



240 Continental Drive
Suite 200
Newark, Delaware 19713
Tel. (302) 738-7551
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Addendum No. 1

OWNER: Delaware Army National Guard (DEARNG)

**PROJECT: DESIGN-BUILD PROJCT – BEATHANY BEACH TRAINING SITE (BBTS)
TRANSIENT TRAINING OFFICER QUARTERS**

LOCATION: Bethany Beach, Delaware

DEARNG Contract No.: 2020-16
National Guard PN No: 100103

Tt Project No. 213-76984-22001

Addendum No. 01
to
RFP Bridging Documents
June 26, 2023

To: ALL BIDDERS

This ADDENDUM forms a part of the BIDDING AND CONTRACT DOCUMENTS and modifies the following documents:

Original RFP DRAWINGS dated June 20, 2023
RFP MANUAL dated June 20, 2023

Acknowledge receipt of the ADDENDUM in the space provided on the FORM OF PROPOSAL

This ADDENDUM consists of two (2) pages and the following:

A non- mandatory Pre-Bid information Meeting for this project was held at the Delaware Army National Guard Biden Reserve Center on June 20, 2023. The following are items discussed during the Pre-Bid meeting, and clarifications / adjustments to the contractual requirements for this project.

1.1 GENERAL ADMINISTRATIVE DISCUSSION

- A. **CONTRACT:** This is a Design-Build contract. Teams must include a Construction Manager and an A&E team, who will be the professional design team of record.
- B. **RFP PACKAGE:** The RFP package includes a Project Manual that outlines the contract and the scope of work requirements for the project. The scope of work includes Civil and Architectural concept drawings, as well as construction systems narratives. This package has two Design Concept options, each of which are viable directions. The Design-Build team can submit a bid for either one, or both concepts. The Bid form includes the following:
 - 1. “Motel” Concept: This is a two-story steel framed single building. This building will be located on a site that is in the South-East corner of the BBTS facility, on the south side of the south facility entrance. The dirt mound

- that currently exists on the site will be removed in a separate General Bid-Build construction contract. The systems and materials called for in this concept, are a more commercial construction class, than the other concept. This commercial construction generally has a higher life cycle potential than the other concept, which by longevity comparison makes this a preferred solution.
2. “Village” Concept: This concept was developed to accommodate a residential modular systems model. Which is comprised of six free standing wood framed buildings, located on the North-East corner of the group of existing trailers north of the south facility entrance. The buildings will be raised off the ground approximate four to five feet on pier foundation system, to accommodate the FEMA/DENREC minimum flood elevation.
- C. MODULAR RESOURCES: Attached is a spreadsheet tracking their research on modular manufacturers Tetra Tech contacted during the design process. Tetra Tech obtained design, technical and budgeting assistance for the Village concept by the modular manufacturer Ritz Craft, Contact Ray Cudwadie - 507-854-9873. Note that the primary design and budgeting information provide to Tetra Tech from Ritz-Craft focused on the Village Concept, but they said that the Motel concept could easily be adapted into a modular system, which would be acceptable direction. See the research spread sheet for other manufacturers that expressed interest in the project.
- D. CERTIFICATIONS & APPROVALS:
1. BUILDING PERMIT: A construction building permit must be obtained from Sussex County, so the constructions documents must be sealed with State of Delaware professional seals (Architecture, Structural, Mechanical & Electrical Engineering). This will include review and approval of the Site and the Building design by the State of Delaware Fire Marshal’s office.
 2. OMB/DFM: State of Delaware Office of Budget & Management / Div. of Facilities Management approval is required. This includes a 60 and 90 percent review submissions and approval. Additional required approvals are the Fire Marshal and Delaware Architectural Accessibility Board.
 3. LEED: This project will require a US Green Building Council LEED “Silver” certification
- E. All attendees will receive Addendum number 1 (this document). Only plan holders will receive subsequent Addenda. See attached sign in sheet, and Bid Register (current plan holders).
- F. All questions and to purchase the RFP package please email Tabi Heath at Tetra Tech tabi.heath@tetrattech.com. Please also copy the following addresses: michael.berninger@tetrattech.com, chuck.dobbs@tetrattech.com, DENationalGuard@tetrattech.com.
- G. Critical Dates:
1. **Bid Due Date: CHANGED from advertised date: New date is Tuesday, August 29, 2023.** Note, this was requested by attendees at the Pre-Bid meeting.
 2. Site-walk thru: **Thursday 7/13/2023 at 9:30 AM.** Attendees need to bring a State or Federal authorized form of Identification to enter the facility.
 3. Cut off for questions and clarifications: **Tuesday 8/22/23, by COB (EST).**
- H. This Project is governed by State of Delaware Title 29 and includes:
1. State approved Prevailing Wage Rates, that are currently in places (as of 3/2023).
 2. Public bid opening (at DEARNG Guard Biden Reserve Center).
- I. ROOFING: **CLARIFICATION** - The Base Bid - Roofing for both concepts shall be Standing Seam metal, and an Alternate for each concept are requested is being added in this Addendum 1 for 30 year Asphalt Shingles for the Village concept – see section 1.2 below.

1.2 **REQUEST FOR PROPOSAL (RFP) & SCOPE OF WORK (SOW) MODIFICATIONS**

A. Section A - Project Introduction:

1. A.2 Submission Requirements; Volume 3 – Price and Pro Forma Information (Sheet 27 of RFP file)

- a. Paragraph 3.1.1.1 Proposed Contract Duration: ADD the following sentence after the title Proposed Contract Duration: “The Maximum contract time (includes issuing of final closeout documents to Tetra Tech) shall be 730 days (24 months) from receipt of the Purchase Order.”

B. Section B - Division 00- Procurement and Contracting Requirements

1. B.1 Procurement Requirements; 00 41 13; Bid Form

- a. **REPLACE** Specification Section in its entirety with 00 41 13 Bid Form attached to this addendum. Note the following:
 - (a) A second Base Bid quotation line has been added to allow bidders to bid both or either of the concepts for each of the two concepts.
 - (b) Bid Option V4 – Roofing (Asphalt Shingles) has been added

1.3 DRAWING MODIFICATIONS

A. A-200A

1. Key note E1: **ADD** the following statement: “See Alternate V4 to provide 30 year Asphalt shingle roofing in lieu of Standing Seam roofing.

1.4 QUESTIONS/CLARIFICATIONS - NA

ATTACHMENTS

Pre-Bid Sign-In Sheet
Bid Register
Modular Manufacturers Research Spread Sheet
Spec Section 00 41 13 Bid Form

END OF ADDENDUM No. 1

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TETRA TECH

240 Continental Drive, Suite 200, Newark, Delaware 19713

RFP MEETING SIGN-IN SHEET

'Barracks – Transient Training Officer's Quarters
DEARNG – Bethany Beach Training Site

Tt PROJECT NO.: 213-76984-22001

DATE: Tuesday, June 20, 2023

Meeting Start Time: 11:00 End Time: 11:30

Name	Company	Best Contact #	E-mail address (print clearly)	Attendance Verified ☒
1	DEARNG			
2	Chuck Dobbs		chuck.dobbs@tetratech.com	
3	KEITH RUBY LANGMANN	302-323-9377 x141	keith@landmark-se.com	
4	Jonathan Farmer	443-736-1584	estimating@delmarareveteranbuilders.com	
5	PAUL GUGGENBERGER	302-690-6205	guggenberger@studiojaed.com	
6	Drew Main	302-655-1105	dmain@coopersonassoc.com	
7	JOSEPH JAKUBOWSKI	302.598.4962	jakubowski@verdantas.com	
8	RING LANONIN	302 424-1441	rwledbfinc.com	
9	ROB JADICK	302 690-6934	RJADICK@BANKSOFTUSA.COM	
10				
11				
12				

PLEASE PRINT CLEARLY & LEGIBLY

Delaware Army National Guard

213-76984-22001

Bethany Beach Training Site - Transient Training Officer Quarters

DEARNG 2020-16/PN 100103

Bids Due: 1:00pm., 29-Aug-23 (Changed in Addendum 1)

DEARNG

Brittney M. Poore

1 Vavala Way

New Castle, DE 19720

EDIT Date: 6/23/23 - 3 active Plan holders

REGISTER OF BID DOCUMENTS

PLEASE PRINT CLEARLY

\$ 100.00 per set

#01	Name of Company:	<u>Bancroft Construction</u>		
	Physical Address:			
	City, State:			
	Contact:	<u>Jane Best Weick</u>	GC:	☒ YES ☐ NO
	Phone:	<u>302-254-6406</u>	Check	☐ YES ☐ NO
#02	Fax:		Electronic Sent	☒ YES ☐ NO
	E-Mail:	<u>jane@bancroftusa.com</u>	Date:	
	Name of Company:	<u>Studio JAED</u>		
	Physical Address:			
	City, State:			
#03	Contact:	<u>Paul Gutenberger</u>	GC:	☐ YES ☐ NO
	Phone:	<u>302-690-6205</u>	Check	☐ YES ☐ NO
	Fax:		Electronic Sent	☐ YES ☐ NO
	E-Mail:	<u>-</u>	Date:	
	Name of Company:	<u>Harkins Builders Inc</u>		
#03	Physical Address:	<u>10490 Little Oatuxent PKWY</u>		
	City, State:	<u>Columbia, Maryland 21044</u>		
	Contact:	<u>Rob Tirocchi</u>	GC:	☐ YES ☐ NO
	Phone:	<u>410-750-2600 , 419-480-4265</u>	Check	☐ YES ☐ NO
	Fax:		Electronic Sent	☐ YES ☐ NO
E-Mail:	<u>rtirocchi@harkinsbuilders.com</u>	Date:		

Company	Contact(s)	Address	Phone	Web	Notes
Beracah Inc	Dan Simpson		c- 302-382-6146, o- 302-349-4561	dan@bercahhomes.com	They are interested in this project.
Champion Home Builders, Inc			800-932-5121		At the time of Tt research they said they were not interested
CMH Lewistown			800-398-0234 or 717-248-3947		At the time of Tt research they said they were not interested
Commodore Homes LLC. - Commodore Homes			800-727-4566 or 814-226-9210		At the time of Tt research they said they were not interested
Eagle River Homes		21 S. Groffdale Rd., PO Box 336, Leola PA 17540	717-656-2381	https://www.eagleriverhomes.net/	Spoke with sales rep. he said that they are small and only do specific house models
ModLogIQ	Greg Omskey	191 Quality Cr, New Holland, PA 17557	717-354-7770	https://www.modlogiq.com/contact	Concrete system - Do comercial housing, concrete system. Would be possible source for Modular concept
Modular Building Systems			866-563-0103		No info received
Penninsula Homes			302-228-4654	tim@penhomesde.com	
Ritz-Craft	Ray Cudwadie		570-854-9873	rcudwadie@ritz-craft.com	Are interested . Assisted Tt with design & budgeting. Can built either concept Motel or Village with Modular
Skyline Pennsylvania			800-242-9199		No info received
Volumetric Building Companies	David Fetzter		215-259-7509	dfetzter@vbc.co	David Fetzter is VBC contact. Connected Tt with Ray Cudwaki of Ritz Craft

DEARNG – BETHANY BEACH TRAINING SITE
BETHANY BEACH, DELAWARE

TRANSIENT TRAINING OFFICER BARRACKS
DEARNG NO.: 2020-16

**TRANSIENT TRAINING OFFICER BARRACKS
DELAWARE ARMY NATIONAL GUARD
BETHANY BEACH TRAINING SITE
163 SCANNELL BLVD.
BETHANY BEACH, DELAWARE
DEARNG CONTRACT NO.: 2020-16**

BID FORM

For Bids Due: August 29, 2023

To: Delaware Army National Guard
Joint Forces Reserve Center
1 Vavala Way
New Castle, DE 19720

Name of Bidder: _____

Delaware Business License No.: _____ **Taxpayer ID No.:** _____

(Other License Nos.): _____

Phone No.: () _____ - _____ **Fax No.:** () _____ - _____

The undersigned, representing that he has read and understands the Bidding Documents and that this bid is made in accordance therewith, that he has visited the site and has familiarized himself with the local conditions under which the Work is to be performed, and that his bid is based upon the materials, systems and equipment described in the Bidding Documents without exception, hereby proposes and agrees to provide all labor, materials, plant, equipment, supplies, transport and other facilities required to execute the work described by the aforesaid documents for for the BASE BID lump sum itemized below.

Bidders are only required to submit on one of the two identified Concepts (Motel or Village), but can provide a quote for both concepts. If your proposal is for one of concepts only, please input "NA" in the Concept line below that you are not submitting on

BASE BID

MOTEL CONCEPT \$ _____
(\$ _____)

VILLAGE CONCEPT \$ _____
(\$ _____)

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BID FORM

BID OPTIONS (ALTERNATES) & BETTERMENTS

OPTIONS:

MOTEL CONCEPT

BID OPTION no M1 – Roofing

Base Bid – Standing Seam Metal Roofing

Bid Option no M1: In Lieu of Standing Seam Metal Roofing, provide 30 year Architectural grade Asphalt Shingles
(Provide GAF, “Timberline HTZ” or approved equal)

DELETE: \$ _____ (Date and Initial) _____

BID OPTION no M2 – Bathroom Showers

Base Bid – Pre-Fabricated Fiberglass units

Bid Option no M2: In Lieu of Pre-Fabricated Fiberglass units, provide in place site constructed showers. With tile
on the gyp board walls and tile on the floor, and frameless glass door and vertical enclosure panels

ADD: \$ _____ (Date and Initial) _____

VILLAGE CONCEPT

BID OPTION no V1 – Additional Unit

Base Bid – Provide Units no’s 2 (ADA), 3 & 4

Bid Option no V1: Add Unit no 1

ADD: \$ _____ (Date and Initial) _____

BID OPTION no V2 – Additional Unit

Base Bid – Provide Units no’s 2 (ADA), 3 & 4

Bid Option no V2: Add Unit no 5 (with exterior deck)

ADD: \$ _____ (Date and Initial) _____

BID OPTION no V3 – Additional Unit

Base Bid – Provide Units no's 2 (ADA), 3 & 4

Bid Option no V3: Add Unit no 6

ADD: \$ _____ (Date and Initial) _____

BID OPTION no V4 – Roofing

Base Bid – Standing Seam Metal Roofing

Bid Option no M1: In Lieu of Standing Seam Metal Roofing, provide 30 year Architectural grade Asphalt Shingles
(Provide GAF, “Timberline HTZ” or approved equal)

ADD: \$ _____ (Date and Initial) _____

BETTERMENTS:

Use this page and or attachments(s) with supporting documentation, for describing any building system components, and or materials that are provided with your Base Bid Design, which provide enhanced Quality (use or longevity), or Sustainability to the intended systems goals outlined in the section C. Div 01 General Requirements, Statement of Work Narratives (Parts 00-15) and the Concept Drawings Attachment .

TRANSIENT TRAINING OFFICER BARRACKS
DEARNG NO.: 2020-16

DEARNG – BETHANY BEACH TRAINING SITE
BETHANY BEACH, DELAWARE

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DELAWARE ARMY NATIONAL GUARD
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BETHANY BEACH, DELAWARE
DEARNG CONTRACT NO.: 2020-16**

BID FORM

I/We acknowledge Addendums numbered _____ and the price(s) submitted include any cost/schedule impact they may have.

This bid shall remain valid and cannot be withdrawn for thirty (30) days from the date of opening of bids (60 days for School Districts and Department of Education), and the undersigned shall abide by the Bid Security forfeiture provisions. Bid Security is attached to this Bid.

The Owner shall have the right to reject any or all bids, and to waive any informality or irregularity in any bid received.

This bid is based upon work being accomplished by the Sub-Contractors named on the list attached to this bid.

Should I/We be awarded this contract, I/We pledge to achieve substantial completion of all the work within _____ calendar days of the Notice to Proceed.

The undersigned represents and warrants that he has complied and shall comply with all requirements of local, state, and national laws; that no legal requirement has been or shall be violated in making or accepting this bid, in awarding the contract to him or in the prosecution of the work required; that the bid is legal and firm; that he has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken action in restraint of free competitive bidding.

Upon receipt of written notice of the acceptance of this Bid, the Bidder shall, within twenty (20) calendar days, execute the agreement in the required form and deliver the Contract Bonds, and Insurance Certificates, required by the Contract Documents.

I am / We are an Individual / a Partnership / a Corporation

By _____ Trading as _____
(Individual's / General Partner's / Corporate Name)

(State of Corporation)

Business Address: _____

Witness: _____ **By:** _____
(SEAL) (Authorized Signature)

(Title)
Date: _____

ATTACHMENTS

Sub-Contractor List
Non-Collusion Statement
Affidavit of Employee Drug Testing Program
Affidavit of Contractor Qualifications
Bid Security
(Others as Required by Project Manuals)

TRANSIENT TRAINING OFFICER BARRACKS
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BID FORM

SUBCONTRACTOR LIST

In accordance with Title 29, Chapter 69, Section 6962(d)(10)b of the Delaware Code, the following subcontractor listing must accompany any bid submittal. The bidder must list **in each category** the full name and address (City & State) of the sub-contractor that the bidder will be using to perform the work and provide material for that subcontractor category. Should the bidder’s listed subcontractor intend to provide any of their subcontractor category of work through a third-tier contractor, the bidder shall list that third-tier contractor’s full name and address (City & State). **If the bidder intends to perform any category of work itself, it must list its full name and address.** For clarification, if the bidder intends to perform the work themselves, the bidder **may not** insert “not applicable”, “N/A”, “self” or anything other than its own full name and address (City & State). To do so shall cause the bid to be rejected. In addition, the failure to produce a completed subcontractor list with the bid submittal shall cause the bid to be rejected. If you have more than three (3) third-tier contractors to report in any subcontractor category, print out additional page(s) containing the appropriate category, complete the rest of your list of third-tier contractors for that category, notate the addition in parentheses as (CONTINUATION) next to the subcontractor category and an asterisk (*) next to any additional third-tier contractors, and submit it with your bid.

<u>Subcontractor Category</u>	<u>Subcontractor</u>	<u>Address (City & State)</u>	<u>Subcontractors tax-payer ID # or Delaware Business license #</u>
1.	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____
2.	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____

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DEARNG CONTRACT NO.: 2020-16**

BID FORM (Continued)

3.			
A.			
B.			
C.			
4.			
A.			
B.			
C.			
5.			
A.			
B.			
C.			

**TRANSIENT TRAINING OFFICER BARRACKS
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BID FORM

NON-COLLUSION STATEMENT

This is to certify that the undersigned bidder has neither directly nor indirectly, entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free competitive bidding in connection with this proposal submitted this date.

All the terms and conditions of *DEARNG NO.: 2020-16* have been thoroughly examined and are understood.

NAME OF BIDDER: _____

**AUTHORIZED REPRESENTATIVE
(TYPED):** _____

**AUTHORIZED REPRESENTATIVE
(SIGNATURE):** _____

TITLE: _____

ADDRESS OF BIDDER: _____

E-MAIL: _____

PHONE NUMBER: _____

Sworn to and Subscribed before me this _____ day of _____ 20____.

My Commission expires _____. NOTARY PUBLIC _____.

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.

**TRANSIENT TRAINING OFFICER BARRACKS
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DEARNG CONTRACT NO.: 2020-16**

**AFFIDAVIT
OF
EMPLOYEE DRUG TESTING PROGRAM**

4104 Regulations for the Drug Testing of Contractor and Subcontractor Employees Working on Large Public Works Projects requires that Contractors and Subcontractors implement a program of mandatory drug testing for Employees who work on Large Public Works Contracts funded all or in part with public funds.

We hereby certify that we have in place or will implement during the entire term of the contract a Mandatory Drug Testing Program for our employees on the jobsite, including subcontractors, that complies with this regulation:

Contractor/Subcontractor Name: _____

Contractor/Subcontractor Address: _____

Authorized Representative (typed or printed): _____

Authorized Representative (signature): _____

Title: _____

Sworn to and Subscribed before me this _____ day of _____ 20____.

My Commission expires _____. NOTARY PUBLIC _____.

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.

**TRANSIENT TRAINING OFFICER BARRACKS
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DEARNG CONTRACT NO.: 2020-16**

**AFFIDAVIT
OF
CONTRACTOR QUALIFICATIONS**

We hereby certify that we will abide by the contractor's qualifications outlined in the construction bid specifications for the duration of the contract term.

In accordance with Title 29, Chapter 69, Section 6962(d)(10)b.3 of the Delaware Code, after a contract has been awarded the successful bidder shall not substitute another subcontractor whose name was submitted on the Subcontractor Form except for the reasons in the statute and not without written consent from the awarding agency. Failure to utilize the subcontractors on the list will subject the successful bidder to penalties as outlined in the General Requirements Section 5.2 of the contract.

Contractor Name: _____

Contractor Address: _____

Authorized Representative (typed or printed): _____

Authorized Representative (signature): _____

Title: _____

Sworn to and Subscribed before me this _____ day of _____ 20____.

My Commission expires _____. NOTARY PUBLIC _____.

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.