

Aug 03, 2023

Readiness Center
DEARNG #20017-RRTSRCCONS; NGB #100093
Addendum 1

1. The mandatory Pre-Bid Meeting for the subject project was conducted in accordance with the solicitation documents on August 01, 2023, at 11am.
2. The following contractors were in attendance. The meeting attendees sign in sheet is attached.

Worth & Co.
Commonwealth Construction Co.
Whiting-Turner Construction
Assurance Media
CTA Roofing
Merit Mechanical
Ventresca Bros.
Trinity Subsurface
Harkins Builders
Sobieski
JJID
Ronco Construction
Sheet Metal LV
Reybold Construction
Power Plus Electrical Contracting
Bancroft Construction
BSS Contractors
Filec Services, LLC
EDIS Company
A-Del Construction

3. Mr. Marc Orndorff (DEARNG) provided the following information to all attendees present:
 - a. Questions during Bidding: All contractor questions shall be submitted via email to marc.a.orndorff.civ@army.mil and JSclesky@Kleinfelder.com . Last day for questions shall be August 18, 2023 (4:30 PM EST). Any questions received after

this time will not be addressed. Questions will be answered via an Addendum posted to the bids.delaware.gov website.

- i. Again, all questions shall only be submitted by email. Questions submitted by phone will not be accepted or provided with a response. Do not contact John Sclesky or anyone at Century Engineering with questions. Whenever possible, questions should reference a specific drawing, detail, or specification section/paragraph if applicable.
- b. Bonds: Performance bond and payment bond will be required for the work. Bond forms are included in the bid package and will be required upon notice of award of the contract, along with a certificate of insurance. Bid bond is required for this work. Emphasis placed on using the forms included in the project manual.
- c. Wages/Payroll: Prevailing wage rates and payroll reporting are applicable to this project.
- d. Bids Due: Sealed bids for **DEARNG 20017-RRTSRCCONS / NGB 100093 – River Road Training Site – Readiness Center**, will be received by the Delaware Army National Guard at the Security Officer's desk in the Main Lobby of the Armed Forces Reserve Center, 1 Vavala Way, New Castle, Delaware, 19720 until **1:00 PM local time on Monday, September 11, 2023**, at which time they will be publicly opened and read aloud in the Multi-Purpose Room.
- e. Successful Bidder will be required to sign an AIA A101 Standard Form of Agreement Between Owner and Contractor as exhibited by the example provided in the Project Manual for this project.
- f. Sub-Contractors: A completed list of sub-contractors shall be submitted with the Bid. Remember to name only one subcontractor for each of the listed subcontractor trades. The subcontractor list was reviewed, and the Survey, Erosion Control and Foundations subcontractor requirements will be removed from the Bid Form. It is noted that the Fire Alarm subcontractor is covered under the Electrical subcontractor. A revised Bid Form has been included in this addendum.
- g. Addendum acknowledgement as a part of the bid submission was emphasized. The bidder shall acknowledge receipt and identify each addendum by specific number.
- h. On-Site Superintendent: The contractor shall designate a superintendent who shall be on site at all times of active construction or contractor/subcontractor presence on the site for the duration of the project.

- i. Completion of Work:
 - i. Notice of Contract Award: Within thirty (30) days of receipt and acceptance of qualified low bid.
 - ii. Purchase Order Issuance: The issuance of a State of Delaware purchase order is contingent upon the successful Contractor submitting bonds on State-approved forms, signed contracts and insurance certificates to the State of Delaware within 20 days of Notice of Award. A purchase order will be issued in approximately thirty days after these items have been submitted to the State of Delaware.
 - iii. On-Site Mobilization: Within 7 days after issuance of State of Delaware purchase order.
 - iv. Substantial Completion: The work shall be completed within 615 calendar days from date of Notice to Proceed.
- j. Permits: An ACOE permit, and a Sediment and Stormwater permit are in process and expected to be issued prior to execution of the contract document.
- k. Site Soils: The site soils have been surveyed/sampled. The results indicate that the soils are contaminated with low levels of TPH and metals. The soil was also sampled for PCB's. No hazardous or actionable levels were detected. All existing soils are to remain on-site and reused as appropriate. Any residual soil material shall be placed at the existing firing range berm. A specification section and appendix which address the requirements for the handling of contaminated soils will be issued by addendum.
- l. SCOPE OF WORK: The Base Bid was described to include the following highlighted scope of work elements.

The Base Bid shall include:

- i. 41,325 SF Single Story, Structural Steel/Masonry Facility.
 - 1. Arms Vault
 - 2. Heated Storage
 - 3. Classroom Training Areas
 - 4. Assembly Area
 - 5. Locker/Changing Area
 - 6. Kitchen (Catering Kitchen)
 - 7. Military Police Admin Area
 - 8. Field Feeding Team Admin Area
 - 9. Single-Ply Roof System
 - 10. Fire Alarm/Suppression System
 - 11. HVAC system - VRF fan-coil units with heat recovery
 - 12. Lighting Protection

- 13. Low Voltage Communication Systems
- 14. Security and Surveillance Systems
- ii. Site Utilities
 - 1. Fire and Domestic Water Service
 - 2. Sanitary system connection to existing lift station
 - 3. Storm Drainage and Stormwater Management
 - 4. Site Lighting
 - 5. Security and Perimeter Fencing
- iii. Parking for Privately Owned Vehicles.
- iv. Parking for Military Oversized Vehicles.
- v. Dumpster Enclosure
- vi. Unheated Storage Facility

Add Alternates: The following add alternates were discussed. The purpose of the add alternates is necessary to meet National Guard Bureau Military Construction Program criteria and was also discussed to give the prospective bidders an understanding of why these bid items are required.

- i. ALTERNATE No. 1: Concrete MOV Parking Lot, EAST
- ii. ALTERNATE No. 2: Assembly Hall Partitions
- iii. ALTERNATE No. 3: Photo Voltaic
- iv. ALTERNATE No. 4: Emergency Generator
- v. ALTERNATE No. 5: Faux Masonry
- vi. ALTERNATE No. 6: Lockers
- vii. ALTERNATE No. 7: Floor Finishes
- viii. ALTERNATE No. 8: Full-Service Kitchen
- ix. ALTERNATE No. 9: Concrete MOV Parking Lot, WEST
- x. ALTERNATE No. 10: Pre-Manufactured Flammable Materials Storage (Bldg. 9) and Controlled Waste Handling (Bldg. 10) Facilities

4. Meeting discussion:

- a. The work schedule for the project will not be subject to a “special schedule”. The contractor will have a dedicated construction access point that will facilitate a normal work schedule. It was noted that the control and security of the gate entrance will be the responsibility of the contractor.
- b. The cost of the new transformer for the Readiness Center will not be the responsibility of the contractor.
- c. There was a request for access to the Engineer’s Estimate of Probable Cost. This request will be reviewed with the DEARNG Business Manager.
- d. Certified Payrolls were discussed regarding “off-site” work/fabrication. DEARNG cannot provide an answer to this question at this time. Off-site work that is specifically for the new Readiness Center is expected to be provided using prevailing wage determination.

- e. The project will include Enhanced Commissioning requirements for the building envelope and MEP systems. The specifications for enhanced commissioning are expected to be provided in a future addendum.
 - f. The Project Manual "Front End" specifications are based on State of Delaware Division of Facilities Management (DFM) specifications and the technical specification sections are based upon Masterspec specifications and references to DeIDOT Standard Specifications.
 - g. The project has been designed to meet a LEED Silver certification level, however the project will not be certified to LEED Silver. Contractor cooperation is expected during the construction phase.
5. The mandatory Pre-Bid Meeting concluded.
6. Field walk of the project site was offered to those attendees interested.

John Sclesky, PE

A handwritten signature in blue ink, appearing to read "John Sclesky".

Century Engineering, LLC

ATTENDANCE SHEET

PRE-BID CONFERENCE – PROJECT # DEARNG #20017-RRTSRCCONS, NGB #100093

PROJECT NAME: DELAWARE ARMY NATIONAL GUARD – READINESS CENTER

DATE: AUGUST 1, 2023

NAME	AGENCY/COMPANY	TELEPHONE	EMAIL
John Sclesky	Century Eng. LLC	302-734-9188	JSclesky@Kleinfelder.com
Tom Diamond	Worth & Co	267-314-2718	tdiamond@worthandcompany.com
BILL BOOTH	COMMONWEALTH CONST. Co.	302-654-6611	bbooth@itsCOMMONWEALTH.COM
CHRIS VADAS	WHITING-TURNER CONSTRUCTION	302-218-3484	CHRIS.VADAS@WHITING-TURNER.COM
Honman Chau	Wickersham Construction	717-397-8282	chauh@wickcon.com
MATT GREENLEE	Assurance Media	302-217-3414	Mgreenlee@assurancemedia.net
Coty Cribb	CTA Roofing	302-454-8551	Coty@ctar Roofing.com, mark@ctar Roofing.com
Charles Pritt	Merit Mechanical	302-379-4255	charles@meritmec.com
Alexis Citron	Ventresca Bros.	302-658-6436	tong@ventrescabros.com
Tracey Shoemaker	Trinity Subsurface	302-593-1412	tracey@trinitysubsurface.com
Andrew McGinn	HARKINS BUILDERS	443-949-6140	AMcGinn@harkinsbuilders.com
PAUL KRAUNELTS	HARKINS BUILDERS	484-653-8060	PKRAUNELTS@HARKINSBUILDERS.COM
Kirk Rogall	SOBIESKI	302-388-4904	KROGALL@SOBIESKIINC.COM

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PROJECT NAME: DELAWARE ARMY NATIONAL GUARD – READINESS CENTER

DATE: AUGUST 1, 2023

NAME	AGENCY/COMPANY	TELEPHONE	EMAIL
Kyle Opderbeck	JJID	302-660-9138	Kopderbeck@JJID.com
Frank Cifre	Ranco Construction	609-861-1808	franco@rancoconstruction.com
Joe Downing	Sheet Metal LUIG	215-327-1949	Jdowning@LUIG.COM
Shawn Rodgers	Reybold Construction	302-593-0696	srogers@reybold.com
Math Bailey	Power Plus Electrical Contracting, Inc	302 363-5069	mathb337@gmail.com
David Roberts	Bancroft Construction	302-299-5331	droberts@bancroftvsq.com
Dave Murray	BSS Contractors	(610) 345-1316	Bsmitha@bsscontractor.com
Ryan Mcusker	Filec Services, LLC	(302) 328-7188	estimating@filecservices.com
Kurt Vandenberg	EDIS Company	302-421-5700	kurt@EDISCompany.com
Jacqueline DiSabatino	EDIS Company	302-383-1624	jdisabatino@ediscompany.com
Harold Horak	A-DEL CONSTRUCTION	302 453 8286	ESTIMATES@A-DEL.COM
Wences Wilgus	CENTURY EPC	302 734 9188	twilgus@kleinpolder.com

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NAME	AGENCY/COMPANY	TELEPHONE	EMAIL
Gregory Gilbert	Bygnell Watkins H&A	410-279-0862	GGilbert@byswzhr.com
Elizabeth Mady	BWH	410-224-2727	EMoadly@byswzhr.com
Marc Orndorff	DEARNG	302-326-7132	marc.a.orndorff.civ@army.mil

DELAWARE ARMY NATIONAL GUARD READINESS CENTER
RIVER ROAD TRAININIG SITE
NEW CASTLE COUNTY, DELAWARE
DEARNG # 20017-RRTSRCCONS, NGB # 100093

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. Earthwork	A		
	B		
2. Site Utilities	A		
	B		
3. Site Paving	A		
	B		

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<u>Subcontractor Category</u>	<u>Subcontractor</u>	<u>Address (City & State)</u>	<u>Subcontractors tax-payer ID # or Delaware Business license #</u>
4. Concrete	A		
	B		
5. Structural Steel	A		
	B		
6. Masonry	A		
	B		
7. Roofing	A		
	B		
8. Carpentry	A		
	B		
9. Glazing	A		
	B		
10. Mechanical	A		
	B		
11. Plumbing	A		
	B		
12. Electrical	A		
	B		

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<u>Subcontractor Category</u>	<u>Subcontractor</u>	<u>Address (City & State)</u>	<u>Subcontractors tax-payer ID # or Delaware Business license #</u>
13. Communications	A		
	B		
14. Fire Protection	A		
	B		