

BERNARDON

ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE

ADDENDUM No.: 01

Project Name: INTERIOR FITOUT
Fenwick Island Light Keeper's House
State of Delaware Contract Number: MC2006000177

Bernardon Proj. No.: 8347.19-19

Date of Issue: October 9, 2020

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: Friday, November 6, 2020 by 9:30 AM
Division of Facilities Management
Thomas Collins Building
540 South DuPont Highway, Suite 1,
Dover, DE 19901

Location: Virtual Pre-Bid Meeting via Cisco Webex

Date of Meeting: October 7, 2020, 11:00 AM

Present for: State of Delaware
Courtney Lynahan – Dept. of Historical and Cultural Affairs (DHCA)
Paul Friday – Dept. of Historical and Cultural Affairs (DHCA)
Ashlie Stanley – Office of Management and Budget (OMB)

Contractors
Stacey Bush – Amakor
Rob Jadick – Bancroft Construction Co.
Katie Wilhelm – Bathon Builders, Inc.
Scott Schurman – BRS Consulting
J.P. Gowa – Eastern Construction
Leon Thompson – EDiS
JD Bartlett – Kent Construction
Tony Vassalotti – R. Y. Johnson
Marianne Harlow – Siemens

DEDC, LLC
Matt Lano

Bernardon
Douglas C. Hertsenberg, AIA
Douglas A. Eriksen, AIA



The following items were discussed:

- 1.01 Ashlie started the meeting by stating that it was the required pre-bid meeting for the interior fit-out at Fenwick Island Light Keeper's House with bids due Friday, November 6, 2020 at 9:30 AM at Division of Facilities Management, Thomas Collins Building, Suite 1, 540 South DuPont Highway, Dover, DE 19901.
- 1.02 Ashlie took roll, (see list of contractor's above). She then notified all that she would take roll at the end of the meeting. Those not responding both times will be deemed not at the pre-bid and therefore not eligible to bid.
- 1.03 Doug E. gave an overview of the project stating that this project is the third phase of a three-phase project and that the exterior envelope had been renovated in the two previous phases including new windows, roof and siding. He stated that the existing status of the interior of the building is that it has been 99% gutted to bare studs.
- 1.04 Doug H reiterated that all the windows were new and that the main front door was new and will not need to be replaced. He stated that the exterior stairs and ramp are new and that they will need to be protected during the interior renovations as work crews go in and out of the building.
- 1.05 Doug E. explained that part of this work involved the installation of a new electrical service and that conduit had been placed in the previous phases for this purpose. The existing meter box is to be removed under this contract and the ramp will be repaired under a previous contract. Doug E. stated that the design team had been in discussions with DP&L and will forward that information to the awarded contractor.
- 1.06 Doug E. gave an overview of the scope of work explaining that there is base bid work and an alternate:
 - a. The Base bid work consists of the following:
 1. Miscellaneous demo of lath, minor plumbing fixtures, and existing electrical wiring.
 2. Connection to the existing utilities, water, sewer, and power.
 2. Relocation of the electric meter.
 3. Rough in of electrical and plumbing.
 4. Installation of new HVAC units and duct work.
 5. Installation of three (3) new bathrooms.
 6. Miscellaneous framing for new openings in existing walls.
 7. Installation of insulation and drywall.



- b. The Alternate work consists of the following:
 - 1. Installation of wood trim.
 - 2. Painting of drywall and wood trim.
 - 3. Installation of electrical fixtures.
 - 4. Installation of kitchen cabinets and sink.
 - 5. Prep and painting of concrete out building with metal roof.
- 1.07 Doug H. stated that the basement has been treated for termites and has been lined with a heavy vapor barrier and that contractors working in the basement will need to protect it while working and repair/clean the vapor barrier when done
- 1.08 Doug H. stated that although the project is in Delaware it fronts on Ocean City, MD, so the contractor's will need to adhere to their regulations for on street parking.
- 1.09 Doug E. stated that the State will indicate dumpster and laydown areas at the pre-construction meeting with the contractor awarded the contract.
- 1.10 Doug E. stated that this is state property and that:
 - a. There will not be any tobacco use allowed on the property.
 - b. Foul or offensive language will not be tolerated.
 - c. Loud or offensive music will not be tolerated.
- 1.11 Doug E. stated that Big documents are available from Bernardon's office. Contractors should mail a check to the office for either electronic documents or hard copy. Once the check is received by Bernardon an e-mail with a link to download the documents will be issued. If hard copy is requested then BCAD will be authorized to print and ship the hard copy set(s).
- 1.12 Ashlie took a post meeting roll call. Those in attendance and eligible to bid on this project are listed above.

The meeting was adjourned at 11:45 AM.



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Anyone taking exception to or noting omissions from these meeting minutes shall notify the Architect in writing following receipt of the minutes. Otherwise, it is assumed all parties accept these minutes as recorded.

Respectfully submitted,



✓ Douglas A. Eriksen, AIA
Project Director
Bernardon
A Delaware LLC

DAE/man

cc: Attendees

General Clarifications:

- A. An additional MANDATORY virtual pre-bid meeting will be held on Wednesday, October 14 2020 at 10 AM. Prospective bidders must have attended the first Pre-Bid Meeting held on October 7, 2020 as well as be in attendance of this second Pre-Bid Meeting for their bids to be considered. Prospective bidders are to participate by joining the meeting at Webex.com, meeting number (access code) 173 674 3300 and by using the password LHK1014..