



315 S. Chapel St.
Newark, DE 19711
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PRE-BID MEETING SUMMARY
CARVEL STATE OFFICE BUILDING
EMERGENCY HEAT PUMP REPLACEMENT
OMB/DFM # MC1002000280
ADDENDUM #1

ATTENDEES:

See attached sign in sheet.

GENERAL STATEMENT:

- A. The Mandatory Pre-bid meeting was held in the Facilities Management conference room on the first floor of the Carvel State Office Building, 820 N. French Street, Wilmington, Delaware, on Tuesday, March 17, 2015 at 9:30 a.m.

ITEMS DISCUSSED:

A. Key dates

1. Bid Due – Wednesday, April 1, 2015 at 2:00 p.m. in the Thomas Collins building, 3rd floor Conference Room as described in the Invitation to Bid of the specifications.
2. Bid Opening – Wednesday, April 1, 2015 at 2:00 p.m. in the Thomas Collins building, 3rd floor Conference Room. Questions deadline is March 25, 2015. All questions must be submitted in writing and must be faxed to DEDC, LLC, Attn: John Farina, Fax 302 738-7175 or E-mailed to jfarina@dedc-eng.com. Phone calls will not be accepted.

B. Key topics

1. Bids

- a. The contractor must use the bid form supplied in the specifications. The bid form must be submitted in triplicate
- b. Make sure you identify your project name on the front of your envelope when you submit your bid.
- c. There is a \$10,000 allowance on this project to cover miscellaneous items found during construction.
- d. Alternate #1: The replacement of heat pumps 6-1, 10, 13, 16, and 19C shall be bid as Alternate #1.
- e. Make sure to include a copy of the Bidder's Delaware Business License when submitting your bid.

2. Building Access

- a. An optional walk thru has been scheduled for March 24th at 10:00 a.m. Please call 302-577-8190 if you plan to do the optional walkthrough at the Carvel building. A person from Maintenance will escort you thru the building.



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3. Clarifications

- a. All permits required for this effort to be obtained by the contractor.
- b. The General Contractor who is bidding the project shall have a full time superintendent or working foreman during the duration of construction.
- c. This is a Delaware Prevailing Wage project (New Castle County).
- d. There are (3) subcontractor listings on this project: Mechanical, Electrical, and Controls. These Subcontractors are identified on the bid form.
- e. Be sure to list your company name if your company is performing this work.
- f. All companies listed must be registered in the State of Delaware to perform this work.

C. Meetings

1. There will be progress meetings on this project every 2 weeks on a specific day and time, to be determined at the kick off meeting.
2. Contractors shall provide 3 – week look ahead schedule at each meeting to indicate work areas and shut downs.

D. Items Discussed

1. Working hours: Monday thru Friday 6:00 p.m. thru 2:00 a.m. There is also the option of working (4) 10 hour shifts or working on weekends when the building is basically empty.
2. No smoking is permitted on site.
3. Parking for contractors will be permitted in the loading dock area in the evening hours (after 5:30 p.m.)
4. Drawing M-104 Rev 01 has been attached to this addendum. A heat pump schedule for the proposed new 6th floor units has been added. The heat pumps being replaced on the 6th floor is part of Alternate #1.

E. Drawing changes

1. Drawing Note 2 on drawings M-101 thru M-104 states the following: Replace existing water source heat pump and associated hangers, supports, drain pans and appurtenances. Contractor shall reuse existing BAS controller on new water source heat pump. Provide all necessary duct transitions. Contractor shall be responsible for disconnecting and removing lighting, fire alarm devices, speakers, ceiling tiles, and grid as required to replace the existing water source heat pump.

This note shall be revised to say the following: Replace existing water source heat pump and associated hangers, supports, drain pans and appurtenances. Contractor may reuse existing BAS controller, if compatible with new heat pump. Contractor shall provide a new heat pump controller if the existing controller is not compatible. Provide all necessary duct transitions. Contractor shall be responsible for disconnecting and removing lighting, fire alarm devices, speakers, ceiling tiles, and grid as required to replace the existing water source heat pump.



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2. Drawing M501 note 3 states the following: Reuse existing building controller.

This note shall be revised to say the following: Contractor may reuse existing BAS controller, if compatible with new heat pump. Contractor shall provide a new heat pump controller if the existing controller is not compatible. The contractor shall program the existing / new controller as required to meet the sequence of operation shown on this drawing.

F. Addendum #1

1. Pre-Bid Meeting Summary (this document) (3 pages)
2. Sign-In Sheet (3 pages)
3. Drawing M-104 Rev 01

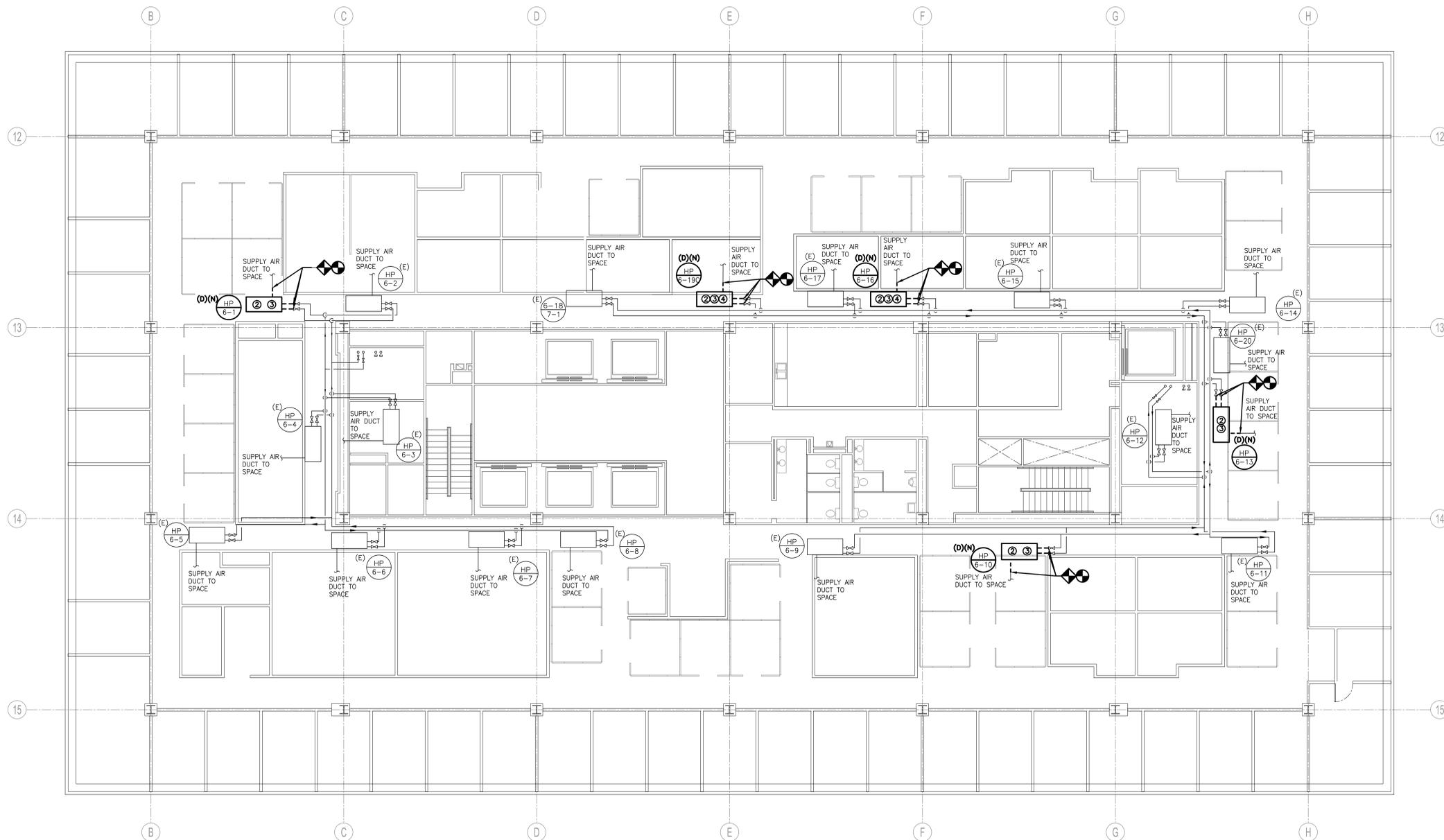
Summarized By: DEDC, LLC
David Barton
Date: 03/18/15

Carvel State Office Building Emergency Heat Pump Replacement
 OMB/DFM # MC1002000280
 Pre-Bid Sign-in Sheet March 17, 2015

Name	Company	Phone	Fax	E-mail
David Barton	DEDC	302-738-7172	302-738-7175	dbarton@dedc-eng.com
Chip Leiber	OMB/DFM	302-739-5644		chip.lieber@state.de.us
Donny Jones	Gaudelli Bros.	856-825-0636		angelo@gaudellibros.com
Stanley Griffiths	Worth and Company	302-221-2709		sgriffiths@worthandcompany.com
Robert Mullin	Robert Mullin HVAC	302-893-7217	302-322-9007	robertmullinhvac@gmail.com
Jack Walsh	Preferred Electric	302-322-9568	302-322-5378	jjwalsh@preferredinc.net
Rob Vander Decker	Summit Mechanical Inc.	302-836-8814	302-836-8819	rob@summitmechanical.org
Fran Forrest	Christiana Mech.	302-378-7308	302-378-7738	fforrest@christianamechanical.com
Jim Orga	First State Electric	302-322-0140	302-322-1146	jimo@firststateelectric.com
Rob Rettig	Merit Mechanical	302-366-8601	302-368-4616	rob@meritmech.com
Jesse Swartzentruber	Emory Hill Real Estate	302-322-9500	302-322-9518	jesse@emoryhill.com
Kevid D. Cook	Emory Hill Real Estate	302-242-0903	302-322-9578	kevincook@emoryhill.com
Andy Baker	Schlosser & Associates	302-738-7333	302-738-4692	abakersa@hotmail.com
Mike Szafranski	Modern Controls	302-325-6800	302-325-6808	mikes@moderncontrols.com
Eric Swiney	Modern Controls	302-650-0167		eswiney@moderncontrols.com
Kyle Contino	Gem Mechanical	610-361-9667	610-361-9677	kyle@gemmsi.com
Mike Jacobs	OMB/DFM	302-577-8195		michael.jacobs@state.de.us

DRAWING NOTES:

1. FOR GENERAL NOTES AND LEGENDS SEE DRAWING M-0.
2. REPLACE EXISTING WATER SOURCE HEAT PUMP AND APPURTENANCES. CONTRACTOR MAY REUSE EXISTING BAS CONTROLLER, IF COMPATIBLE WITH NEW HEAT PUMP. CONTRACTOR SHALL PROVIDE A NEW HEAT PUMP CONTROLLER IF THE EXISTING CONTROLLER IS NOT COMPATIBLE. PROVIDE ALL NECESSARY DUCT TRANSITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING AND REMOVING LIGHTING, FIRE ALARM DEVICES, SPEAKERS, CEILING TILES, AND GRID AS REQUIRED TO REPLACE THE EXISTING WATER SOURCE HEAT PUMP.
3. (D) DUCTWORK AND PIPING BACK TO INDICATED POINTS AS REQUIRED TO REPLACE EXISTING WATER SOURCE HEAT PUMPS.
4. TEMPORARILY REMOVE SPRINKLER HEADS & PIPING WHERE NECESSARY TO DEMO EXISTING HEAT PUMP. REINSTALL SPRINKLER HEAD AND CONNECTING PIPING AFTER NEW HEAT PUMP IS INSTALLED.
5. INSTALL (N) DUCT DETECTOR AND CONNECT TO EXISTING FIRE ALARM SYSTEM.
6. TEMPORARILY REMOVE SPRINKLER MAIN WHERE NECESSARY TO DEMO EXISTING HEAT PUMP. REINSTALL SPRINKLER MAIN PIPING AFTER NEW HEAT PUMP IS INSTALLED.



MECHANICAL – 6TH FLOOR PLAN
 M-104 SCALE: 1/8"=1'-0"

ALTERNATE #1

THE REPLACEMENT OF HEAT PUMPS 6-1, 10, 13, 16, AND 19C SHALL BE BID AS ALTERNATE #1.

NEW HEAT PUMP SCHEDULE

TAG	QTY	FLOOR	MODEL NUMBER	UNIT								COOLING								COMMENTS								
				ELECTRIC			SUPPLY FAN		CONDENSER COIL			COOLING				HEATING												
				VOLTAGE	MCA AMPS	MAX REC FUSE (AMPS)	AIRFLOW (CFM)	ESP	HP	GPM	WPD (FT./HD)	EWT	LWT	EDB	EWB	LAT	TOTAL CAPACITY (MBH)	SENSIBLE CAPACITY (MBH)	HEAT OF REJECT. (BTU/HR)	EER	EWT	LWT	EDB	LDB	TOTAL CAPACITY (MBH)	HEAT OF ABSORP. (MBH)	COP	
HP 6-1	1	6	USH048	460/60/3	33.9	50.0	1600	0.45	1.0	12.0	12.1	85	95.53	80.0	67.0	59.1	51.68	36.21	63.2	15.3	70.0	61.8	70.0	105.7	61.75	49.2	4.9	ALL VALUES SHOWN ARE NOMINAL. STANDARD PSC BLOWER. PROVIDE OPTION "P" (PHASE GUARD, NO DISCONNECT).
HP 6-10	1	6	USH048	460/60/3	33.9	50.0	1600	0.45	1.0	12.0	12.1	85	95.53	80.0	67.0	59.1	51.68	36.21	63.2	15.3	70.0	61.8	70.0	105.7	61.75	49.2	4.9	ALL VALUES SHOWN ARE NOMINAL. STANDARD PSC BLOWER. PROVIDE OPTION "P" (PHASE GUARD, NO DISCONNECT).
HP 6-13	1	6	USH036	460/60/3	25.6	40.0	1225	0.50	0.50	9.0	12.4	85	95.02	80.0	67.0	58.3	36.87	28.76	45.1	15.4	70.0	61.93	70.0	104.1	45.11	36.3	5.1	ALL VALUES SHOWN ARE NOMINAL. STANDARD PSC BLOWER. PROVIDE OPTION "P" (PHASE GUARD, NO DISCONNECT).
HP 6-16	1	6	USH042	460/60/3	29.6	45.0	1421	0.66	0.75	10.0	11.9	85	95.88	80.0	67.0	59.2	44.19	31.93	54.4	14.8	70.0	62.76	70.0	100.4	46.66	36.2	4.5	ALL VALUES SHOWN ARE NOMINAL. STANDARD PSC BLOWER. PROVIDE OPTION "P" (PHASE GUARD, NO DISCONNECT).
HP 6-19C	1	6	USH023	265-277/60/1	21.0	30.0	632	0.62	0.5	5.0	6.7	85	96.32	80.0	67.0	59.2	22.97	14.23	28.3	14.7	70.0	62.24	70.0	107.7	25.71	19.4	4.1	ALL VALUES SHOWN ARE NOMINAL. STANDARD PSC BLOWER. PROVIDE OPTION "P" (PHASE GUARD, NO DISCONNECT).



CARVEL BUILDING
 820 NORTH FRENCH STREET
 WILMINGTON, DELAWARE 19801
 OMB/DFM# MC1002000280

JOHN R. FARINA P.E.
 DELAWARE PE# 13559

REVISIONS					
REV.	REVISIONS	RVSD	CHCKD	APRVD	DATE
A	ISSUED FOR 15% REVIEW	AHH	JRF	JRF	10/24/14
B	ISSUED FOR DESIGN DEVELOPMENT REVIEW	AHH	JRF	JRF	12/15/14
C	ISSUED FOR 90% REVIEW	DEDC	JRF	JRF	01/27/15
D	ISSUED FOR BID	DEDC	JRF	JRF	03/17/15
1	ADDENDUM #1	DEDC	JRF	JRF	03/17/15

PROJECT TITLE: HEAT PUMP REPLACEMENT			
MECHANICAL (ALTERNATE) 6TH FLOOR PLAN			
SCALE	AS NOTED	DATE	REVISION NO. 0
DRAWN BY	DEDC	10/24/14	
CHECKED BY	JRF	10/24/14	
APPROVED BY	JRF	10/24/14	

M-104