

Roof Replacement
At the Townsend Building
401 Federal Street
Dover, Delaware

ADDENDUM #1
November 19, 2018

OMB/DFM Contract No. MJ1002000024

The following document is intended to amend the Project Manual and Drawings (dated May 15, 2018 issued for review Oct. 9, 2018) for the above-referenced project.

Pre-Bid Meeting: (11:15 am, Nov. 15, 2018)

John Dunham	OMB/DFM
Tom Conlon	OMB/DFM
Justin Scerbo	Farrell Roofing
John Detwiler	Detwiler Roofing
Jason Stallings	Quality Exteriors Inc
Liz Marx	Commonwealth Construction
Melissa Doran	D.A. Nolt, Inc.
Michael Cuocolo	P&C Roofing, Inc.
Dan Dowens	HK Griffith
Greg Thompson	Conventional Builders
Rich Wilson	Cooperson Associates

The following items were discussed during the mandatory Pre-Bid meeting on Feb. 21, 2018 at 9:30 AM (see attached sign-in sheet):

1. The project includes approximately 33,000 s.f of tearoff and replacement of 9:12 sloping terra cotta tile roofing.
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. 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.
 - c. The contractor must list addenda received as "Addendum No. 1", "Addendum No. 2", "Addendum No. 3", etc. (Not Addenda # 1-3, etc.)

- d. Forms included in the project manual are the forms to be used for payment applications, bonds, drug testing, allowance authorization, etc.
3. The project completion time is one hundred eighty (180) calendar days as set forth in the bid form. A Feb. 2019 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 \$25,000 shown on the bid form and described in the Project Manual; there are five (5) Unit Prices shown on the Bid Form and described in the Project Manual.
6. This is a prevailing wage rates project and the certified wage rates are included in the Project Manual.
7. An asbestos inspection was performed by Harvard Environmental and it was determined that there is asbestos containing materials in some caulking and roofing cement. Notes regarding asbestos containing materials are on Dwg. A200. Asbestos abatement will be performed by an abatement contractor under a separate contract with the state. The roofing contractor shall coordinate his work with the abatement contractor's work.
8. The new roof system will be synthetic shingles on sheathing on the existing insulrock roof deck.
9. Approved roofing manufacturers listed in the Project Manual for synthetic shingles are, Ecostar, Davinci, and Inspire Roofing.
10. The project does not include liquidated damages or bonus clauses.
11. The bid due date is extended one week to Dec. 7, 2018, with place and time unchanged. The last day for contractor's questions and for issuance of the last addendum Friday Nov. 30, 2018.
12. The subcontractor list was reviewed. The four (4) subs listed will remain and a category for lightning protection will be added. All category lines on the subs list must be completed. No blank lines, no extra lines added. A revised subcontractor list is issued with this addendum.
13. The contractors were reminded of the required employee drug testing and reporting program.
14. The contractors are Herewith advised that the State-owned building and site are a "No Smoking Zone". (In the building, on the roof, on site.)

15. The lightning protection system contractor shall engage a 3rd party vendor to perform testing and certification of the lightning protection system upon completion.
16. The masonry sealer for the 12 existing chimneys shall be applied in strict accordance with the sealer manufacture's recommendations and as set forth in specification section 071900.
17. The public advertisement for bids was accidentally left out of the project's manuals and disks. A copy is included herewith.

18. Project manual edits:

- a. AIA document A101-2007 page 1. The project is Townsend building roof replacement, not roof top.
- b. AIA document A101-2007 page 6. Paragraph 8.5 should read "The contractor's representative shall not be changed without ten (10) days written notice to the Owner."
- c. AIA document A101-2007 page 7. Paragraph 9.1.7.2, delete quality exteriors, Inc. etc in its entirety.

19. Drawing notes edits:

- a. Drawing A201, construction note no.8; delete note 8 in its entirety and insert the following;

8a. Furnishing and install T & G siding diagonally to match the existing installation on 30 dormers.

8b. New siding plank width and thickness to be field verified. Plank thickness to be compatible with existing trim members.

8c. Inspect existing wall sheathing. Repair or replace damaged sheathing as required.

8d. Apply building wrap to sheathing.

8e. Blind nail install the new siding plank by means of nails per manufactures installation instructions.

8f. Plank to be custom fabricated reinforced fiberglass or pvc with white factory finish. Painting or other field applied finish shall not be required.

8g. The planks shall be manufactured by Fypon , Azek, Melton Classics, or Stromberg architectural products.

8h. Contractor shall submit data sheets, fabrication details, and installation details for architect's review and approval.

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

TOWNSEND BUILDING
 ROOF REPLACEMENT
 410 FEDERAL ST., DOVER, DELAWARE 19901
 OMB/DFM CONTRACT NO. MJ1002000024

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.

<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	_____	_____	_____
2. Carpentry	_____	_____	_____
3. Masonry	_____	_____	_____
4. Painting	_____	_____	_____
5. Lightning Protection	_____	_____	_____

Addendum No.1

ADVERTISEMENT FOR BIDS

Sealed bids for **OMB/DFM Contract No. MJ1002000024 – Townsend Building – Roof Replacement** will be received by the State of Delaware, Office of Management and Budget, Division of Facilities Management, in the reception area of the Facilities Management Office in the Thomas Collins Building, 540 S. DuPont Highway, Suite 1 (Third Floor), Dover, DE 19901 until 10:00 a.m. local time on Friday, November 30, 2018, at which time they will be publicly opened and read aloud in the Conference Room. Bidder bears the risk of late delivery. Any bids received after the stated time will be returned unopened.

The project involves the following at the Townsend Building in Dover, Delaware: replacing all roof and associated components; repairing dormers; repairing/pointing masonry chimneys and installing caps.

A **MANDATORY** Pre-Bid Meeting will be held on Thursday, November 15, 2018, at 11:00 a.m. in the Facilities Management Office conference room in the Thomas Collins Building, 540 S. DuPont Highway, Suite 1 (Third Floor), Dover, Delaware, for the purpose of establishing the list of subcontractors and to answer questions. Representatives of each party to any Joint Venture must attend this meeting. **ATTENDANCE OF THIS MEETING IS A PREREQUISITE FOR BIDDING ON THIS CONTRACT.**

Sealed bids shall be addressed to the Division of Facilities Management, 540 S. DuPont Highway, Suite 1 (Third Floor), Dover, DE 19901. The outer envelope should clearly indicate: **"OMB/DFM CONTRACT NO. MJ1002000024 – TOWNSEND BUILDING – ROOF REPLACEMENT - SEALED BID - DO NOT OPEN."**

Contract documents may be obtained at the office of Cooperson Associates, 1504 North French Street, Wilmington, DE 19801, phone (302) 655-1105, upon receipt of \$100.00 per paper set and/or \$25.00 per electronic set on CD, both non-refundable. Checks are to be made payable to "Cooperson Associates".

Contract documents will be available for review at the following locations: Cooperson Associates; Delaware Contractors Associates; Associated Builders and Contractors.

Bidders will not be subject to discrimination on the basis of race, creed, color, sex, sexual orientation, gender identity or national origin in consideration of this award, and Minority Business Enterprises, Disadvantaged Business Enterprises, Women-Owned Business Enterprises and Veteran-Owned Business Enterprises will be afforded full opportunity to submit bids on this contract. Each bid must be accompanied by a bid security equivalent to ten percent of the bid amount and all additive alternates. The successful bidder must post a performance bond and payment bond in a sum equal to 100 percent of the contract price upon execution of the contract. The Owner reserves the right to reject any or all bids and to waive any informalities therein. The Owner may extend the time and place for the opening of the bids from that described in the advertisement, with not less than two calendar days notice by certified delivery, facsimile machine or other electronic means to those bidders receiving plans.

END OF ADVERTISEMENT FOR BIDS

**PROJECT: TOWNSEND BUILDING
 ROOF REPLACEMENT
 OMB/DFM CONTRACT NO. MJ1002000024**

COOPERSON ASSOCIATES # 16065

**PRE-BID MEETING
 THURSDAY, NOVEMBER 15, 2018
 THOMAS COLLINS BUILDING, DOVER, DE
 11:00 A.M. LARGE CONF. RM.**

Name (Printed)	Representing	Email & Telephone
RICH WILSON	COOPERSON ASSOCIATES	rwilson@coopersonassoc.com (302)655-1105; (302)304-1854
JOHN DUNHAM	OMB/DFM	
TOM CONLON	OMB/DFM	THOMAS.CONLON@STATE.DE.US
<i>Michael Covalto</i>	<i>P-C Roofing Inc</i>	<i>Michael@PCRoofinginc.com (302) 322-6267 (302) 322-8809</i>
GREG THOMPSON	Conventional Builders	Conventionalbuilders@comcast.net 302-422-2429
Jason Stallings	Quality Exteriors, Inc.	Jason@qexteriorsinc.com 302-398-9283 / 302-398-9290
<i>Dan Owens</i>	<i>HK GRIFFITH</i>	<i>DAN@HKGRIFFITH.COM 302-368-4635</i>

**PROJECT: TOWNSEND BUILDING
 ROOF REPLACEMENT
 OMB/DFM CONTRACT NO. MJ1002000024**

COOPERSON ASSOCIATES # 16065

**PRE-BID MEETING
 THURSDAY, NOVEMBER 15, 2018
 THOMAS COLLINS BUILDING, DOVER, DE
 11:00 A.M. LARGE CONF. RM.**

Name (Printed)	Representing	Email & Telephone
RICH WILSON	COOPERSON ASSOCIATES	rwilson@coopersonassoc.com (302)655-1105; (302)304-1854
JOHN DUNHAM	OMB/DFM	
TOM CONLON	OMB/DFM	
John Detwiler	Detwiler Roofing	717-200-4000 John@detwilerroofing.com
Melissa Doran	D.A. Nolt, Inc.	Matt@danoit.com
Liz Marx	Commonwealth Construction Co	BBooth@itscommonwealth.com
JUSTIN SCEZBO	FAZZELL ROOFING INC	JSCEZBO@FAZZELLROOFINGINC.COM 302-378-7663