

Roof Replacement
At James W. Williams State Service Center
805 River Road
Dover, Delaware

ADDENDUM #1
December 8, 2015

OMB/DFM Contract No. MJ1002000010

The following document is intended to amend the Project Manual and Drawings (dated February 10, 2014, Revised and issued for bidding October 16, 2015 for the above-referenced project.

Pre-Bid Meeting:

John Dunham	OMB/DFM
Buck High	Tri-State Roofers
Amy Cribb	CTA Roofing
Joseph Adams	Wilkinson Roofing
Bobby Maru	D.A. Nolt, Inc.
Joe Havens	Jottan, Inc.
Michael Cuocolo	P&C Roofing, Inc.
Greg Thompson	Conventional Builders
Jason Stallings	Quality Exteriors, Inc.
Dan Dowens	H.K. Griffith, Inc.
Matthew Tetrick	Farrell Roofing, Inc.
Rich Wilson	Cooperson Associates

The following items were discussed during the mandatory Pre-Bid meeting on December 8, 2015 at 9:00 AM (see attached sign-in sheet):

1. The project is a complete roof tear off and replacement project of approximately 18,400 S.F.
2. Bids are due Tuesday, December 29, 2015 by 2:00PM per the public advertisement included in the project manual and the envelope shall be address as set forth in the advertisement.
3. 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 non-collusion statement must be complete and notarized.
 - f. The bid bond submitted with the bid must be the "Bid Bond" form that is included in the Project Manual.
4. The project completion time is ninety (90) calendar days as set forth in the bid form.
 5. 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.), during the bidding period not after bids are received.
 6. The cut-off date for contractor's requests and for issuance of the last addendum is Friday, December 18, 2015.
 7. There is one Contingency Allowance in the amount of \$20,000 shown on the bid form and described in the Project Manual; there are four (4) Unit Prices and two (2) Alternates shown on the Bid Form and described in the Project Manual
 8. This is a prevailing wage rates project and the certified wage rates are included in the Project Manual.
 9. Roof contractor is responsible for obtaining any permits required.
 10. Contractor shall schedule all work for regular daytime hours, Monday through Friday. Requests to work on weekends will need Division of Facilities Management approval.
 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. Contractor will need to provide a temporary toilet facility.
 13. The existing roof does include asbestos containing flashing materials, which will need to be removed by an abatement contractor under a separate contract with the State. The asbestos inspection was performed by Harvard Environmental. Abatement plans (3) are included in Appendix "A" in the Project Manual.
 14. Roof Areas # 1, 1A, and 1B have a flat (no slope) concrete deck (intended for a future floor). Roof Areas # 2, 3, Canopy # 1, and Canopy # 2 have metal decks. (Flat or sloped, unknown.)

15. Bid documents call for tapered insulation to be provided on all areas and for a taper plan to be provided by the roof manufacturer. Submit bid per bid documents.
16. The existing roof system is a Garland "R-Mer-Lite" metal roof over a built up roof system. Complete tear off down to deck shall also include removal of all existing cast stone copings.
17. The new roof system is a cold applied, 2 ply SBS Modified Membrane with granular cap sheet on ½" cover board over ISO rigid insulation (flat and tapered) on existing deck.
18. Approved roofing manufacturers listed in the Project Manual are Firestone, Soprema, and Tremco, Inc.
19. The project does not include liquidated damages or bonus clauses.
20. The existing satellite dish shown on roof Area # 3 shall be removed by the roofing contractor and legally disposed for re-cycle.
21. The existing roof hatch on roof Area # 1 shall be removed and replaced with a new hatch including OSHA approved safety rails and a gate.
22. The lay down / staging area will be the grassy area on the south side of the building west of the Alternate # 2 site wall.
23. Contractors may visit the roof today after the meeting. A second visit to the roof is scheduled for Monday, December 14, 2015 at 10:00 A.M. Those planning to attend should contact John Dunham at (302) 382-4392 and should meet John at the building main entrance.
24. Unit prices were discussed:
 - a. The unit price for drains (No. 4) shall be changed to \$1,500.00/per drain.
 - b. Unit price No. 5 shall be added for removal and replacement of metal deck and shall be priced at \$13.00/S.F. The bid Form will be revised to suit.
25. Access to the roof areas shall be via exterior ladders. The contractor shall provide a secured scaffold/stair assembly at the staging area enclosed by a lockable chain link fence.
26. Sixteen (16) existing roof drains are called for to be removed, and replace with new drains. This is to be revised to state "inspected, cleaned out, and repaired as required". The drawings and project manual will be revised accordingly.
27. Removal and disposal of asbestos containing materials by the abatement contractor will be done on an evening shift. The roofing contractor will provide temporary roofing as required to provide tight conditions at the end of the abatement contractor's shift.
28. The asbestos inspection report provided by Harvard Environmental will be forwarded to all roofing contractors who are bidding the project.

Project Manual

29. Bid Form:

Page 0041 13-1:

Unit Price No. 4 is changed to an Add of \$1,500.00/per Drain.

Unit Price No. 5, remove and replace metal roof deck has been added in the amount of \$13.00/S.F.

Page 0041 13-3:

#8, Metal roof deck subcontractor category has been added.

The revised Bid Form, (in its entirety) is included in this addendum.

30. Section 011000 – Summary:

Page 011000-2:

Paragraph 1.4, A., 1., third line;

Delete the words “new roof drains and”

31. Section 012200 – Unit Prices:

Page 012200-2:

D. Unit Price No. 4: Revise to read;

“1. Remove existing roof drain. Furnish and install new roof drain to suit:

2. Unit of measurement: Each”

Add Unit Price No. 5 as follows:

“E. Unit Price No. 5:

1. Remove and replace damaged or deteriorated metal roof deck.

2. Unit of measurement: Square Feet”

32. Section 012300 – Alternates, Page 012300-2

Page 012300-2

3.1 A. Alternate No. 1: Roof Area # 2, Item No. 5 revised to read as follows:

“5. Inspect, clean out, and repair existing roof drains (2) indicated on roof Area # 2 as required.”

Drawings

33. Roof Plan, Drawing A100:

General Notes:

Note # 5 is revised to read as follows:

“5. Provide and install wood furring strips and plywood sheathing on the interior face of all parapet walls. See detail. Provide and install wood furring strips and plywood sheathing on all four (4) faces of the CMU piers.”

Note # 6 is revised to read as follows:

“6. Inspect, clean out, and repair existing roof drains as required. New roofing system to provide a 4'-0" x 4'-0" sump area at all drain locations”

Note # 10 is revised to read as follows:

“10. Asbestos abatement will be performed by a certified abatement contractor under a separate contract with the state. Providing any required temporary roofing at the end of the abatement contractor's shift will be the responsibility of the roofing contractor.”

34. Details, Drawing A101:

Details: CMU Pier Detail 2/A101:

Add the following note;

“Provide 1x3 wood furring strips and ½” plywood sheathing on all four (4) faces of the existing CMU piers. Apply flashing membrane on plywood sheathing full height of the pier all sides.”

Wall Coping Detail 8/A101: Alternate # 2 Site Walls, add the following note;

“The new metal coping shall be approximately 14” wide to enable the coping to project beyond the normal face of wall ¾”±, and cover any wall irregularities. The bottom drip edge shall be formed to bend back to the wall to provide a closure.”

35. Final asbestos abatement drawings (1, 2, and 3 of 3) are included with this addendum to replace the drawings in appendix “A” of the project manual.

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

BID FORM

For Bids Due: _____ **To:** State of Delaware
OMB/Division of Facilities Management
540 S. DuPont Highway, Suite 1
Dover, Delaware 19901
Attn: John Dunham, Construction Project Manager

Name of Bidder: _____

Delaware Business License No.: _____ **Taxpayer ID No.:** _____
(A copy of Bidder's Delaware Business License must be attached to this form.)

(Other License Nos.): _____

Phone No.: () _____ - _____ **Fax No.:** () _____ - _____

The undersigned, representing that he has read and understands the Bidding Documents and that this bid is made in accordance therewith, that he has visited the site and has familiarized himself with the local conditions under which the Work is to be performed, and that his bid is based upon the materials, systems and equipment described in the Bidding Documents without exception, hereby proposes and agrees to provide all labor, materials, plant, equipment, supplies, transport and other facilities required to execute the work described by the aforesaid documents for the lump sum itemized below:

Base Bid (Including Allowance No. 1):

\$ _____
Typed or hand-written

(\$ _____)
numerical

Allowance:

Allowances conform to applicable project specification section. Refer to specification section 012100 for a complete description of the following allowance:

- 1. Allowance No. 1: Contingency Allowance of \$20,000.00 (included in Base Bid amount above).

Unit Prices:

Unit prices conform to applicable project specification section. Refer to specifications Section 012200 for a complete description of the following unit prices.

Unit Price No. 1: Remove and replace cracked, spalled, or broken brick	\$95.00/per Brick
Unit Price No. 2: Remove and replace cracked or broken concrete masonry units	\$125.00/per CMU
Unit Price No. 3: Patch point brick masonry joints	\$30.00/S.F.
Unit Price No. 4: Remove and replace roof drain	\$1,500.00/per Drain
Unit Price No. 5: Remove and replace damaged or deteriorated metal roof deck	\$13.00/S.F.

Alternates:

Alternate price conforms to applicable project specification section(s). Refer to specifications for a complete description of the following Alternate.

1. Alternate No. 1:Roof Area # 2, including parapet copings.

Add \$ _____
Typed or hand-written

(\$ _____)
numerical

2. Alternate No. 2: Site Wall Restoration

Add \$ _____
Typed or hand-written

(\$ _____)
numerical

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 sixty (60) 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 90 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:** _____
(Authorized Signature)

(SEAL) _____
(Title)

Date: _____

ATTACHMENTS

- Sub-Contractor List
- Non-Collusion Statement
- Bid Security
- (Others as Required by Project Manual)

Roof Replacement at James W. Williams State Service Center
 805 River Road
 Dover, Delaware
 OMB/DFM Contract No. MJ1002000010

Revised
Addendum No. 1

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>	<u>Subcontractors tax payer ID #</u> <u>or Delaware Business license #</u>
1. Demolition (Roof and Coping)			
2. Roofing (SBS Modified System))			
3. Metal Fabrications (Flashings, Copings)			
4. Carpentry (Nailers, blocking)			
5. Sealants (Caulking)			
6. Storm Drainage (Roof Drains)			
7. Masonry Restoration (Site Wall)			
8. Metal Roof Deck			

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 "Roof Replacement at James W. Williams State Service Center" have been thoroughly examined and are understood.

NAME OF BIDDER: _____

**AUTHORIZED REPRESENTATIVE
(TYPED):** _____

**AUTHORIZED REPRESENTATIVE
(SIGNATURE):** _____

TITLE: _____

ADDRESS OF BIDDER: _____

E-MAIL: _____

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.

