

**SMYRNA SCHOOL DISTRICT
Smyrna Elementary School Renovations and Addition
Bid Number SSD-15-001**

ADDENDUM NO. 1

17 March 2015

Smyrna School District
Smyrna Elementary School
121 South School Lane
Smyrna, Delaware 19977

Fearn-Clendaniel Architects, Inc.
6 Larch Avenue Suite 398
Wilmington, Delaware, 19804
Phone: (302) 998-7615
Fax: ((302) 998-7685

BIDS DUE:

3:00 p.m. on April 6, 2015

LOCATION:

**Smyrna School District Administrative Offices
82 Monrovia Ave, Smyrna, DE 19977**

ARCHITECT'S PROJECT NO: 14107a

1.0 NOTICE TO ALL BIDDERS:

- 1.1. Bidders are hereby notified that this Addendum shall be and hereby becomes part of their Contract Documents, and shall be attached to the Project Manual for this project.
- 1.2. The following items are intended to revise and clarify the Contract Documents, and shall be included by the Bidder in their proposal.
- 1.3. Bidders shall verify that their sub-bidders are in full receipt of the information contained herein.
- 1.4. Attached are Pre-Bid Meeting Minutes dated 3-16-15 as well as the pre-bid sign-in sheet and a current list of plan holders.
- 1.5. Pre-bid minutes contained in Addendum No 1 will be distributed to all pre-bid attendees. Remaining Addenda to be distributed to plan holders only.

2.0 CLARIFICATIONS:

- 2.1 During the pre-bid meeting there was one request to delete 'DDC Controls' from the Bid Form, Subcontractor List. After review with the Owner, The 'DDC Controls' will remain on the list. Therefore no changes will be made to the Subcontractor List indicated on the Bid Form.

END OF ADDENDUM NO. 1

Smyrna School District
**SMYRNA ELEMENTARY SCHOOL
RENOVATIONS AND ADDITION
PRE-BID MEETING NOTES**

3-16-2015

MTG DATE: Monday, 03-16-2015

TIME: 1:30p

LOCATION: Smyrna Elementary School

PROJECT NO: 14107a

ATTENDEES: SSD Jerry Gallagher Scott Holmes
 George Wicks Roger Holt
 David Morrison Katie Wood

DEDC Paul Gerard

FEES Ed Fayda

FCA Ken Fearn Mark Ballintyn

CONTRACTORS/OTHER: See attached Sign-in Sheet

1.0 NOTES –

- 1.1 The project is a state of Delaware project and is subject to Delaware bidding requirements. See bid documents.
- 1.2 Attendance at this meeting was mandatory for General Contractors bidding the project.
- 1.3 Only General Contractors can bid project and must purchase construction documents.
- 1.4 Prevailing wage rates and reporting are required. Prevailing wage rates are indicated in the specification.
- 1.5 Bid due date was indicated as identified in specification: 3:00 p.m. local time on Monday, April 6, 2014, at the School District Office. One hard copy of bid documents will be acceptable.

- 1.6 Scope of work was discussed for renovations and addition. The existing building was indicated as approximately 56,430 square foot built in 1957 including the classroom wing (Area 'D') built in 2005. The New Kitchen addition was indicated as approximately 4,000 square feet.
- 1.7 Site improvements and parking alternate No. 1 was discussed with no questions.
- 1.8 Kitchen expansion scope included demolition of the existing kitchen and grease interceptor. A new grease interceptor is including in scope of new construction as well as a scissor lift and loading dock.
- 1.9 A sprinkler room will be attached to the kitchen and is expected to require a fire pump for the new sprinkler system. The engineer stated that the flow rate calculations had some inconsistencies and the selected contractor will have to test to verify if a fire pump is required. Contractor should include the fire pump in their base bid.
- 1.10 Some kitchen equipment is indicated to be salvaged, refurbished and re-installed in new kitchen.
- 1.11 FCA indicated that corridor and exterior walls are load bearing walls. Contractor will have to provide required means and methods where demolition occurs.
- 1.12 Boiler replacement includes demolition of two large steam boilers and installation of four condensing boilers. Attention was called to limited access width to remove existing boilers.
- 1.13 The SSD has performed environmental testing and have no known hazardous materials. If materials are discovered during the construction process, the SSD will hire an abatement contractor to remove.
- 1.14 The project schedule was reviewed as indicated in specifications:
 - 1.14.1 Kitchen-Work can begin May 11, 2015, 100% completion October 16, 2015
 - 1.14.2 Remaining-Work can begin June 15, 2015, Toilets rooms and corridor related work complete by August 14, 2015 and 100% completion of remaining by February 12, 2016.
 - 1.14.3 School will provide a maximum of 4 classrooms as swing space when school is occupied (8-14-15 to 2-12-16).
- 1.15 No Liquidated Damages are indicated however the contractor will be liable for delay or associated costs from delay as specified.
- 1.16 Contractor will be responsible for developing sequence of construction to meet the schedule.

- 1.17 The engineer noted that the original domestic water piping was located the existing pipe crawl space in corridors. This piping was abandoned during a renovation in 2002. The existing domestic water piping is currently located in the corridor ceilings. The scope of work for this project includes removing the domestic water from corridor ceilings and installing new PVC piping in the existing crawlspace. Previous abandoned piping in the crawlspace will need to be removed to allow installation of new piping.
- 1.18 Space above corridor ceilings is limited. The removal of domestic water lines above the corridor ceiling will provide space to install the new sprinkler piping. Ceiling heights are to match existing.
- 1.19 All new domestic water piping will be PVC with exception of the Boiler Room or where noted on drawings.
- 1.20 The electrical power study will need to encompass the entire building per code.
- 1.21 Light fixtures are designed to meet the current energy code requirements. Substitution requests that do not meet the same standard will be rejected.
- 1.22 The fire pump will require a feeder connection to the existing transformer as indicated on drawings.
- 1.23 Alternates, Allowances and unit pricing were described and are indicated in the construction documents.
- 1.24 Temporary facilities are required as specified.
- 1.25 The contractor will be responsible for obtaining permits. The Smyrna School District will pay for all impact fees. The contractor will be responsible for any permitting fee associated with re-inspections. Plans are currently approved or in review with all required regulatory agencies.
- 1.26 CCR reports to be provided by the contractor.
- 1.27 SSD will hire 3rd party inspection for earthwork, concrete, masonry and steel.
- 1.28 The project is not seeking LEED certification.
- 1.29 A listing of the subcontractor list was read. One contractor requested to remove DDC Controls from the list. No other contractors requested revisions. FCA indicated they will review request with the SSD and will post their determination in Addenda.
- 1.30 Warranties must meet minimum State of Delaware two year requirement or greater as indicated in specifications.

- 1.31 Substitutions must meet specification requirements and must be submitted not later than 10 days prior to bid due date. Approval or denial of substitution requests will be listed in addenda.
- 1.32 Contractors asked if there was a budget for the project. The SSD indicated the total project was approximately 8 million dollars, but that included all SSD costs. (This would include design fees, impact fees, audit fees, third party testing, Security , Telecom, and Balancing contracts, etc.) Therefore the construction budget should be approximately 7 million dollars.
- 1.33 **Questions during the Bidding Period:** Fax or email all question to the Architect : send to Mark Ballintyn
- Fax 302-998-7685
Email: markballintyn@fcarchitects.net
- 1.34 Questions must be written and will be answered in addenda.
- 1.35 Bidders questions will only be accepted by Plan holders or through Plan holders on letterhead of plan holder.
- 1.36 All questions must be submitted at least 7 days prior to the bid due date.
- 1.37 The last addenda will be issued no later than 4 days prior to the bid due date. Exception: withdraw of bid or extension or change of opening location.
- 1.38 **Access to Site:** To visit site prior to Bid contact SSD Building &Grounds superintendent Scott Holmes 302-632-4764

Fearn-Clendaniel Architects, Inc., prepared these minutes for the purpose of recording significant information covered during the meeting. Should anyone object to the statements or interpretations contained herein, please advise within one week of the date of this report.

Submitted by:
Kenneth B. Fearn, AIA, LEED® AP
FC Architects

Sign in sheet

Pre-bid: #2015-001 SES Renovations and Addition

Date: 16 March 2015

Name / Company: Ken Fearn & Mark Ballintyn / Fearn Clendaniel Architects		GC: <u>yes</u> / <u>no</u>
Address (no POBs): 6 Larch Ave. Suite 398, Wilmington, DE 19804		
Phone: 302-998-7615	Fax: 302-998-7685	Email: markballintyn@fcarchitects.net
Name / Company: Paul Gerard / DEDC LLC		GC: <u>yes</u> / <u>no</u>
Address (no POBs): 315 South Chapel Street, Newark, DE 19711		
Phone: 302-738-7172	Fax: 302-738-7175	Email:
Name / Company: Ed Fayda / Fayda Engineering & Energy Solutions LLC		GC: <u>yes</u> / <u>no</u>
Address (no POBs): 801 W. Newport Pike, Wilmington, DE 19804		
Phone: 302-999-1060	Fax: 302-999-1053	Email:
Name / Company: Ventresca Brothers, Inc		GC: <u>yes</u> / <u>no</u>
Address (no POBs): 2300 N. Dupont Highway, New Castle, DE 19720		
Phone: 302-658-6436	Fax: 302-658-6438	Email: tony@ventrescabros.com
Name / Company: Brandywine Contractors, Inc		GC: <u>yes</u> / <u>no</u>
Address (no POBs): 34 Industrial Blvd, New Castle, DE 19720		
Phone: 302-325-2700	Fax: 302-325-2733	Email: bmichelinie@bci-online.com
Name / Company: Nason Construction		GC: <u>yes</u> / <u>no</u>
Address (no POBs): 970 Spencer Road, Avondale, PA 19311		
Phone: 610-220-1447	Fax:	Email: rcoppins@nasonconstruction.com
Name / Company: Modern Controls		GC: <u>yes</u> / <u>no</u>
Address (no POBs): 7 Bellecor Drive, New Castle, DE 19720		
Phone: 302-325-6800	Fax: 302-325-6808	Email: mmoriarty@moderncontrols.com
Name / Company: Commonwealth Construction Co		GC: <u>yes</u> / <u>no</u>
Address (no POBs): 2317 Pennsylvania Ave, Wilmington, DE 19806		
Phone: 302-654-6611	Fax: 302-654-2604	Email: bbooth@itscommonwealth.com
Name / Company: Reybold Construction		GC: <u>yes</u> / <u>no</u>
Address (no POBs): 116 East Scotland Drive, Bear, DE 19701		
Phone: 302-832-7100	Fax:	Email: snowman@reybold.com
Name / Company: Diamond Materials, LLC		GC: <u>yes</u> / <u>no</u>
Address (no POBs): 924 South Heald Street, Wilmington, DE 19801		
Phone: 302-658-6524	Fax: 302-655-1583	Email: prussell@diamondmaterials.com

Name / Company: Emory Hill & Company		GC: <u>yes</u> / no
Address (no POBs): 10 Corporate Circle, Suite 100, New Castle, DE 19720		
Phone: 302-322-9500	Fax: 302-322-9518	Email: kennethrobertson@emoryhill.com
Name / Company: EDiS Company		GC: yes / no
Address (no POBs): 110 S. Poplar Street, Wilmington, DE 19801		
Phone: 302-421-5700	Fax: 302-421-5715	Email: kurt@ediscompany.com
Name / Company: J. Vinton Schafer & Sons, Inc		GC: <u>yes</u> / no
Address (no POBs): 1309-Q Continental Drive, Abingdon, MD 21009		
Phone: 410-335-3000	Fax: 410-335-6529	Email: bherold@JVSchafer.com
Name / Company: Diamond State Engineering		GC: yes / <u>no</u>
Address (no POBs): 3566 Peachtree Run, Dover, DE 19901		
Phone: 302-697-7694	Fax: 302-697-1326	Email: steve@diamondstateengineering.com
Name / Company: Kent Construction		GC: <u>yes</u> / no
Address (no POBs): 2 Big Oak Road, Smyrna, DE 19977		
Phone: 302-653-6469	Fax: 302-653-2108	Email: estimator2@kentconstructionco.com
Name / Company: Superior Electric Service Company		GC: yes / <u>no</u>
Address (no POBs): 36 Germay Drive, Wilmington, DE 19804		
Phone: 302-658-5949	Fax:	Email: jimmie@superiorelectric.biz
Name / Company: A-Del Construction		GC: yes / <u>no</u>
Address (no POBs): 351 Salem Church Road, Newark, DE 19702		
Phone: 302-453-8286	Fax: 302-453-9550	Email: estimates@a-del.com
Name / Company: Advantech Inc		GC: yes / <u>no</u>
Address (no POBs): 4092 N. DuPont Highway, Dover, DE 19901		
Phone: 302-674-8405	Fax: 302-674-3698	Email: billcoalson@advantechsecurity.net
Name / Company: Richard Y. Johnson & Son, Inc		GC: <u>yes</u> / no
Address (no POBs): 14404 Johnson Road, Lincoln, DE 19960		
Phone: 302-422-3732	Fax: 302-422-4696	Email: tvassalotti@ryjson.com
Name / Company: Petrucon Construction Inc		GC: <u>yes</u> / no
Address (no POBs): 100 N. Cleveland Ave, Wilmington, DE 19805		
Phone: 302571-5781	Fax: 302-571-5597	Email: pcchank@verizon.net
Name / Company: Amakor Inc		GC: <u>yes</u> / no
Address (no POBs): 72 Clinton Street, Delaware City, DE 19706		
Phone: 302-834-8664	Fax: 302-834-8681	Email: amakor@aol.com

Name / Company: Nickle Electrical		GC: <u>yes</u> / <u>no</u>
Address (no POBs): 14 Mill Park Ct, Newark, DE 19713		
Phone: 302-453-4000	Fax:	Email: dgomez@nickle.email
Name / Company: BSS Contractors, LLC		GC: <u>yes</u> / <u>no</u>
Address (no POBs): 281 E Evergreen Street, West Grove PA 19390		
Phone: 484-256-4986	Fax:	Email: bsmith@bsscontractor.com
Name / Company: Merit Mechanical		GC: <u>yes</u> / <u>no</u>
Address (no POBs): 39 Albe Drive, Newark, DE 19702		
Phone: 302-366-8601	Fax:	Email:
Name / Company: i3a		GC: <u>yes</u> / <u>no</u>
Address (no POBs): P.O. Box 498, Smyrna, DE 19977		
Phone: 302-659-9090	Fax: 302-659-0909	Email: ed@i3allc.com
Name / Company: Bancroft Construction		GC: <u>yes</u> / <u>no</u>
Address (no POBs): 1300 W. Grant Ave, Wilmington, DE 19806		
Phone: 302-254-3048	Fax: 302-655-4599	Email: tbosch@bancroftusa.com
Name / Company: Conventional Builders		GC: <u>yes</u> / <u>no</u>
Address (no POBs): 846 School Street, Houston, DE 19954		
Phone: 302-422-2429	Fax: 302-422-2135	Email: convetionalbuilders@comcast.net
Name / Company: Scott Holmes & George Wicks / Smyrna School District		GC: <u>yes</u> / <u>no</u>
Address (no POBs): 82 Monrovia Avenue, Smyrna, DE 19977		
Phone: 302-653-8585	Fax:	Email:

BID SET REGISTRY - PLAN HOLDER

Bid: SSD-15-001-SES Renovations

Smyrna Elementary School

Date: 16 March 2015

Name / Company: Delaware Contractor's Association			GC: <u>yes</u> / <u>no</u>	
Address (no POBs): 527 Stanton Christiana Rd., Newark, DE 19713				
Phone: 302-994-7442	Fax: 302-994-8185	Email:		
Date Received: 3-12-15	Number of Sets: 1	Deposit: x	Check No: x	
Name / Company: Construction Market Data Group, LLC			GC: <u>yes</u> / <u>no</u>	
Address (no POBs): 30 Technology Pkwy south, Ste 100, Norcross GA 30092				
Phone: 770-209-3466	Fax:	Email: karen.hooks@cmdgroup.com		
Date Received: 3-12-15	Number of Sets: 1	Deposit: x	Check No: 94139	
Name / Company: Dodge Data & Analytics - McGraw Hill Construction			GC: <u>yes</u> / <u>no</u>	
Address (no POBs): 3315 Central Ave, Hot Springs, AR 71913				
Phone: 609-426-7381	Fax:	Email: Michelle.mergel@mhfi.com		
Date Received: 3-12-15	Number of Sets: 1	Deposit: x	Check No: 0006001550	
Name / Company: Superior Electric Service Company			GC: <u>yes</u> / <u>no</u>	
Address (no POBs): 36 Germay Drive, Wilmington, DE 19804				
Phone: 302-658-5949	Fax:	Email: jimmie@superiorelectric.biz		
Date Received: 3-16-15	Number of Sets: 1	Deposit: x	Check No: 47657	
Name / Company: Brandywine Contractors, Inc			GC: <u>yes</u> / <u>no</u>	
Address (no POBs): 34 Industrial Blvd, New Castle, DE 19720				
Phone: 302-325-2700	Fax: 302-325-2733	Email: bmichelinie@bci-online.com		
Date Received: 3-12-15	Number of Sets: 1	Deposit: x	Check No: 34561	
Name / Company: Commonwealth Construction Co.			GC: <u>yes</u> / <u>no</u>	
Address (no POBs): 2317 Pennsylvania Ave., Wilmington, DE 19806				
Phone: 302-654-6611	Fax: 302-654-2604	Email: bbooth@itscommonwealth.com		
Date Received: 3-16-15	Number of Sets: 1	Deposit: x	Check No: 1478	
Name / Company: J Vinton Schafer & Sons Inc			GC: <u>yes</u> / <u>no</u>	
Address (no POBs): 1309 Q Continental Drive, Abingdon, MD 21089				
Phone: 410-335-3000	Fax: 410-335-6529	Email: ehack@jvschafer.com		
Date Received: 3-13-15	Number of Sets: 1	Deposit: x	Check No: 152987	

