

**Addendum  
No. 1**

Date: November 22, 2017  
Project: Governor Bacon Health Center  
Tilton South-1 Nurses Station  
MC3514000039

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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.

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**General**

1. **Governor Bacon Health Center  
Tilton Building – South 1 Nurses Station  
MC3514000039**
2. Sign-In sheet for Pre-Bid meeting is attached.
3. Sealed bids are due at 2:00pm on Tuesday, December 5, 2017 at the Division of Facilities Management in the Thomas Collins Building, 540 South DuPont Highway, Suite 1 (Third Floor).
4. The deadline for RFIs to StudioJAED is Monday, November 27, 2017 at 4:00 pm.
5. RFI and questions are to be submitted via email to Paul Guggenberger and Philip Conte at StudioJAED.  
[guggenbergerp@studiojaed.com](mailto:guggenbergerp@studiojaed.com)  
[contep@studiojaed.com](mailto:contep@studiojaed.com)
6. Drawings available from Studio JAED or from Reprographics Center, 542 S. Churchmans Road, New Castle.
7. Workers and visitors are required to have current flu shot or wear a mask.

**Pre Bid Meeting Minutes**

1. Reviewed Scope

The project includes demolition of an existing Nurses Station, Patient Room, and two offices as required for construction of a new Nurses Station, Head Nurse Office, two new offices and new Resident lounge. A Medication Room and Staff Rest Room will also be renovated. Two additional toilets, lavatories and associated piping will also be removed.

Med Room will be relocated to 140. Closet 140 will be relocated to former Med Room Location.

Existing call station control panel will be relocated. New LED light fixtures will be provided. Mechanical, Electrical, Plumbing, Fire Sprinkler and Fire Protection Systems will be modified to accommodate the revised layout.

The facility shall remain in operation throughout all construction activities. Construction schedule including any utility shutdowns, must be coordinated with the Owner and Occupants.

#### 8. Reviewed Phasing

- a. Work of the Base Bid shall be phased to ensure that the Nurse's Station remains functional throughout construction. Phasing shall generally be as follows:
  - i. Phase 1: Complete demolition of Bedroom 136, Office 137 and Office 138 and plumbing demolition at floors above and below and complete construction of new Nurse Station 136, Office 136A, Office 137 and Office 138. Install new gate at North 1 Nurse Station at the second floor.
  - ii. Phase 2: Complete demolition of existing South 1 Nurse Station and complete construction of new Resident Lounge.
- b. Work of Alternate No. 1 shall be completed as a separate phase. Phasing shall generally be as follows:
  - i. Phase 3: Renovation of Toilet Room 119T.
- c. Work of Alternate No. 2 shall be completed as a separate phase. Phasing shall generally be as follows:
  - i. Phase 4: Complete demolition of Closet 140 and construction of new Med Room 140.
  - ii. Phase 5: Complete demolition of Med Room 129 and construction of new Closet 129.
- d. If alternates are accepted, Owner, at its discretion, may elect to combine work of Phase 3, Phase 4 and/or Phase 5 with work of Phase 1 and/or Phase 2.

#### 2. Reviewed Bid Form

- a. Complete forms as presented, do not edit or alter.
- b. Provide all information requested in full or bid will not be accepted.
- c. Employee drug testing form is required, including sub-contractors.
- d. Acknowledge all addendums as individual items.
- e. Include a copy of your business license, not just a number.

#### 3. Reviewed Alternates

- a. Alternate #1 – Toilet 119T.
- b. Alternate #2 – Med Room and Closet Conversion.
- c. Alternate #3a – Glass Fiber Reinforced Plastic Panels at Base Bid.
- d. Alternate #3B – Glass Fiber Reinforced Plastic Panels at Alternate #1.
- e. Alternate #3C – Glass Fiber Reinforced Plastic Panels at Alternate #2.

#### 4. Reviewed Unit Prices

- a. None

5. Reviewed Allowances

- a. Allowance #1: \$10,000. Allowance #1 is set aside for unpredicted scope on the project, to be verified and billed as the project conditions dictate. Allowance is to be included in the Base Bid. Allowance shall be utilized at the Owner's discretion and shall be returned to the OWner if not used.

6. Reviewed Sub Contractor List

7. Prevailing Wage

- a. Rates included in specifications.

8. Schedule

- a. Mobilization – Beginning of January

9. Salvage

- a. Owner shall have the option to take possession of all electrical fixtures, plumbing fixtures, equipment and furniture to be removed under the contract. Contractor shall coordinate with the Owner on scope of items to be retained and location to place items.

10. Lay Down Area, Security and Occupancy

- a. Laydown and contractor area.
- b. All immediate areas adjacent to construction will be occupied for the duration of the project.
- c. Contractor to provide all measures for pedestrian control and safe occupant passage for project duration.
- d. Contractor to coordinate schedule with the University to minimize impact on adjacent spaces.

11. Protection and Safing

- a. Means and methods for construction protection and safing shall be the responsibility of the Contractor and shall, at a minimum, include the following components:
  - i. Metal stud partition with GWB at corridor side and plastic sheet at construction side, floor to ceiling, to provide secure perimeter at areas of construction. Provide lockable door. Maintain 6 foot clear corridor width.
  - ii. Means to prevent dust transfer outside of construction perimeter.
  - iii. Secure tools and materials at all times.
  - iv. No smoking.

12. Abatement Coordination

- a. VCT and mastic at Bedroom 136, Office 137 and Office 138 shall be removed by others. Contractor shall provide barrier partition at this area, as noted in item 12 above, in advance of the abatement work. Abatement contractor will provide plastic sheeting for containment and will remove same at completion of abatement activity. Contractor shall provide clean plastic sheeting.

13. No Smoking Campus

- a. Governor Bacon Health Center is a non-smoking campus. No smoking is permitted.

14. Work hours

- a. 7:00 – 4:30. Quiet time before 8:00.

15. Walk thru date for Sub-Contractors

- a. Tuesday November 11 at 10:00.

**End**

**HEADQUARTERS**2500 WRANGLE HILL ROAD  
FOX RUN OFFICE PLAZA, SUITE 110  
BEAR, DE 19701302.832.1652 **PHONE**302.832.1423 **FAX**

ARCHITECTS

ENGINEERS

FACILITIES SOLUTIONS

Project: State of Delaware – Tilton South 1 Nurses Station  
Project No.: MC3514000039 / 16073  
Date: November 16, 2017

**PRE-BID  
SIGN IN SHEET**

REPRESENTATIVE	FIRM / PHONE / FAX / EMAIL
1. <u>Robin Schurman</u>	<u>BRS General &amp; Mechanical Contractor</u> <u>302-786-2326</u> <u>302-786-2079</u> <u><a href="mailto:robin@brsconinc.com">robin@brsconinc.com</a></u>
2. <u>Robbie Solloway</u>	<u>Kent Construction Co.</u> <u>302-653-6469</u> <u>302-653-4044</u> <u><a href="mailto:estimator2@kentconstructionco.com">estimator2@kentconstructionco.com</a></u>
3. <u>Neal Williams</u>	<u>BSS Contractor</u> <u>856-364-8279</u> <u>No Fax #</u> <u><a href="mailto:bsmith@bsscontractor.com">bsmith@bsscontractor.com</a></u>
4. <u>Jim Bruzzese</u>	<u>General Builders LLC</u> <u>302-533-6528</u> <u>302-565-4620</u> <u><a href="mailto:jbruzzese@generalbuildersllc.com">jbruzzese@generalbuildersllc.com</a></u>
5. <u>John Rozich</u>	<u>Harbor Stone Construction</u> <u>484-332-3602</u> <u>No Fax #</u> <u><a href="mailto:jrozich@harborstonecc.com">jrozich@harborstonecc.com</a></u>

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REPRESENTATIVE	FIRM / PHONE / FAX / EMAIL
6. <u>Stacey Bush</u>	<u>Amakor Inc.</u> <u>302-834-8664</u> <u>302-834-8681</u> <u><a href="mailto:amakor@aol.com">amakor@aol.com</a></u>
7. <u>Juan Barroso</u>	<u>Delaware Tech Community College Student</u> <u>302-824-0317</u> <u>No Fax #</u> <u><a href="mailto:jbarroso@dtcc.edu">jbarroso@dtcc.edu</a></u>
8. <u>Lois Rogers</u>	<u>GBHC</u>    
9. <u>Paul Skreenock</u>	<u>GBHC</u>    
10. <u>Patrick McKenna</u>	<u>State of Delaware/DFM</u> <u>(302) 744-1203</u> <u>No Fax #</u> <u><a href="mailto:patrick.mckenna@state.de.us">patrick.mckenna@state.de.us</a></u>

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REPRESENTATIVE	FIRM / PHONE / FAX / EMAIL
11. <u>Paul Guggenberger</u>	<u>StudioJAED</u> <u>302-832-1652</u> <u>302-832-1423</u> <u><a href="mailto:guggenbergerp@studiojaed.com">guggenbergerp@studiojaed.com</a></u>
12. _____	_____ _____ _____ _____
13. _____	_____ _____ _____ _____
14. _____	_____ _____ _____ _____
15. _____	_____ _____ _____ _____