

**SMYRNA SCHOOL DISTRICT  
Thomas D. Clayton Building Renovations  
Bid Number SSD-15-004**

ADDENDUM NO. 1                      13 January 2016

Smyrna School District  
Thomas D. Clayton Building  
80 Monrovia Ave.  
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 February 2, 2016**

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

ARCHITECT'S PROJECT NO: 14107e

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 1-12-16 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 Drawings and specifications provided on the State website for advertisement purposes should not be used for bidding purposes. Only the drawings purchased at the pre-bid or through FCA's office should be used for bidding purposes.

END OF ADDENDUM NO. 1

Smyrna School District  
**THOMAS D CLAYTON BUILDING**  
**RENOVATIONS**  
**PRE-BID MEETING NOTES**

1-12-2016

MTG DATE: Tuesday, 01-12-2016

TIME: 1:30p

LOCATION: Thomas D Clayton Building

PROJECT NO: 14107e

ATTENDEES: SSD Pat Williams Jerry Gallagher  
Scott Holmes

DEDC Paul Gerard

FEES Matt Galinskie

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 Tuesday, February 2, 2016, at the School District Office. One hard copy of bid documents will be acceptable.

- 1.6 Scope of work was discussed for renovations. There are minimal site improvements, entire building is to be demo'd except exterior walls, new steel frame and roof, light gage metal stud partitions, spray insulation at exterior walls. New RTU's, sprinkler system, transformer, power and lighting, fire alarm, backboxes and conduit for security and telecomm, and power system study is required.
- 1.7 Site improvements include providing utilities and patching asphalt. Two new handicapped parking spaces, fire lane striping and signage will be required.
- 1.8 The existing structure shall be demolished, except for the exterior masonry walls. The intent is to bring back the historical façade by retaining the exterior walls and removing the window infills and replacing them with aluminum windows. The crawlspace shall be infilled and a new finish floor will be set roughly 1'-0" lower than its current location. A new steel frame and roof will be installed to support the masonry exterior walls. Underpinning will be required. A majority of the partitions are light gage metal studs, with a small section of exterior wall being CMU with brick veneer. Spray insulation will be applied to the exterior walls in addition to batt insulation in the light gage framing. The roof will be EPDM.
- 1.9 There will be new RTU's and boiler system installed. This building shall be fully sprinklered.
- 1.10 The balancing, security and telecommunications shall be performed under a separate contract by the Owner. GC will need to coordinate with these contractors.
- 1.11 A new transformer will be required to support the new power and lighting throughout. A fire alarm system throughout is required along with backboxes and conduit to support new security and telecomm systems.
- 1.12 An electrical power study will be needed to encompass the entire building per code and as identified in the documents.
- 1.13 Contractor will be responsible for developing sequence of construction to meet the schedule.
- 1.14 Allowances and unit pricing were described and are indicated in the construction documents.
- 1.15 The project schedule was reviewed as indicated in specifications  

Work can begin February 29, 2016, 100% completion June 30, 2017
- 1.16 No Liquidated Damages are indicated however staff is moving into building following the summer break. If the project extends beyond the scheduled completion date, the contractor will be liable for any associated costs moving or temporary facilities for staff.
- 1.17 Temporary facilities are required as specified.

- 1.18 The contractor will be responsible for obtaining permits. The Smyrna School District will pay for all permit impact fees. The contractor will be responsible for any permitting fee associated with re-inspections. Plans are currently approved by all required regulatory agencies.
- 1.19 SSD will hire 3<sup>rd</sup> party inspection for earthwork, concrete, masonry and steel. GC will need to coordinate with these testing agencies.
- 1.20 The project is not seeking LEED certification.
- 1.21 A listing of the subcontractor list was read. There were no additions or subtractions the the list.
- 1.22 The State Mandatory Drug testing program does not apply to this project as it was advertised before the end of the year 2015.
- 1.23 Warranties must meet minimum State of Delaware two year requirement or greater as indicated in specifications.
- 1.24 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.
- 1.25 **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](mailto:markballintyn@fcarchitects.net)
- 1.26 Questions must be written and will be answered in addenda.
- 1.27 Bidders questions will only be accepted by Plan holders or through Plan holders on letterhead of plan holder.
- 1.28 All questions must be submitted at least 7 days prior to the bid due date.
- 1.29 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.
- 1.30 **Access to Site:** To visit site prior to Bid contact SSD Building &Grounds Superintendent Scott Holmes 302-632-4764
- 1.31 A contractor asked if they were responsible for using the electric during construction. Contractors are not responsible for the electric bill itself, just connections to the service.
- 1.32 A contractor asked if the Smyrna School District has a preferred fire alarm vendor. The District prefers to work with Advantech, although, this is not mandatory.

- 1.33 Abatement of the building will be done by the Smyrna School District during the bidding process. Contractors are not responsible for abatement.

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: #SSD-15-004-TDC Renovations

Date: 12 January 2016

Name / Company: <b>Ken Fearn &amp; Mark Ballintyn / Fearn Clendaniel Architects</b>		GC: <u>yes</u> / <u>no</u>
Address (no POBs): <b>6 Larch Ave. Suite 398, Wilmington, DE 19804</b>		
Phone: <b>302-998-7615</b>	Fax: <b>302-998-7685</b>	Email: <b>markballintyn@fcarchitects.net</b>
Name / Company: <b>Paul Gerard / DEDC, LLC</b>		GC: <u>yes</u> / <u>no</u>
Address (no POBs): <b>315 S Chapel Street, Newark, DE 19711</b>		
Phone: <b>302-738-7172</b>	Fax: <b>302-738-7175</b>	Email:
Name / Company: <b>Matt Galinskie / Fayda Engineering @ ES, LLC</b>		GC: <u>yes</u> / <u>no</u>
Address (no POBs): <b>801 W. Newport Pike, Wilmington, DE 19804</b>		
Phone: <b>302-999-1060</b>	Fax: <b>302-999-1053</b>	Email:
Name / Company: <b>Scott Holmes / Smyrna School District</b>		GC: <u>yes</u> / <u>no</u>
Address (no POBs): <b>82 Monrovia Avenue, Smyrna, DE 19977</b>		
Phone: <b>302-653-8585</b>	Fax:	Email:
Name / Company: <b>Richard Y. Johnson &amp; Son, Inc</b>		GC: <u>yes</u> / <u>no</u>
Address (no POBs): <b>14404 Johnson Road, Lincoln, DE 19960</b>		
Phone: <b>302-422-3732</b>	Fax: <b>302-422-4696</b>	Email: <b>tvassalotti@ryjson.com</b>
Name / Company: <b>Bancroft Construction</b>		GC: <u>yes</u> / <u>no</u>
Address (no POBs): <b>1300 W. Grant Ave, Wilmington, DE 19806</b>		
Phone: <b>302-254-3048</b>	Fax: <b>302-655-4599</b>	Email: <b>dgriffin@bancroftusa.com</b>
Name / Company: <b>Schlosser &amp; Associates</b>		GC: <u>yes</u> / <u>no</u>
Address (no POBs): <b>282 E Main Street, Newark, DE 19711</b>		
Phone: <b>302-738-7333</b>	Fax:	Email: <b>abakersa@hotmail.com</b>
Name / Company: <b>Assurance Media</b>		GC: <u>yes</u> / <u>no</u>
Address (no POBs):		
Phone: <b>302-363-1500</b>	Fax:	Email: <b>choneywitt@assurancemedia.net</b>
Name / Company: <b>Merit Mechanical</b>		GC: <u>yes</u> / <u>no</u>
Address (no POBs): <b>39 Albe Drive, Newark, DE 19702</b>		
Phone: <b>302-366-8601</b>	Fax:	Email: <b>trettig@meritmech.com</b>
Name / Company: <b>Conventional Builders</b>		GC: <u>yes</u> / <u>no</u>
Address (no POBs): <b>846 School Street, Houston, DE 19954</b>		
Phone: <b>302-422-2429</b>	Fax: <b>302-422-2135</b>	Email: <b>convetionalbuilders@comcast.net</b>

Name / Company: <b>John Hiott Refrigeration &amp; A/C</b>		GC: <u>yes</u> / <u>no</u>
Address (no POBs): <b>9166 Willow Grove Road, Camden Wyoming, DE 19934</b>		
Phone: <b>302-697-3050</b>	Fax:	Email: <b>usahiott@hiotthvacr.com</b>
Name / Company: <b>Kent Construction</b>		GC: <u>yes</u> / <u>no</u>
Address (no POBs): <b>2 Big Oak Road, Smyrna, DE 19977</b>		
Phone: <b>302-653-6469</b>	Fax: <b>302-653-2108</b>	Email: <b>estimator2@kentconstructionco.com</b>
Name / Company: <b>First State Electric</b>		GC: <u>yes</u> / <u>no</u>
Address (no POBs): <b>25 King Ct, New Castle, DE 19720</b>		
Phone: <b>302-322-0140</b>	Fax: <b>302-322-1146</b>	Email: <b>fredf@firststateelectric.com</b>
Name / Company: <b>EDiS Company</b>		GC: <u>yes</u> / <u>no</u>
Address (no POBs): <b>110 S. Poplar Street, Wilmington, DE 19801</b>		
Phone: <b>302-421-5700</b>	Fax: <b>302-421-5715</b>	Email: <b>kurt@ediscompany.com</b>
Name / Company: <b>Modern Controls</b>		GC: <u>yes</u> / <u>no</u>
Address (no POBs): <b>7 Bellecor Drive, New Castle, DE 19720</b>		
Phone: <b>302-325-6800</b>	Fax: <b>302-325-6808</b>	Email: <b>clockard@moderncontrols.com</b>
Name / Company: <b>Whiting-Turner</b>		GC: <u>yes</u> / <u>no</u>
Address (no POBs): <b>131 Continental Drive Suite 404, Newark, DE 19713</b>		
Phone: <b>302-292-0676</b>	Fax: <b>302-292-0683</b>	Email: <b>Delaware.bids@whiting-turner.com</b>
Name / Company: <b>Quality Exteriors</b>		GC: <u>yes</u> / <u>no</u>
Address (no POBs): <b>60 Hopkins Cemetery Road, Harrington, DE 19952</b>		
Phone: <b>302-398-9283</b>	Fax: <b>302-398-9290</b>	Email: <b>Jason@qexteriorsinc.com</b>
Name / Company: <b>Gary J Cooper</b>		GC: <u>yes</u> / <u>no</u>
Address (no POBs): <b>1301 S. Columbus Blvd, Philadelphia, PA 19147</b>		
Phone: <b>215-952-1999</b>	Fax: <b>302-952-0250</b>	Email: <b>gcooper@lu19.com</b>
Name / Company: <b>Ventresca Brothers, Inc</b>		GC: <u>yes</u> / <u>no</u>
Address (no POBs): <b>2300 N. Dupont Highway, New Castle, DE 19720</b>		
Phone: <b>302-658-6436</b>	Fax: <b>302-658-6438</b>	Email: <b>victor@ventrescabros.com</b>
Name / Company: <b>Lywood Electric</b>		GC: <u>yes</u> / <u>no</u>
Address (no POBs): <b>301 Bloomingdale Ave, Federalsburg, MD 21632</b>		
Phone: <b>410-754-8631</b>	Fax: <b>410-754-9930</b>	Email: <b>asellers@lywoodelectric.com</b>
Name / Company: <b>Amakor Inc</b>		GC: <u>yes</u> / <u>no</u>
Address (no POBs): <b>72 Clinton Street, Delaware City, DE 19706</b>		
Phone: <b>302-834-8664</b>	Fax: <b>302-834-8681</b>	Email: <b>amakor@aol.com</b>

Name / Company: <b>Brandywine Contractors, Inc</b>		GC: <u>yes</u> / no
Address (no POBs): <b>34 Industrial Blvd, New Castle, DE 19720</b>		
Phone: <b>302-325-2700</b>	Fax: <b>302-325-2733</b>	Email: <b>bmichelinie@bci-online.com</b>
Name / Company: <b>J.S. Kramer, Inc</b>		GC: <u>yes</u> / no
Address (no POBs): <b>120 Mullet Run, Milford, DE 19963</b>		
Phone: <b>302-422-3900</b>	Fax: <b>302-422-4850</b>	Email: <b>pete.kramer@jskramer.com</b>
Name / Company:		GC: yes / no
Address (no POBs):		
Phone:	Fax:	Email:
Name / Company:		GC: yes / no
Address (no POBs):		
Phone:	Fax:	Email:
Name / Company:		GC: yes / no
Address (no POBs):		
Phone:	Fax:	Email:
Name / Company:		GC: yes / no
Address (no POBs):		
Phone:	Fax:	Email:



**BID SET REGISTRY - PLAN HOLDER**

Pre-bid: #SSD-15-004-TDC Renovations

Date: 12 January 2016

Thomas D Clayton Renovations

Name / Company: <b>Delaware Contractor's Association</b>			GC: <u>yes</u> / no	
Address (no POBs): <b>527 Stanton Christiana Rd., Newark, DE 19713</b>				
Phone: <b>302-994-7442</b>	Fax: <b>302-994-8185</b>	Email:		
Date Received: <b>1-12-16</b>	Number of Sets: <b>1</b>	Deposit: <b>x</b>	Check No: <b>x</b>	
Name / Company: <b>Ventresca Brothers, Inc</b>			GC: <u>yes</u> / no	
Address (no POBs): <b>2300 N. Dupont Highway, New Castle, DE 19720</b>				
Phone: <b>302-658-6436</b>	Fax: <b>302-658-6438</b>	Email: <b>victor@ventrescabros.com</b>		
Date Received: <b>1-12-16</b>	Number of Sets: <b>1</b>	Deposit: <b>x</b>	Check No: <b>x</b>	
Name / Company: <b>Amakor</b>			GC: <u>yes</u> / no	
Address (no POBs): <b>72 Clinton Street, Delaware City, DE 19706</b>				
Phone: <b>302-834-8664</b>	Fax: <b>302-834-8681</b>	Email: <b>amakor@aol.com</b>		
Date Received: <b>1-12-16</b>	Number of Sets: <b>1</b>	Deposit: <b>x</b>	Check No: <b>x</b>	
Name / Company: <b>Bancroft Construction</b>			GC: <u>yes</u> / no	
Address (no POBs): <b>1300 W. Grant Ave, Wilmington, DE 19806</b>				
Phone: <b>302-2543048</b>	Fax: <b>302-655-4599</b>	Email: <b>dgriffin@bancroftusa.com</b>		
Date Received: <b>1-12-16</b>	Number of Sets: <b>1</b>	Deposit: <b>x</b>	Check No: <b>x</b>	
Name / Company: <b>Kent Construction</b>			GC: <u>yes</u> / no	
Address (no POBs): <b>2 Big Oak Road, Smyrna, DE 19977</b>				
Phone: <b>302-653-6469</b>	Fax: <b>302-653-2108</b>	Email: <b>estimator2@kentconstructionco.com</b>		
Date Received: <b>1-12-16</b>	Number of Sets: <b>1</b>	Deposit: <b>x</b>	Check No: <b>x</b>	
Name / Company: <b>J.S. Kramer, Inc</b>			GC: <u>yes</u> / no	
Address (no POBs): <b>120 Mullet Run, Milford, De 19963</b>				
Phone: <b>302-422-3900</b>	Fax: <b>302-422-4850</b>	Email: <b>pete.kramer@jskramer.com</b>		
Date Received: <b>1-12-16</b>	Number of Sets: <b>1</b>	Deposit: <b>x</b>	Check No: <b>x</b>	
Name / Company: <b>Brandywine Contractors, Inc</b>			GC: <u>yes</u> / no	
Address (no POBs): <b>34 Industrial Blvd, New Castle, DE 19720</b>				
Phone: <b>302-325-2700</b>	Fax: <b>302-325-2733</b>	Email: <b>bmichelinie@bci-online.com</b>		
Date Received: <b>1-12-16</b>	Number of Sets: <b>1</b>	Deposit: <b>x</b>	Check No: <b>x</b>	

Name / Company: <b>Conventional Builders</b>			GC: <u>yes</u> / no
Address (no POBs): <b>846 School Street, Houston, DE 19954</b>			
Phone: <b>302-422-2429</b>	Fax: <b>302-422-2135</b>	Email: <b>conventionalbuilders@comcast.net</b>	
Date Received: <b>1-12-16</b>	Number of Sets: <b>1</b>	Deposit: <b>x</b>	Check No: <b>x</b>
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Phone:	Fax:	Email:	
Date Received:	Number of Sets:	Deposit:	Check No:
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Address (no POBs):			
Phone:	Fax:	Email:	
Date Received:	Number of Sets:	Deposit:	Check No: