

Roof Replacement
At Carvel State Office Building
820 North French Street
Wilmington, Delaware

ADDENDUM #1
June 10, 2016

OMB/DFM Contract No. MJ1002000013

The following document is intended to amend the Project Manual and Drawings (dated November 26, 2013, Revised and issued for Final State review May 5, 2016 for the above-referenced project.

Pre-Bid Meeting:

Rob DelCampo	OMB/DFM
Tom Conlon	OMB/DFM
Steve Winnington	Tri-State Roofers
Maurice Jenkins	DFM
Ken Balaqur	Wilkinson Roofing
Jim McKeever	Wilkinson Roofing
Rich Michel	D.A. Nolt, Inc.
Daniel Plasket	Jottan, Inc.
Michael Cuocolo	P&C Roofing, Inc.
Daniel Griffin	Bancroft Construction
Mike Klobithen, Jr.	Klobithen Roofing
Dan Dowens	H.K. Griffith, Inc.
Ben Carter	Farrell Roofing, Inc.
Rich Wilson	Cooperson Associates

The following items were discussed during the mandatory Pre-Bid meeting on June 10, 2016 at 10:00 AM (see attached sign-in sheet):

1. The project is a complete roof tear off and replacement project of approximately 28,000 S.F.
2. 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 affidavit of employee Drug Testing Program must be fully and completely executed.
 - g. The bid bond submitted with the bid must be the "Bid Bond" form that is included in the Project Manual.
3. The project completion time is one hundred (100) calendar days as set forth in the bid form. A late July early August start date is projected.
4. 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.
5. There is one Contingency Allowance in the amount of \$10,000 shown on the bid form and described in the Project Manual; there are two (2) Unit Prices shown on the Bid Form and described in the Project Manual. (Unit Price # 1 – Solar Panels (-\$250 each); Unit Price # 2 – Roof Drains + \$1,500 each.)
6. This is a prevailing wage rates project and the certified wage rates are included in the Project Manual.
7. Roof contractor is responsible for obtaining any permits required.
8. Contractor shall schedule all work for regular daytime hours, Monday through Friday. Requests to work on weekends will need Division of Facilities Management approval. Work may start as early as 6:00 AM, with security on site.
9. 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 as a consultant to Cooperson Associates. Daily inspection reports will be distributed to the Architects by PRS and, in turn, forwarded to the State.
10. Contractor will need to provide a temporary toilet facility. Location will be confirmed at the Pre-Construction meeting.
11. An asbestos inspection was performed by Harvard Environmental and it was determined that there are not any asbestos containing materials in the existing roof system. A copy of the Harvard report will be provided to the winning contractor.
12. 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.

13. 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, with heat welded cap sheet seams.
14. Approved roofing manufacturers listed in the Project Manual are Firestone, Soprema, Tremco, Inc., and Garland.
15. The project does not include liquidated damages or bonus clauses.
16. Contractors may visit the roof today after the meeting.
17. Subsequent site visitation and bid due dates were discussed as follows:
 - 2nd Site Visit – Wednesday, June 15, 2016 at 9:00 AM. Meet Maurice Jenkins in the lobby.
 - 3rd Site Visit – Monday, June 20, 2016 at 9:00 AM. Meet Maurice Jenkins in the lobby.
 - Bid Due Date was extended to – Tuesday, July 12, 2016 at the Thomas Collins Building in Dover, Delaware up to 2:00 PM per the public advertisement.

The last day for contractor's questions and for issuance of the last addendum was established as Tuesday, June 28, 2016.

18. The subcontractor list was reviewed. The ten (10) subs listed will remain and an eleventh (11th) subcontractor was added. Vacuum truck is the 11th sub. The revised subcontractor list, bid form page 0041 13-4 revised June 10, 2016 is included in this Addendum.
19. The second floor balcony facing 9th Street has been added to the scope of work. Drawing # SK-1, 2nd floor balcony dated 6-10-16 has been added to the bid documents is included in this addendum, and is being forwarded to all concerned parties via separate email.
20. The scope and extent of construction personnel background checks will be determined by the Capitol Police.
21. The project scope of work and the responsibilities of the prime contractor were reviewed and discussed in depth with the contractors.
22. The project special conditions were reviewed and discussed in depth and the contractors were urged to become familiar with the "Special Project Administration and Construction Notes:" on cover sheet Drawing A000.
23. The contractors were advised that "KW Solar Solutions" had previously been involved with the solar panel arrays.
24. The contractors were advised that "Train's Towers, Inc." had previously been involved with the communications cabling system.

25. The contractors were advised that vacuum truck roof aggregate removal and the use of cranes for loading and unloading materials shall be done on weekend off hours and that three (3) to five (5) day advance notification to the State will be required. Obtaining city approvals and city permits for street closures will be the contractor's responsibility.
26. The contractors were reminded that regarding protection of persons and property OSHA compliance is required per article 10 of the AIA A201-2007 General Conditions include in the Project Manual.
27. The contractors were reminded of the required employee drug testing and reporting program.
28. The contractors were reminded of the required Construction Waste Management plan.
29. The contractors were advised that the State owned building and site are a "No Smoking Zone". (In the building, on the roof, on site.)
30. The contractors were advised that the parapet walls guard railing system shall be OSHA compliant and that details indicated on the drawings are components by "Kee Safety, Inc." and that other manufacturer's systems may be submitted for substitution approval during the bidding period.
31. The Architect and Owner will verify the depth and extent of the Drug Testing Program.
32. The Owner will verify with DTI whether the communications system transmitters will present any hazard to the construction personnel.
33. The Owner will verify whether off hour security personnel costs will be the contractor's responsibility.
34. The Architect has checked the original construction documents and verifies that the penthouse roof decks (all penthouses) are concrete decks.
35. Personnel parking was discussed. Construction personnel will be "on their own" for parking. This may be street parking, surface lot parking, or garage parking. The Carvel building parking garage opens at 6:00 AM.
36. The location for cranes for loading/unloading was discussed. Walnut Street (east end of the building) may be the best location. This will be discussed and established with the winning contractor at the pre-construction meeting.
37. The use of the loading dock and service elevator for construction personnel access to the roof was discussed. Capital Police will be requested to attend the pre-construction meeting with the winning contractor to review the actual route through the building that construction personnel will take on a daily basis.

38. The requirement for sidewalk/entrance scaffold type protection was questioned. The Architect will check and verify any requirements.
39. The Architect will provide a detail for flashing at the base of the penthouses metal wall panels.
40. The west wall parapet, above the "mechanical equipment well" (approximately 73 linear feet), shall be the typical parapet wall detail. IN this particular situation the ^{CONT}~~cont~~ strip shall be applied to the top surface of the existing concrete encased steel beam with its base and cap flashing extending down the face of the beam a minimum of 2 inches.

PLW
6/13/2016

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

ROOF REPLACEMENT AT THE CARVEL STATE OFFICE BUILDING
 820 N. FRENCH STREET
 WILMINGTON, DELAWARE
 OMB/DFM CONTRACT NO. MJ1002000013
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**. This form must be filled out completely with no additions or deletions. **Note that all subcontractors listed below must have a signed Affidavit of Employee Drug Testing Program included with this bid.**

<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. Roofing (SBS Modified Membrane)	_____	_____	_____
2. Solar Panels (Removal/Re-Installation)	_____	_____	_____
3. Communications Cables (Removal/Re-Installation)	_____	_____	_____
4. Lighting Arrestor System (Removal/Re-Installation and Certification)	_____	_____	_____
5. Plumber (Roof Drains Cleaning and Repairs)	_____	_____	_____
6. Carpentry (Nailers, Blocking)	_____	_____	_____
7. Sealants (Caulking)	_____	_____	_____
8. Metal Fabrications (Flashings & Copings)	_____	_____	_____
9. Mechanical (Remove & Re-Install A.C. Units)	_____	_____	_____
10. Miscellaneous Metal (Guard Railings and Railings Modifications)	_____	_____	_____
11. Vacuum Truck (Roof Aggregate Removal)	_____	_____	_____

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PRE – BID MEETING
CARVEL STATE OFFICE BUILDING
FIRST FLOOR CONFERENCE ROOM

Meeting Date: June 10, 2016

Time: 10:00 A.M.

Name (Printed)	Representing	Email & Telephone
TOM CONLON	OMB/DFM	THOMAS.CONLON@STATE.DE.US (302) 739-5644
DAN DOWENS	H.K. GRIFFITH, INC.	DAN@HKGRIFFITH.COM 302-368-4635
Ken Balaguer	Wilkinson Roofing	Ken@wilkinsonroofing.com 302-998-0176
Jim McKEEVER	Wilkinson Roofing	jim@wilkinsonroofing.com 302 998 0176
Ben Carter	Farvell Roofing Inc	bcarter@farvellroofinginc.com 302 578 7663
Daniel Plasket	Jotton Roofing	salesadmin@jotton.com 609-447-6200
Daniel Griffin	Bancroft Construction	dgriffin@bancroftusa.com (302) 252-5367
Maurice Jenkins, Jr.	DFM/OMB	maurice.jenkins@state.de.us 302-577-8441

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PRE – BID MEETING
CARVEL STATE OFFICE BUILDING
FIRST FLOOR CONFERENCE ROOM

Meeting Date: June 10, 2016

Time: 10:00 A.M.

Name (Printed)	Representing	Email & Telephone
Rob Del Campo	DFM/OMB	
Steve Winnington	Tri-state the Roofers	B.high 01@comcast.net 302-995-7027
Mike Kobithen JR	Kobithen Roofing	Michael@KobithenRoofing.com 215-533-3118 EXT 102
XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
Michael Cuocolo	P-C Roofing Inc	(302) 322-6767 Michael@PCRoofing.com
Rob Michel	D.A. Molt Inc.	Rmichel@DANOLT.COM (856) 753-9333
Rich Wilson	COOPERSON ASSOCIATES	RWILSON@COOPERSONASSOC.COM (302) 655-1105 ; (302) 562-7709