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Jason P. Loar, P.E.
Ring W. Lardner, P.E.
Gerald G. Friedel, P.E.*

**DEPARTMENT OF HEALTH & SOCIAL SERVICES
DIVISION OF SUBSTANCE ABUSE & MENTAL HEALTH
PRICKETT BUILDING FIRST FLOOR RENOVATIONS
DELAWARE HOSPITAL FOR THE CHRONICALLY ILL
SMRYNA, DELAWARE
DBF #586B035.E01 ♦ OMB/DFM # MJ3514000012
MARCH 2, 2015**

ADDENDUM NO. 1

The following items shall become a part of the contract documents. Contractor must acknowledge receipt of this addendum on the Bid Form. Failure to do so may subject the Bidder to disqualification.

- Item No. 1 Prebid meeting minutes are attached.
- Item No. 2 Approved Fire Marshal permit and comments are attached. The general contractor is responsible to comply with all comments.
- Item No. 3 Clarification: Regarding the metal wardrobe units, all the rust shall be sanded off and the units are to be painted inside and out.
- Item No. 4 Construction waste management will be implemented--refer to specification Section 01 74 19.
- Item No. 5 Refer to D1, Note 11 & A1 Note 17: In these areas, in lieu of patching the existing substrate, provide and install 7/8 metal hat channel at 24" o.c. and new 5/8" GWB, painted.
- Item No. 6 All lighting fixtures in the existing patient rooms are to be removed and walls shall be patched. This includes the 12 x 12 lights located 12" AFF.
- Item No. 7 On all existing sink chases to remain in the existing patient rooms, provide and install 1/2" metal furring at 24" o.c. and new 5/8" GWB, painted.
- Item No. 8 Refer to General Note 9 on Sheet A1: An allowance will be added to the bid form for skim coating and sanding the skim coat. All painting shall be in the base bid.
- Item No. 9 Add the following note to Drawing M-2:

“PENTHOUSE MECHANICAL ROOM AND 3RD FLOOR MECHANICAL ROOM.

ADDENDUM NO.1

Prickett Building First Floor Renovations

Delaware Hospital for the Chronically Ill

March 2, 2015

Page 2

PROVIDE ORDINARY HAZARD PROTECTION IN ACCORDANCE WITH NFPA
13. PROVIDE NEW SPRINKLER UPRIGHT HEADS, BRANCH PIPING AND DROPS,
TIE INTO EXISTING MAINS.”

END OF ADDENDUM

Michael R. Wigley, AIA, LEED AP
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**PRE-BID MEETING MINUTES
DELAWARE HOSPITAL FOR THE CHRONICALLY ILL
DIVISION OF SUBSTANCE ABUSE & MENTAL HEALTH
PRICKETT BUILDING FIRST FLOOR RENOVATIONS
100 SUNNYSIDE ROAD, SMYRNA, DELAWARE 19977
DBF #586B035.E01 ❖ OMB/DFM #MJ3514000012
FEBRUARY 26, 2015**

In Attendance

OMB/DFM:	John Dunham	john.dunham@state.de.us
DHCI:	Rodney Holderbaum John Bell	Rodney.holderbaum@state.de.us John.bell@state.de.us
Davis, Bowen & Friedel, Inc.:	Mike Wheedleton Michael Bauman	mwh@dbfinc.com mpb@dbfinc.com
Furlow Associates:	Steve Tur	stur@furlowassociates.com
Contractor attendees:	See attached sign-in sheet.	

Items Discussed

1. The sign-in sheet was distributed. Attendance at the pre-bid is mandatory for general contractors to submit a bid.
2. All questions during the bidding shall be submitted in writing to Davis, Bowen & Friedel, Inc., attention: Michael Bauman, via email mpb@dbfinc.com or fax (302) 424-0430. Please have requests for information or substitution to Michael by the end of business on Monday, March 9th. No addenda will be issued 4 days before the bid deadline, unless to extend the bid.
3. **Bids will be due March 16, 2015 at 2:00 p.m.** 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, attention: John Dunham. If the bid date and time change, the revised date and time will be issued via written addendum. Please allow extra time when submitting bids to account for possible delays. No late bids will be considered.
4. One (1) original and one (1) copy of the bid must be submitted along with one (1) original of a Bid Bond equal to ten percent of the bid price including alternates, if applicable. A Performance

Bond equal to 100 percent of the contract amount must also be posted upon execution of the contract. Bond forms required are in the specifications. No construction schedules are required with the bid. The Bid Bond must be submitted on the form shown in the specifications. The prime bidder must submit a copy of their Delaware Business License with their bids. Failure to do so will cause a bid to be rejected.

5. The subcontractor list must accompany the Bid Form and be fully completed in order to submit a qualifying bid. The prime general contractor and all subcontractors must be licensed to practice their trade in the State of Delaware and the City of Smyrna at the time of execution of the contract.
6. General Contractors who wish to receive addenda directly and be on the bidders list must purchase a minimum of one (1) set of bid documents from Davis, Bowen & Friedel, Inc. for \$200.00.
7. Working hours will be Monday – Friday, 7 a.m. – 6 p.m. Weekends may be available with 48 hours advanced notice. The site superintendent must sign in all the workers at GP2 and pick up badges. When working on the weekend, the site superintendent must sign in with security.
8. The area of work will not be occupied during construction. The remainder of the building will be occupied and in use during construction. Temporary walls constructed for the abatement were left up. Additional temporary walls and doors noted on D1 are not needed.
9. Funding: The project is state funded. Prevailing Wage Rates will be required. For bidding purposes, contractors should refer to the rates and benefits included in the specification. The general contractor will be responsible to send wage reports to the Department of Labor.
10. Submissions: The contractor will be responsible for building permit submission and the associated fees to the City of Smyrna. The Office of the Fire Marshal has approved the drawings for the project. Impact fees will be addressed in a later addendum.
11. Schedule: There is a strict set schedule to complete the work associated with this contract. It is anticipated that notice to proceed will be sometime at the end of March, and the project must be substantially complete by September 11, 2015.
12. The contractor will be responsible for having a supervisor on site at all times during work of any subcontractors or their own forces, including punch-list work.
13. The Owner will provide electric, water service, and toilet facilities until they are decommissioned in the project area. An area on site will be established for a contractor staging and material storage at the pre-construction meeting.
14. There will be fire alarm and sprinkler modifications design/build as part of the general

contractors' scope of work. The existing fire alarm devices will be bagged but will remain active. Anaconda is DHCI's current vendor and Advantech is the State's security vendor.

15. Criminal background checks are not required.
16. This is a smoke free facility and campus. All smokers must go off grounds at Sunnyside Road to smoke.
17. An additional walk-through will take place **Tuesday, March 3rd at 8:30 a.m. and Thursday, March 5th at 9:00 a.m.** All attendees are to meet at the Prickett building entry.
18. The existing nurse call system will be demolished.
19. The State is responsible for all electrical work associated with the heat pumps. Refer to Note 4 on Sheet E3.

Any changes, additions or deletions to these minutes should be submitted in writing to Davis, Bowen & Friedel, Inc., within ten (10) days.

Respectfully submitted,
DAVIS, BOWEN & FRIEDEL, INC.



Michael Bauman, AIA
Project Architect

Attachment

cc: All attendees
Dan Episcopo
Steve King

PRE-BID MEETING SIGN-IN SHEET

PRICKETT BUILDING FIRST FLOOR RENOVATIONS
DELAWARE HOSPITAL FOR THE CHRONICALLY ILL
SMYRNA, DELAWARE
MJ3514000012 • DBF #586B035.E01

NAME (Please Print)	COMPANY NAME	EMAIL ADDRESS	PHONE & FAX NOS.
Rob Rettig	MERT Mechanical	Rob@meritmechan.com	302-366-8601 302-368-4616
Kevin McLaughlin	SAFE CHECK Firestography	Kmclaughlin@safecheck233.com	302-465-8446 866-723-8910
George Carpenter	C&C Mechanical, Inc.	ccmechanical@comcast.net	302-284-8404 302-284-4114
Robin Schwarm	BRS Consulting, Inc.	brsconsulting@comcast.net	302-786-2326 302-786-2079
John Rozich	HARBOR STONE CONSTRUCTION	jrozich@harborstone.com	610 467 0872 610 467 0692
Ked Vandegrift	CTD Contractors	KVandegrift.cd@verizon.net	302 764 8013 764 7585
Bill Booth	COMMONWEALTH CONSTR. Co.	booth@commonwealth.com	302 654-6611 654-2604
John McKee	Superior Electric	John@Superiorelectric.biz	302-658-5949 302-658-5953
Jamie Boone	All State Electrical Services, Inc.	Jamie@ASESI.com	F: 302-389-8936 F: 302-389-8937
Brian Smith	BSS Contractors	bsmith@bsscontractors.com	P: 484-256-4986 F: 610-345-1318

PRE-BID MEETING SIGN-IN SHEET

PRICKETT BUILDING FIRST FLOOR RENOVATIONS
 DELAWARE HOSPITAL FOR THE CHRONICALLY ILL
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NAME (Please Print)	COMPANY NAME	EMAIL ADDRESS	PHONE & FAX NOS.
RICK LAIRD	DIAMOND STATE ENGINEERING	ESTIMATOR@DIAMONDSTATEENGINEERING.COM	302-697-7694 302-697-1328
Math Bailey	Power Plus Electrical Contracting, Inc.	Math6337@gmail.com	302 736-5070 302 736-5126 302 653 6469 653 40044
C.G. Warez	Kent Construction	Estimator2@kentconstructionco.com	P 302-791-0243 F 302-791-0245
Louis Deldeo	DELDEO BUILDERS INC	lodeldeo@comcast.net	(F) 302-678-4876 R-302-388-3430
Tom Gargalas	Electrical Integrity LLC	twgargalas@electricalintegrity.com	
ACE HAGA-	Nickle Electric Co.		
John DeMuth	Nickle Electric	JohnDeMuth@nickelectric.com	453 4000
STEPHEN JENSEN	Green Diamond	steve@greendiamondbuilders.com	302-284-1177 302-284-1175
RAY FACCIOLLO	Bancroft const	RAY FACCIOLLO BANCROFT USA, CORP	800-284-0884 302-584-6890
B. Scott Schuman	Donald E Reisinger Inc.	brianscottschuman@comcast.net	610 696 6921 610 696 2532

Rob Kelly

DCOD - Dependable Const
 0 WILMINGTON

Cell - 302-740-3822

PRE-BID MEETING SIGN-IN SHEET

PRICKETT BUILDING FIRST FLOOR RENOVATIONS
DELAWARE HOSPITAL FOR THE CHRONICALLY ILL
SMYRNA, DELAWARE
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NAME (Please Print)	COMPANY NAME	EMAIL ADDRESS	PHONE & FAX NOS.
L. Micheline	Bradywine Contractors, Inc	bmicheline@bcj-online.com	302-325-2700 302-325-2733
Enoch Jackson	Johnson Controls	enoch.a.jackson@jci.com	302-943-0356 302-269-4216
Michael Baranowski	Ventresca Bros. Inc	Tony@ventrescabros.com	302 658 6435 302 658 6511
Rick Koster	Amanor Inc	Amanor@aol.com	302-854-8664 302-834-8661
Chase Lockard	Advanced Power Control	cllockard@adv-power.com	302-368-0443 302-368-5764
Jim Orsola	FIRST STATE ELECTRIC	jim0@firststateelectric.com	302-322-0140 302-322-1146
Brian Thompson	Conventional Builder's Inc	conventionalbuilders@comcast.net	302-422-2929 Fax 302-422-2135
Tony Vassalotti	P.H. Johnson & Son, Inc.	tvassalotti@ryjson.com	302-422-3732 302-422-4696
Ed Law	"Disabating Construction"	EdLaw@disabating.com	302-652-3838 x120 302-652-3774 fax
Taylor McCracken	The Whiting-Turner Contracting Company	taylor.mccracken@whiting-turner.com	302-561-5665 302-276-7118



OFFICE OF STATE FIRE MARSHAL

Technical Services

2307 MacArthur Road
New Castle, DE 19720-2426
Phone: 302-323-5365
Fax: 302-323-5366



1537 Chestnut Grove Road
Dover, DE 19904-9610
Phone: 302-739-4394
Fax: 302-739-3696



22705 Park Avenue
Georgetown, DE 19947
Phone: 302-856-5298
Fax: 302-856-5800



SFMO PERMIT

Plan Review Number 2015-03-0030-REN-02

Review Status APPROVED AS SUBMITTED

Tax Parcel Number DC-17-019.06-01-05.00-000

Review Date 02/25/2015

PROJECT

DHCI PRICKETT 1ST FLOOR RENOVATIONS
DELAWARE HOSPITAL FOR CHRONICALLY ILL

Phase#

Building #

Unit #

100 SUNNYSIDE RD
SMYRNA, DE 19977

SCOPE OF PROJECT

Project Type REN Renovation

Number of Stories 4

Occupant Load 157

Square Footage 19000

Occupancy Code 9634

Construction Class II (000) NON-COMBUSTIBLE

Fire District 44

APPLICANT

DAVIS BOWEN & FRIEDEL

23 N WALNUT ST
PO BOX 809
MILFORD, DE 19963

OWNER

DELAWARE HOSP F/T CHRONICALLY ILL

100 SUNNYSIDE RD/N470
SMYRNA, DE 19977

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

This Plan Review Project was prepared by:


JOHN REEDY, FIRE PROTECTION SPECIALIST



OFFICE OF STATE FIRE MARSHAL

Technical Services

2307 MacArthur Road
New Castle, DE 19720-2426
Phone: 302-323-5365
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1537 Chestnut Grove Road
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Phone: 302-739-4394
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22705 Park Avenue
Georgetown, DE 19947
Phone: 302-856-5298
Fax: 302-856-5800



FIRE PROTECTION PLAN REVIEW REPORT

Plan Review Number 2015-03-0030-REN-02

Tax Parcel Number DC-17-019.06-01-05.00-000

Review Status APPROVED AS SUBMITTED

Review Date 02/25/2015

PROJECT

DHCI PRICKETT 1ST FLOOR RENOVATIONS
DELAWARE HOSPITAL FOR CHRONICALLY ILL

Phase#

Building #

Unit #

100 SUNNYSIDE RD
SMYRNA, DE 19977

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APPLICANT

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DELAWARE HOSP F/T CHRONICALLY ILL

23 N WALNUT ST
PO BOX 809
MILFORD, DE 19963

100 SUNNYSIDE RD/N470
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This Plan Review Project was prepared by:


JOHN REEDY, FIRE PROTECTION SPECIALIST

FIRE PROTECTION PLAN REVIEW COMMENTS

Project Name DHCI PRICKETT 1ST FLOOR RENOVATIONS

Plan Review Number 2015-03-0030-REN-02

Tax Parcel Number DC-17-019.06-01-05.00-000

Review Status APPROVED AS SUBMITTED

Review Date 02/25/2015

PROJECT COMMENTS

- 2000 This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) Effective December 11, 2012. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act. These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
- Project work must be started within two years from the issuance of the permit, otherwise, the permit will be terminated.
-
- 2500 A final inspection is required for this project prior to occupancy (DSFPR Regulation 701, Chapter 4, Section 7). Contact this Agency to schedule this inspection. Please have the plan review number available. A MINIMUM OF FIVE (5) WORKING DAYS NOTICE IS REQUIRED.
-
- 2607 If the renovations or fit out of the tenant causes the need for the fire protection systems to be modified then a licensed (by this Agency) system vendor shall notify this office with a plan of action prior to the modifications. The no impact or minimal impact review levels apply to the building work exclusively. The list of current, licensed fire alarm and fire suppression companies is found on our website www.statefiremarshal.delaware.gov
-
- 2710 The following items will be field verified by this Agency at the time of final inspection:
-
- 2030 Doors shall be non-keyed from the inside (NFPA 101, Section 7.2.1.5.2, ed 2006). This can be a lever, knob, thumb latch, or panic bar. NFPA 101, Section 7.2.1.5.4 (2000 ed.)
-
- 2052 Doors shall swing in the direction of exit travel (outward) where serving a room or area with an occupant load of 50 or more. NFPA 101, Section 7.2.1.4.2 (2002 ed.)
-
- 2058 The elevation of the floor surfaces on both sides of a door shall be maintained for a distance at least equal to the width of the widest door leaf. NFPA 101 Section 7.2.1.3.2 (2006 ed.), (NFPA 101 Section 7.2.1.3 2000 ed.)
-
- 2070 Provide emergency lighting designed and installed to illuminate the paths of travel to the exits, the exits themselves, and the exit discharge. The emergency lighting shall be arranged to provide the required illumination automatically in the event of any interruption of normal lighting, Such as any failure of public utility or other outside electrical power supply; opening of a circuit breaker or fuse; Or any manual act(s), including accidental opening of a switch controlling normal lighting facilities. (NFPA 101, Section 7.9.2.3)

Project Name DHCl PRICKETT 1ST FLOOR RENOVATIONS
Plan Review Number 2015-03-0030-REN-02 Tax Parcel Number DC-17-019.06-01-05.00-000
Review Status APPROVED AS SUBMITTED Review Date 02/25/2015

PROJECT COMMENTS

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- 2074 The emergency lighting system shall be arranged to provide the required illumination automatically in the event of any one of the following: 1. Interruption of normal lighting such as any failure of a public utility or other outside electrical power supply; 2. Opening of a circuit breaker or fuse; 3. Manual act(s), including accidental opening of a switch controlling normal lighting facilities This may require the building to add battery-operated emergency lighting to provide for illumination in the event that a lighting circuit may trip, but would not cause the emergency generator to engage. (NFPA 101 Section 7.9.2.2)
-
- 2075 Illumination of means of egress shall be provided NFPA 101, Section 7.8 (2006 ed.), (NFPA 101, Section 5-8)
-
- 2080 Provide illuminated exit/directional signs in accordance with NFPA 101, Section 7.10.
-
- 2103 Interior finish on walls and ceilings of exits shall be Class A Flamespread Rating and Class A or B in all other areas (NFPA 101, Section 22-3.3.1). If finishes other than drywall and paint are proposed, provide this Agency with manufacturer's specifications.
-
- 2114 Interior finish on floors shall be Class I or II Flamespread Rating (NFPA 101, Section 22-3.3.3). Provide this Agency with manufacturer's specifications.
-
- 2210 Provide portable fire extinguishers (DSFPR Regulation 705, Chapter 1, Section 9.1). A multipurpose (A:B:C) with at least a 2A:10B:C rating shall be provided (NFPA 10). All portable fire extinguishers shall be serviced on an annual basis (every 12 months) by an individual licensed under the provisions of the DSFPR, Regulation 703, Chapter 2. The list of current, licensed fire extinguisher companies is found on our web site www.delawarestatefiremarshal.com/license.htm
-
- 2220 All electrical work shall comply with the provisions of the National Electrical Code (NFPA 70). It will be required to pass an electrical inspection by an approved electrical inspection agency: American Inspection Agency (877-242-1300); or Building Inspection Underwriters (800-732-2551) ; or Eagle Inspection Agency (302-368-1312); or First State Inspection Agency (800-468-7338); or Middle Department Inspection Agency (800-222-6342); or United Inspection Agency (267-718-8735).
-
- 2227 A fire alarm system is required (2000 NFPA 101, Section 32.2.3.4.1) The fire alarm system shall be designed and installed by a company licensed by this Agency. The list of current, licensed fire alarm companies is found on our website www.statefiremarshal.delaware.gov
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PROJECT COMMENTS

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- 2271 Every closet door latch shall be readily opened from the inside in case of an emergency (2000 NFPA 101, Section 32.2.2.5.3)
-
- 2272 Every bathroom door shall be designed to allow opening from the outside during an emergency when locked (2000 NFPA 101, Section 32.2.2.5.4)
-
- 2273 Any hazardous area that is on the same floor as, and is in or abuts, a primary means of escape or a sleeping room shall be protected by one of the following means (2000 NFPA 101, Section 32.2.3.2.2): a) Protection shall be an enclosure with a fire resistance rating of not less than 1 hour, with a self-closing or automatic-closing fire door that has a fire protection rating of not less than 3/4 hour. The enclosure shall be protected by an automatic fire detection system connected to the fire alarm system provided in 32.2.3.4.1. b) Protection shall be automatic sprinkler protection and a smoke partition located between the hazardous area and the sleeping area or primary escape route. Any doors in such separation shall be self-closing or automatic-closing.
-
- 2274 The separation walls of sleeping rooms shall be capable of resisting fire for not less than 1/2 hour, which is considered to be achieved if the partitioning is finished on both sides with lath and plaster or materials providing a 15-minute thermal barrier. Sleeping room doors shall be substantial doors, such as those of 13/4" thick, solid-bonded wood core construction or other construction of equal or greater stability and fire integrity. Any vision panels shall be fixed fire window assemblies Or shall be wired glass not exceeding 1296 sqin each in area and installed in approved frames. (2000 NFPA 101, Section 32.2.3.6.1)
-
- 2275 Exception #1: In prompt evacuation capability facilities, all sleeping rooms shall be separated from the escape route by smoke partitions. Door closing shall be regulated by 32.2.3.6.4. Exception #2: his requirement shall not apply to corridor walls that are smoke partitions and that are protected by automatic sprinklers on both sides of the wall and door; There shall be no limitation on the type or size of glass panels. Door closing shall be regulated by 32.2.3.6.4. Exception #3: Sleeping arrangements that are not located in sleeping rooms shall be permitted for nonresident staff members, provided that the audibility of the alarm in the sleeping area is sufficient to awaken staff who might be sleeping.
-
- 2303 Smoke detectors listed for use in air distribution systems shall be located: (a) Downstream of the air filters and ahead of any branch connections in air supply systems of greater than 2,000 cfm capacity. (b) At each story prior to the connection to a common return and prior to any recirculation or fresh air inlet connection in air return systems over 15,000 cfm capacity, and serving more than one story. (NFPA 90A, Section 6.4.2.1)
-

Project Name DHCI PRICKETT 1ST FLOOR RENOVATIONS
Plan Review Number 2015-03-0030-REN-02 Tax Parcel Number DC-17-019.06-01-05.00-000
Review Status APPROVED AS SUBMITTED Review Date 02/25/2015

PROJECT COMMENTS

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- 2304 Smoke detectors as required by NFPA 90A, Section 6.4.3.1, shall automatically stop their respective fan(s) upon detecting the presence of smoke.
-
- 2305 Smoke detectors required by NFPA 90A shall be installed in accordance with NFPA 72, National Fire Alarm Code, and shall be connected to the fire alarm system so that the activation of any air distribution system smoke detector will cause a supervisory signal to be indicated at a constantly attended location (NFPA 90A, 6.4.4.2 and 6.4.4.2.1).
-
- 2600 At the time of final inspection, the individual or firm responsible for the original submission of plans shall provide an Architectural/Engineering grade plan of the building footprint, on an 8-1/2"x11" sheet that will detail the following: (a) Name, address, location of building;
-
- 2601 (b) The location of all fire suppression system control valves
-
- 2602 (c) The location of fire department connections for all fire suppression systems and standpipes
-
- 2603 (d) The location of all fire alarm signaling systems control and annunciation panels
-
- 2605 (f) Main entrance(s), and any stairwells which provide access to the roof, and any stairwell(s) that provide access to the penthouse.
-
- 2606 (g) Name and phone number of personnel responsible (owner and/or manager) for responding during emergencies.
-
- 1501 If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.
-