall	OMB/DFM
Patrick J. McClain	JCR Systems
Amy Cribb	CTA Roofing
Joseph Adams	Wilkinson Roofing
John M. Peck	Garvey Roark, LLC
Mike Stein	Jottan, Inc.
Michael Cuocolo	P&C Roofing, Inc.
Rich Wilson	Cooperson Associates

The following items were discussed during the mandatory Pre-Bid meeting conducted on January 21, 2015 at 10:00 AM (see attached sign-in sheet):

1. Project bids are due Thursday, February 5, 2015 at 1:00 PM. Bids should be submitted in triplicate, addressed and delivered to the State of Delaware, Office of Management and Budget, Division of Facilities Management, Thomas Collins Building, Suite 1 (Third Floor), 540 S. DuPont Highway, Dover, DE 19901.

The outer envelope should clearly indicate: **OMB/DFM Contract No. MC1002000117 – New Castle County Courthouse Roof Repairs Phase 2 Sealed Bids – Do Not Open.**

Bids will be publicly opened and read aloud at the above-stated time.

Bidder bears the risk of late delivery. Any bids received after the stated time will be returned unopened.

2. The contractors were reminded about the importance of the following bid submittal items:
 - a. The bid must be submitted using the bid form that is included in the Project Manual.
 - b. A copy of the Contractor's Delaware Business License must be attached to the bid form.
 - c. The sub-contractor's list must be completely filled in, (No blank lines, no "NA"). If the contractor does not have sub-contractors, he must list his company for all categories.
 - d. The contractor must list addenda received as "Addendum No. 1", "Addendum No. 2", "Addendum No. 3", etc. (Not Addenda # 1-3, etc.)
 - e. The bid bond submitted with the bid must be the "Bid Bond" form that is included in the Project Manual.

3. Requests for information, clarifications, or product approvals must be submitted to Cooperson Associates by the bidding contractor in writing. (Letter, fax, or emails are acceptable.)

The cut-off date for contractor's requests and for issuance of the last addendum is Thursday, January 29, 2015.

4. There is one Contingency Allowance in the amount of \$10,000 shown on the bid form and described in the Project Manual.
5. This is a prevailing wage rates project and the certified wage rates are included in the Project Manual.
6. Roof contractor is responsible for obtaining any permits required by the City of Wilmington and/or the State for the project work.
7. Approximate quantities of repairs are listed on drawing A100. The Architect will break these quantities down as "Base Bid", "Alternates #1", and "Alternate #2".
8. State intends to award the project as soon as possible after bid opening date. Work shall commence upon receipt of State purchase order. The state anticipates a late March or early April, 2015 start.

9. There are twelve (12) unit prices listed on the bid form. The project does not include liquidating damages.
10. Contractor shall schedule all work for regular daytime hours, except for demolition removal and new material loading operations. These two operations shall be performed on a Saturday. The contractor will have access to the freight elevator for those operations.
11. All roof work will be inspected daily by Professional Roof Services, Inc. These inspection services will be contracted by the state, independent from the roof contract. Daily inspection reports will be distributed to the Architects by PRS and, in turn, forwarded to the State.
12. The State will make arrangements with the contractor regarding personnel parking and cell phone usage.
13. Contractor may use building toilet room(s) as directed by Owner. A temporary toilet facility is not required to be furnished by the roof contractor.
14. Roof contractor will be issued only one building security badge for access through the building. Contractor foreman shall be responsible for the use of the badge. This will be arranged by Mike Jones, the on-site DFM contact.
15. NCC courthouse is a State owned facility. No smoking is allowed in the building or anywhere on the property.
16. Roof contractor personnel may use the building's lower floor cafeteria for lunch. If utilized, roof contractor personnel shall lunch as a group, not individually.
17. Existing roof is a Johns Manville system and the manufacturer warranty has expired, except at one small section of roof area thirteen (13) which was re-roofed during the Phase 1 project.
18. This is a "Roof Repairs" project with repairs required at multiple roof areas on multiple roof levels of the building.

The repairs scope of work have been separated into "Base Bid", "Alternate No. 1.", and "Alternate No. 2." As set forth below, and as shown on the drawings:

Base Bid: Roof Areas # 1, 2, 3, 4, 5, and 6

Alternate No. 1. : Roof Areas # 7, 13, 14, 15, 17, and EPDM edge strip of Area # 16.

Alternate No. 2. : Roof Areas # 8, 9, 10, 11, 12, 18, 19, 20, 21, and stair tower penthouse roofs 1, 2, and 3.

19. Repairs shall be done with “like kind materials” compatible with the existing roof materials.
20. Some roof areas have metal deck and some have concrete deck; all roof areas have 3 or 4 ply built up roof systems, except roof area 16 which is metal; all roof areas (except area 16) have granular cap sheets. Repairs to roof area 16 are limited to the EPDM edge strip indicated on the drawings.
21. Professional Roof Services (PRS) took sample roof cores at several locations that are indicated and described on drawing A100.
22. The work shall start at a roof area designated by the Owner. The successful contractor shall submit a sequence of work schedule at the pre-construction meeting.
23. The on-site contact for this project is Mike Jones, DFM. His contact phone number is (302) 593-4204.
24. The roof areas can be visited following this pre-bid meeting. If contractors require a second site visit it must be scheduled with Mike Jones and all contractors must visit the site at the same time.
25. Drawings:
 - a. Roof Plan, Drawing A100
 - i. Delete list of “Approximate quantities of repairs shown.”
 - b. Roof Plan, Drawing A100
 - i. Insert revised “Approximate quantities of repairs”, as follows.

Approximate Quantities of Repairs Shown

	<u>B.B.</u>	<u>Alt. # 1</u>	<u>Alt. # 2</u>
Roof Membrane Blisters – Locations	25	52	23
		(+304 L.F. Area # 14)	
Areas of Wet Insulation – S.F.	258	172	50
Open Membrane Seams in Field & Flashing – L.F.	200	100	65
Replacement of Missing Counter - Flashing – L.F.	150	31	19

(cont.)	<u>B.B.</u>	<u>Alt. # 1</u>	<u>Alt. # 2</u>
Membrane "Fish Mouths" – Locations	4	9	7
		(+175 L.F. Area # 14)	
Repair/Seal Scupper Flashing – Locations	5	5	5
Inspect Roof Drains Clean and/or Repair – Locations	29	20	36
Roof Membrane Termination Bar – L.F.	14	242	14

******END of ADDENDUM #1 ******

PROJECT: New Castle County Courthouse Roof Repairs –Phase 2 - Rebid-MC1002000117

PRE-BID MEETING
NCCCH CONFERENCE RM. LL2

Meeting Date: Jan. 21, 2015

Time: 10:00 a.m.

Name (Printed)	Representing	Email & Telephone
John M. Peck	GARVEY ROADK. LLC	john@garveyroadk.com (610) 738-4661 (610) 738-8374
Michael Cuocolo	P-C Roofing Inc	Michael G PC Roofing Inc, com (302) 322-6767 (302) 322-8809
Joseph Adams	Wilkinson Roofing	302.998.0176 jadams@wilkinsonroofing.com
TERRI MCCALL	OMB / DFM	