



ADDENDUM ONE

Project Name: Delaware Breakwater Light Limited Restoration
 Delaware Bay near Lewes Delaware
 State of Delaware Contract Number: MC2006000051

Project No.: 8196.17-12

Date of Issue: November 1, 2012

Notice No. 1: Attach this addendum to the Project Manual for this project. It modifies and becomes part of the Bidding Documents. Work or material not specifically mentioned herein is to be as described in the main body of the specification and as shown on the drawings.

Bids Due: **Thursday, November 29, 2012, at 1:00 PM (Note date and time change)**
 Division of Facilities Management
 Thomas Collins Building
 540 South DuPont Highway, Suite 1, Dover, DE 19901

General Information:

1. A mandatory pre-bid meeting was held at the project site on Wednesday, October 25, 2012, at 10:00 AM. A copy of the sign-in sheet is included with this addendum.

Pre-bid Meeting:

1. Brief description of the scope of work.
 - A. Cast iron structural repairs and painting of repaired areas at the gallery level.
 - B. Filling of stress cracks and mechanical holes in cast iron wall plates and gallery deck and painting of repaired areas.
 - C. Stainless steel infill panel in cast iron wall plate.
 - D. Metal exterior storm windows with polycarbonate glazing and window protection panels.
 - E. Reglazing and refinishing of lantern level windows.
 - F. Joint sealant at vertical and horizontal non-traffic joints, both exterior and interior.
 - G. Wood window restoration consisting of repairs to existing frames and replication of new sashes for double hung and casement windows.
 - H. New replicate wood windows including frames and sashes.
 - I. Replacement window hardware.
 - J. Removal of exterior lead paint as required to complete the work.
 - K. Minor roof repairs.
 - L. Exterior painting.

Arthur A. Bernardon, AIA
 Kerry R. Haber, AIA
 William E. Holloway, AIA
 Neil B. Liebman, AIA

Steven M. Brown, AIA
 Geoffrey R. Coleman, AIA
 C. Gerald Hanby, AIA
 Fred F. Mascherino, AIA
 Richard R. Meinzer, AIA, CSI
 Paul Andrew Sgroi, AIA

2. The Alternates were discussed.
 - A. Base Bid includes cast iron repairs, paint removal at repairs, painting of repairs, lantern glazing repairs and storm window installation.
 - B. Alternate 1: Remove lead paint and paint all exterior metal surfaces from Gallery Level brackets up to the finial and including the main entrance. Base Bid includes paint removal and painting of areas affected by the repairs.
 - C. Alternate 2: Remove lead paint and paint all exterior metal surfaces from Gallery Level brackets down to base of Light. Base Bid includes paint removal and painting of areas affected by the repairs.
 - D. Alternate 3: Delete metal storm windows and window protection panels from the base bid and restore existing wood window frames and provide custom wood window sashes at all existing openings, Floors 1 through 5, including porthole windows. Painting of the windows is to be included as part of this alternate. Base Bid includes metal storm windows and window protection panels at existing windows.
3. Work by Others: The State will not contract separately any other work during the course of this project.
4. Contract requirements were discussed.
 - A. Prevailing wages apply to this Work. A copy of the wage rates for Highway Construction has been included in the Technical Manual.
 - B. Ten-percent security bond is required.
 - C. Performance Bond and Labor and Material Payment Bond are required
 01. The forms provided in the Project Manual shall be used. Other forms will not be accepted.
 - D. The bid to be submitted with one original with one copy.
 - E. The number of days to complete the base work on the bid form shall be listed. Each alternate shall have the number of additional days listed.
 - F. Limits: Confine construction operations to the limits indicated on the drawings.
 - G. The site is not occupied but is subject to tours several times during the year on the weekend sponsored by the Delaware River and Bay Lighthouse Foundation.
 01. The contractor shall locate their launches and/or work barge in an area such that the Delaware River and Bay Lighthouse Foundation can moor their boat.
 02. Clarification: The State will coordinate with the Delaware River and Bay Lighthouse Foundation so that tours do not take place while lead



- paint is being abated, when work is taking place at the gallery level or when any unsafe work is in progress.
03. The Light and adjacent areas are to be cleaned of construction related items prior to the scheduled tours should these tours be scheduled when safe work is taking place and if the Light is in safe condition to tour.
04. The tours are typically held on weekends and are scheduled at the beginning of the year.
- H. The Contractor will be responsible for providing access for their personnel and materials to the site. The Light is located on a breakwater that is not accessible from land. The Contractor shall provide access to the Light for the Owner, Architect, consulting Architect and Engineer as necessary to inspect the work and to attend regular construction meetings.
- I. Docks, Piers, Walkways and Entrances: Keep docks, piers, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
- J. The surrounding site, buildings, waterways, piers, access into the buildings, etc. beyond the work area shall remain accessible to the Owner and Delaware River and Bay Lighthouse Foundation.
- K. Parking: Vehicle parking is available in the Cape May Lewes Ferry parking lot upon approval of the DRBA. Launch mooring is available at the site. The pier accommodates only one boat.
- L. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
- M. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weather tight condition throughout construction period. Repair damage caused by construction operations.
- N. Material Storage: Non-flammable material can be stored within the light.
- O. Power: Power is not available at the site.
- P. Water: Fresh water is not available at the site.
- Q. The superintendent will be required to be on-site at all times when work is taking place. This shall include those times when the work is being done only by the subcontractors and not the general Contractor.
- R. Dumpster: A dumpster will not be allowed at the site. Trash must be removed on a daily basis. Trash shall be collected in a method that does not allow it to become wind borne. Trash and/or debris that lands in the Bay shall be immediately retrieved.
- S. Grounds must be kept clean at all times.
- T. Hours of Operation: Work can be completed during the contractor's normal operating hours Monday through Friday. Saturday and Sunday work must be coordinated and approved with the Architect and Owner in advance.
- U. Telephone service is not available at the site.
- V. Public Restrooms: Restrooms are not available. A portable unit is to be provided and secured.



- W. At no time shall equipment be left operating in the Light after hours or when no one is present at the site.
 - X. Flammable materials shall be kept outside, away from the Light, in a flammable liquid/material storage box.
 - Y. Dogs or other animals shall not be brought onto the property at any time.
 - Z. Children shall not be brought onto the site at any time.
 - AA. Fire extinguishers shall be kept nearby at all times.
5. Anticipated start date of the Work is Spring 2013 due to the anticipated weather conditions at the site. The successful Contractor shall submit bonds, contract and insurances to the State of Delaware for issuance of a State of Delaware purchase order. Upon issuance of a State of Delaware purchase order, would could begin on fabricating wood windows prior to a Spring 2013 start if this alternate is accepted.
6. The Bid Form was reviewed:
- A. The following requested subcontractors to be listed on the Bid Form were reviewed and accepted by those present: Carpentry, Metal Restoration, Painting and Roof Repairs.
 - B. Each subcontractor is to be identified, even if the work is to be completed by the submitting contractor.
 - C. The General Contractor and subcontractors shall be licensed in the State of Delaware or have applied for a Delaware license prior to the submission of the bid.
 - D. The following unit prices are requested: Cast Iron Deck Crack Repair – One (1) linear foot. Refer to Specification Section 059900 Historic Metals Restoration.
7. All questions shall be faxed or e-mailed to Bernardon Haber Holloway Architects PC. The Owner, Restoration Architect and Structural Engineer will not respond to questions nor forward them to the Architect. The last day for questions shall be Friday, November 23, 2012 by 12:00 PM. The last addendum will be issued not later than 5:00 PM on Friday, November 23.
8. Bids are due Thursday, November 29, 2012, at 1:00 PM at the Division of Facilities Management located in Dover DE. The bids are to be sent either overnight or hand delivered and must be received by 10:30 AM. Faxed bids are not acceptable. Bids received after 1:00 PM will not be opened. The bids will be opened and read aloud to those in attendance.
9. All bidders must review both the technical manual and drawings as they are complementary.



10. The Project is not located within the City limits of Lewes. The Project is located within Sussex County limits. The County does not require permits for this project. Fire Marshal fees are waived as this is a State Project.
11. Additional visits to the site will be allowed upon prior notice to the Owner who will open the Light for interior inspections. Those wanting to visit the site shall provide their own transportation.

Project Manual:

1. Refer to Bid Form:
 - A. The date and time for when bids are due has been revised to Thursday, November 29 at 1:00 PM.
 - B. List of Subcontractors: The listing of the roofing subcontractor has been deleted as there is no significant roofing work on this Project.
 - C. The Bid Form is Revised and attached to this Addendum.
2. Refer to Section 011000 Summary, Paragraph 1.3A: The Project location has been indicated incorrectly. The correct location is Delaware Bay near Lewes DE 19958
3. Refer to Section 011000 Summary, Paragraph 1.4 Work Covered by Contract Documents. The following is an identification of base bid work and alternate work.
 - A. Cast iron structural repairs to the gallery deck and brackets (Base Bid).
 - B. Filling of stress crack and mechanical holes in cast iron wall plates and gallery deck (Base Bid).
 - C. Stainless steel infill panel in cast iron wall plate (Base Bid).
 - D. Metal exterior storm windows and window protection panels (Base Bid).
 - E. Reglazing and refinishing of lantern level windows (Base Bid).
 - F. Limited removal of exterior lead paint as required to complete the base bid work.
 - G. Minor roof repairs (Clarification - no work at roof level other than alternate bid paint removal and painting is scheduled).
 - H. Alternate One includes lead paint removal and painting of all exterior metal surfaces from bottom of gallery level brackets to top of roof finial and first floor entrance door.
 - I. Alternate Two includes lead paint removal and painting exterior surfaces from the gallery-level brackets down to the base of the Light. Concrete base is not included as part of this alternate.
 - J. Alternate Three includes deleting metal storm windows and window protection panels and restoring existing wood window frames and providing custom wood window sashes at all existing openings, Floors 1 through 5, including porthole windows.



- K. Painting of concrete base is not included as part of this Project, either base bid or alternates.
4. Refer to Section 011400 Work Restrictions, Paragraph 1.2-A-2: The tours sponsored by the Delaware River and Bay Lighthouse Foundation will be restricted while paint removal and gallery level work are taking place.

Questions and Responses:

1. Question: Clarify painting of entrance.
Response: The painting work at the first floor entrance is to include interior and exterior of both metal door leaves, hardware, entire frame including metal head and sill (everything that is currently galvanized or primer grey), and the inside face of the cast iron surround (currently black). The welded beads that tack the galvanized frame to the cast iron surround shall be ground smooth and the perimeter of the galvanized frame sealed prior to painting. The holes in the jambs of the galvanized frame shall be filled similar to Structural Repair Note SR-F. The face of the cast iron door surround should be spot painted as part of the base bid. Alternate No. 2 shall include the entire door surround including the black inside face, painted to match the earth red color of the lighthouse.
2. Question: Is the missing drop finial to be replaced?
Response: The missing drop finial at the bracket at cast iron floor plate No. 3 shall be replaced with a stainless steel flat washer as part of Structural Repair SR-C (a replicate finial is intended as part of a later phase). The damaged drop finial at cast iron floor plate No. 13 shall be reused if possible. If not, provide stainless steel washers at this location as described for bracket at floor plate No. 3.
3. Question: Does the State have boat ramps or docks that can be used for mooring boats needed to access the site?
Response: No, the State does not have boat ramps or docks that can be used for this Project. There is a public boat ramp near the University of Delaware campus.
4. Question: Will the State provide daily access to the site?
Response: No, the State does not have the means to provide access to the site.
5. Question: Can the pier located adjacent to the Cape May – Lewes Ferry be used to moor boats?
Response: This information is not available at this time and will be included in a future addendum.

End of Addendum No. 1
Enclosures



Sign-In Sheet
Prebid Meeting
Delaware Breakwater Light Limited Restoration

Wednesday, October 25, 2012 at 10:00 AM

Name	Representing	Phone No.	E-Mail Address or Fax Number
Bill Braswell	Honya Associates, Inc.	302-398-8171	brystone@comcast.net
Barry Joseph	HCA	535-4777	barry.joseph@state.de.us
Greg Wlosinski	Bayview Builders	228 7154	bayviewbuilders@hotmail.com
Paul Reisinger	Donald K. Reisinger, Inc	(610) 696-6921	Paul.Reisinger@comcast.net
Scott in Love	Anderson Construction Service	215-962-2692	SeeH@ACS-NEWJERSEY.COM
Robert Hughes	Pro-Spec painting	856-690-9500	RHughes@pro-spec.com
Pierce Thompson Jr	Conventional Builders Inc	302-722-2129	Conventional Builders @ Comcast.net
Stephen King	OMB/DFM	302-757-5644	stephen.king@state.de.us
Demetre Laskaridis	Mediterranean Co.	410-477-2858	Laskaridis1954@aol.com

Sign-In Sheet
 Prebid Meeting
 Delaware Breakwater Light Limited Restoration

Name	Representing	Phone No.	E-Mail Address or Fax Number
WAYNE MYERS	ABC I	410-763-9681	wayne@thewaynegroupinc.com
Steve Serbu	AMAKOR, INC.	302-834-8664	AMAKOR e 901.com
SCOTT CAPALDI	TUSCAN CONSTRUCTION, INC.	302-644-7091	SCOTT@TUSCANCONSTRUCTION.COM
James Jenkins	Amen Services LLC	302-725-7524	AM.TACOB1@TUSCANCONSTRUCTION.COM Kingjames 210@msn.com
LARRY SCHROCK	OMB DFM	739-5644	739-6148
KEVIN RYCHUCKY	BERNARDON HABER HOLLOWAY ARCHITECTS	302-622-9550	KRYCHUCKI@BERNARDON.COM

DELAWARE BREAKWATER LIGHT LIMITED RESTORATION
DELAWARE BAY near
LEWES, DE 19958
CONTRACT NUMBER MC2006000051

BID FORM

ALTERNATES

Alternate prices conform to applicable project specification section. Refer to specifications for a complete description of the following Alternates. An "ADD" or "DEDUCT" amount is indicated by the crossed out part that does not apply.

1. Alternate 1: Remove lead paint and paint exterior metal from the Gallery Level brackets to the roof finial.

Add: _____

(\$ _____)

Additional number of days to complete Alternate 1 bid work _____

2. Alternate 2: Remove lead paint and paint all exterior metal surfaces from Gallery Level brackets down to base of Light with the exception of the main entrance.

Add: _____

(\$ _____)

Additional number of days to complete Alternate 2 bid work _____

3. Alternate 3: Custom Wood Window sashes including repairs to existing frames and new sashes.

Add: _____

(\$ _____)

Additional number of days to complete Alternate 1 bid work _____

DELAWARE BREAKWATER LIGHT LIMITED RESTORATION
DELAWARE BAY near
LEWES, DE 19958
CONTRACT NUMBER MC2006000051

BID FORM

UNIT PRICES

Unit prices conform to applicable project specification section. Refer to the specifications for a complete description of the following Unit Prices:

		DEDUCT	ADD
UNIT PRICE No. 1:	Cast Iron Deck Crack Repairs (1 LF)	\$ _____	\$ _____

DELAWARE BREAKWATER LIGHT LIMITED RESTORATION
DELAWARE BAY near
LEWES, DE 19958
CONTRACT NUMBER MC2006000051

BID FORM

I/We acknowledge Addendums numbered _____ and the price(s) submitted include any cost/schedule impact they may have.

This bid shall remain valid and cannot be withdrawn for 30 days from the date of opening of bids, and the undersigned shall abide by the Bid Security forfeiture provisions. Bid Security is attached to this Bid.

The Owner shall have the right to reject any or all bids, and to waive any informality or irregularity in any bid received.

This bid is based upon work being accomplished by the Sub-Contractors named on the list attached to this bid.

Should I/We be awarded this contract, I/We pledge to achieve substantial completion of all the work within _____ calendar days of the Notice to Proceed.

The undersigned represents and warrants that he has complied and shall comply with all requirements of local, state, and national laws; that no legal requirement has been or shall be violated in making or accepting this bid, in awarding the contract to him or in the prosecution of the work required; that the bid is legal and firm; that he has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken action in restraint of free competitive bidding.

Upon receipt of written notice of the acceptance of this Bid, the Bidder shall, within twenty (20) calendar days, execute the agreement in the required form and deliver the Contract Bonds, and Insurance Certificates, required by the Contract Documents.

I am / We are an Individual / a Partnership / a Corporation

By _____ Trading as _____
(Individual's / General Partner's / Corporate Name)

(State of Corporation)

Business Address: _____

Witness: _____ **By:** _____
(SEAL) (Authorized Signature)

(Title)

Date: _____

ATTACHMENTS

- Sub-Contractor List
- Non-Collusion Statement
- Bid Security
- Employing Delawareans Reporting Requirements
(Others as Required by Project Manuals)

DELAWARE BREAKWATER LIGHT LIMITED RESTORATION
DELAWARE BAY near
LEWES, DE 19958
CONTRACT NUMBER MC2006000051

BID FORM

SUBCONTRACTOR LIST

In accordance with Title 29, Chapter 6962 (d)(10)b Delaware Code, the following sub-contractor listing must accompany the bid submittal. The name and address of the sub-contractor **must be listed for each category** where the bidder intends to use a sub-contractor to perform that category of work. In order to provide full disclosure and acceptance of the bid by the *Owner*, **it is required that bidders list themselves as being the sub-contractor for all categories where he/she is qualified and intends to perform such work.**

<u>Subcontractor Category</u>	<u>Subcontractor</u>	<u>Address (City & State)</u>
1. <u>Carpentry</u>	_____	_____ _____
2. <u>Metal Restoration</u>	_____	_____ _____
3. <u>Painting</u>	_____	_____ _____

DELAWARE BREAKWATER LIGHT LIMITED RESTORATION
DELAWARE BAY near
LEWES, DE 19958
CONTRACT NUMBER MC2006000051

BID FORM

NON-COLLUSION STATEMENT

This is to certify that the undersigned bidder has neither directly nor indirectly, entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free competitive bidding in connection with this proposal submitted this date to the Office of Management and Budget, Division of Facilities Management.

All the terms and conditions of the Delaware Breakwater Light Limited Restoration, DFM Contract No. MC2006000051 have been thoroughly examined and are understood.

NAME OF BIDDER: _____

AUTHORIZED REPRESENTATIVE (TYPED): _____

AUTHORIZED REPRESENTATIVE (SIGNATURE): _____

TITLE: _____

ADDRESS OF BIDDER: _____

PHONE NUMBER: _____

Sworn to and Subscribed before me this _____ day of _____ 20_____.

My Commission expires _____ NOTARY PUBLIC _____.

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.

DELAWARE BREAKWATER LIGHT LIMITED RESTORATION
DELAWARE BAY near
LEWES, DE 19958
CONTRACT NUMBER MC2006000051

BID FORM

EMPLOYING DELAWAREANS REPORTING REQUIREMENTS

Consistent with Section 40 of Senate Bill 130, below are the reporting requirements that must be filled out for projects funded through "Building Delaware's Future Now Fund". This information shall be submitted along with your bid proposal.

Contractor Name: _____

Project Name: Delaware Breakwater Light Limited Restoration

1. The number of people reasonably anticipated to be employed on the Project: _____
2. The number and percentage of such employees who are bona fide legal residents of the State of Delaware:
Number: _____ Percentage: _____
3. The total number of employees of the bidder: _____
4. The total percentage of employees of such bidder who are bona fide residents of the State of Delaware: _____
5. To the extent subcontractors are to be employed, the bidder shall disclose its reasonable, good faith determination of the number and percentage of employees of such subcontractors who are bona fide legal residents of the State of Delaware:
Delaware: Number: _____ Percentage: _____

No bid for any contract hereunder shall be responsive unless the prospective bidder discloses the information requested.

Bona fide Delaware resident is defined in section 40, paragraph d: *(d) For the purposes of this section, "bona fide legal resident of this State" shall mean any resident who has established residence of at least 90 days in the State.*

All contractors awarded contracts hereunder shall submit a report to the Director of the Office of Management and Budget setting forth the actual number and percentage of employees of such contractor who are bona fide legal residents of the State. To the extent subcontractors are employed in connection with any such contractor, the contractor shall further disclose the actual number and percentage of employees of such subcontractor who are bona fide legal residents of the State. Such reports shall be due on the earlier of 30 days from the completion of the project or December 31 of each calendar year.