

Addendum #1

Addendum Date: July 20, 2026

Project: ARNG23006-SRCREFURB – Scannell Refurbishment

DEARNG Contract No. 2023-06 / StudioJAED Project No. 25068

The work herein shall be considered part of the bid documents for the referenced project and carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Acknowledge receipt of addendum on the bid form as indicated.

General

1. See attached pre-bid meeting minutes and sign-in sheets.

Attachments

1. Pre-bid Meeting Minutes
2. Sign-in Sheets
3. Revised Front Ends
 - a. 00 41 13 – Bid Forms

END

Pre-Bid Meeting Minutes

ARNG23006-SRCREFURB – Scannell Refurbishment
DEARNG Contract No. 2023-06

Date:	Time:	Location:
07/20/26	11:00 AM	1150 Powers Lane, Delaware City, DE 19706

The work herein shall be considered part of the bid documents for the referenced project and carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Acknowledge receipt of addendum on the bid form as indicated.

General:

1. Project Identification:

DEARNG Contract No. 2023-06

StudioJAED Project No. 25068

Scannell Readiness Center – Miscellaneous Renovations

2. Attendance at this meeting is a prerequisite for bidding on this contract.

Each individual must sign in for themselves and not for anyone that is not present. All attendees shall indicate time when signed in and signed out on the sign-in sheet.

Sealed bids for **DEARNG Contract 2023-006; ARNG23006-SRCREFURB – SCANNELL REFURBISHMENT** will be received by the Delaware Army National Guard by mail or at the Security Officers Desk in the Main Lobby of the Biden National Guard/Reserve Center, 1 Vavala Way, New Castle, Delaware 19720 until **11:00 AM local time on Wednesday, August 12, 2026**, at which time they will be publicly read aloud in the Multi-Purpose Room.

Sealed bids shall be mailed and addressed to the Delaware Army National Guard, 1 Vavala Way, New Castle, Delaware 19720; **ATTN: Ms. Nikia L. Wongus, Business Manager**. The outer envelope should clearly indicate: **“DEARNG Contract 2023-006; ARNG23006-SRCREFURB – SCANNELL REFURBISHMENT – SEALED BID – DO NOT OPEN.”**

3. The dead line for the deadline for substitutions to StudioJAED is **Sunday, August 2, 2026 at 1:00 pm**.
4. The deadline for RFIs to StudioJAED is **Wednesday, August 5, 2026 at 1:00 pm**.
5. RFI and questions are to be submitted via email to Gabriel Cheung and Cristhian Bedolla at StudioJAED.

cheungg@studiojaed.com
bedollac@studiojaed.com

6. Digital and hardcopy bid documents can be purchased at RCI Printing and Graphics. All addendums will be distributed by RCI or found on the State of Delaware Bid Solicitation Directory website.

Pre-Bid Meeting Notes:

1. Attendance at the Pre-Bid Meeting is mandatory. A copy of the sign in sheet is attached.
2. General Project Scope Review
 - a. The Project consists of miscellaneous renovations to the Scannell Readiness Center.
 - b. Architectural scope of work includes installation of new floor, base, and ceiling finishes. Paint in select wall areas, installation of new handrails and guardrails in stairs. Pour new concrete pad and foundation for vertical platform lift. Installation of vertical platform lift and all associated equipment.
 - c. Electrical scope of work includes installation of new fire alarm system to replace existing. Provide new lighting fixtures and lighting control to replace existing.
 - d. Mechanical scope of work includes replacement of existing packaged heat pump rooftop unit with new unit.
3. Bid Form Review
 - a. Complete forms as presented, do not edit or alter.
 - b. Provide all information requested in full or bid will not be accepted.
 - c. Acknowledge all addendums as individual items.
 - d. Contract time shall indicate full contract time from Notice to Proceed through Closeout.
 - e. Contractor to provide Affidavit of Employee Drug Testing Program with submission of bids. Subcontractor's Employee Drug Testing Forms will be required, post bid, from the successful bidder.
 - f. List all Sub-contractors and any third-tier sub-contractors performing work.
 - g. If Contractor is self-performing work, please list as part of sub-contractor list.
4. Sub-Contractor List Review
 - a. Proposed trades will be included as listed contractors:
 - i. Carpentry
 - ii. Painting
 - iii. Flooring
 - iv. Elevator and Lifts
 - v. Mechanical
 - vi. Electrical
 - vii. Fire Alarm
 - viii. Concrete/Site
5. Unit Prices Review
 - a. None
6. Alternates Review
 - a. Alternate #1 – Remove and replace existing roof top unit.

7. Allowances Review

- a. Allowance No. 1: Owner's Contingency – For general contingencies and repairs, the remaining balance of which is to be returned to the Owner by credit change order at project conclusion. Twenty thousand dollars (\$ 20,000.00)

8. Prevailing Wage Project

- a. 2026 wage rates apply. These are included on the Bid Solicitation Directory and are included in the bid documents.

9. Schedule

- a. The Owner anticipates Contract award within approximately (30) days of the bid opening. The successful Contractor will be required to execute the Contract and provide associated bonds and insurance certificates within 20 days of Notice of Award.

10. Contractor Use of Premises

- a. Construction Operations: Limited to the building premises.
 - i. Work hours shall be not be limited to normal business working hours. The contractor shall be provided with keyed access to the building during construction. These hours shall be reviewed during the preconstruction meeting with the Owner.
 - ii. Laydown space limited to area of work and coordinated with the Owner.
 - iii. Contractor responsible to provide porta-potty.
 - iv. Background checks required for Contractor and all Sub-Contractors. See form in specifications.
 - v. Contractor shall be responsible for securing all materials.
 - vi. The facility is tobacco free. No form of tobacco is permitted on site; including e-cigarettes.
- b. Provide access to and from site as required by law and by Owner:
 - i. Emergency building exits during construction: keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
 - ii. Do not obstruct roadways, sidewalks, or other public ways without permit.
 - iii. Parking is available on site, to be coordinated with Owner.
- c. Utility Outage and Shutdown:
 - i. Coordinate any interruption and/ or shutdown of utilities with Owner at least 14 days in advanced of anticipated interruption and/ or shutdown. Limit any interruptions/ shutdowns to the absolute minimum amount of time.
 - ii. Coordinate any access outside area of work with Owner at least 7 days in advanced of anticipated need for access. This is to provide ample time for notification to the occupants of the building.
 - iii. Owner reserves the right to reschedule constructions shutdowns with minimal warning to the contractor as required to respond to emergencies.

11. Owner Occupancy

- a. The owner will occupy the Scannell Readiness Center and site throughout construction.

12. Permitting

- a. All construction permit submissions and fees shall be by the contractor.

13. Project falls under Buy American Act. Unless there is a significant cost savings of 20%, product shall comply with act.
14. If there is interest in a subcontractor walkthrough, e-mail Gabriel Cheung and Cristhian Bedolla and one shall be scheduled.

END

Pre-Bid Sign-In Sheet

Please Note:

Vendors must sign-in on this sheet to verify attendance at the Pre-Bid meeting.

Project:

SCANNELL READINESS CENTER-MISCELLANEOUS RENOVATIONS

Solicitation No.:

DEARNG CONTRACT NO. 2023-06/STUDIOJAED PROJECT NO. 25068

Date & Time:

MONDAY, JULY 20, 2026 / 11AM

Start / End Time

START 11 AM / END 11:55 AM

Representative Name	Firm	Phone	Email	Time
B. Scott Schurman	BRS Consulting Inc.	302-786-2326	robin@brsconinc.com	10:57
Larry Bathon	Bathon Builders	410-398-0800	kwilhelm@bathonbuilders.com	10:57
LC Bathon	Bathon Builders	410-553-9755	lc@bathonbuilders.com	10:57
Dan Sweigart	BSS Contractors	484-256-4986	bsmith@bsscontractor.com	10:55

Representative Name	Firm	Phone	Email	Time
Scott Capaldi	Critical Design and Construction Corp	302-588-4406	bids@cdacorp.net	10:45
Tony Orga	Deldeo Builders Inc	302-791-0243	loudeldeo@comcast.net	10:50
Ethan Holcroft	Radius Systems LLC	610-207-3909	eholcroft@radius	10:55
Stacey Bush	Amakor Inc	302-834-8664	Amakor@aol.com	11:00
Matt Greenlee	Assurance Media	302-217-3414	Mgreenlee@assurancemedia.net	11:00

Representative Name	Firm	Phone	Email	Time
Michael J Rosaio	Commonwealth Const Co	302-654-6611	mrosaio@itscommonwealth.com bbooth@itscommonwealth.com	11:00
Jason Kelly	Hughes Mechanical	410-937-2261	jkelly@hughesheatingandair.com	11:00
Robert Michel	Hughes Mechancial	240-674-0886	rmichel@hughesheatingandair.com	11:00
Nicholas Koski-Vacirca	Ventresca	302-658-6436	Nick@ventrescabros.com	11:00
Sam Vitarelli	Jessco Construction Inc	609-605-3388	Sam.vitarelli@jesscoconstruction.com	11:00

Representative Name	Firm	Phone	Email	Time
Julie Whitaker	Corporate Interiors	302-561-8855	jwhitaker@corporateinteriors.com	10AM
Tom Welden	Kent Construction	856-285-6408	Tom@kentconstruction.com	11AM
Nikia Wongus Rich Idler Gene Bledsoe	CFMO			11:32
Gabe Cheung Cris Bedolla	StudioJAED			11:32

Pre-Bid Sign-In Sheet

Please Note:

INDIVIDUALS MAY ONLY SIGN IN FOR THEMSELVES

Vendors must sign-in on this sheet to verify attendance at the Pre-Bid meeting.

Project:

SCANNELL READINESS CENTER – MISCELLANEOUS RENOVATIONS

Solicitation No.:

DEARNG CONTRACT NO. 2023-06 / STUDIOJAED PROECT NO. 25068

Date & Time:

MONDAY, JULY 20, 2026 / 11:00AM

Start/End Time:

Representative Name	Firm	Phone	Email	Time
B. Scott Schurman	BR S Consulting Inc.	302 786 2326	robin@brsconinc.com	10:57
Larry Bathon	Bathon Builders	410-398-0800	kwillhelm@bathonbuilders.com	10:57
LC Bathon	Bathon Builders	410-553-9755	lc@bathonbuilders.com	10:57
DAN SWEIGART	BSS CONTRACTORS	484-256-4986	BSMITH@BSSCONTRACTOR.COM	10:55

Representative Name	Firm	Phone	Email	Time
SCOTT CAPALDI	CRITICAL DESIGN AND CONSTRUCTION CORP	302-588-4406	BIDS@CDACORP.NET	10:45A
Tony Orga	Deldeo Builders Inc.	302-791-0243	loudeldeo@comcast.net	10:50
Ethan Holcroft	Radius Systems LLC	610-207-3909	eholcroft@radiusystemsllc.com	10:55am
Stacey Busn	Amakor, Inc.	302 834-8664	Amakor@aol.com	11:00
MATT Greenlee	Assurana Media	302 217 3414	Mgreenlee@assurancemedia.net	11:00

Representative Name	Firm	Phone	Email	Time
MICHAEL J. ROSAIO	COMMONWEALTH CONST. CO.	302-654-6611	M.ROSAIO@ITSCUMMOLWORTH.COM booth@itscummolworth.com	11:00 am
Jason Kelly	Hughes Mechanical	410-937-2261	JKelly@hughesheating andair.com	11:00
Robert Michel	Hughes Mechanical	240-674-0886	rmichel@hughesheating andair.com	11:00
NICHOLAS KOSKI-VACIRCA	VENTRESCA	302-658-6436	NICK@ventrescabros.com	11:00
Sam Vitarello	Jessco Construction Inc	609-605-3388	Sam.Vitarello@Jessco Construction.com	11:00

Representative Name	Firm	Phone	Email	Time
Julie Whitaker	Corporate Interiors	302-561-8855	jwhitaker@corporate-interiors.com	10 AM
TOM WELDEN	KENT CONSTRUCTION	856-285-6408	TOM@KENTCONSTRUCTIONCO.COM	11 AM
Nikia Wongus Rich Idler Gene Bledsoe	CFMO			11:32
Gabe Chung Cris Bedolla	SJ			11:32

Miscellaneous Renovations
DEARNG Contract No. 2023-06
Revised per Addendum #1

BID FORM

To: Nikia Wongus
Business Manager
Delaware Army National Guard
Biden National Guard/Reserve Center
1 Vavala Way, New Castle, DE 19720

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

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

\$ _____
(\$ _____)

ALLOWANCE No. 1: Include an allowance entitled "General Owner's Allowance" in the amount of \$20,000.00. This allowance will be utilized by the Owner for Owner-elected changes to the work. Any or all unused allowance monies shall be returned to the Owner via a credit change order at the end of the project. This allowance shall be carried as an individual line item on the Application for Payment.

Acknowledge / Initial: _____

ALTERNATE No. 1: Disconnect, remove, and install new roof top unit.

Add: \$ _____
(\$ _____)

**Scannell Readiness Center – Miscellaneous Renovations
1150 Powers LN, Delaware City, DE 19706
DEARNG Contract No. 2023-06**

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)

Scannell Readiness Center
June 15, 2026

Miscellaneous Renovations
DEARNG Contract No. 2023-06
Revised per Addendum #1

Scannell Readiness Center – Miscellaneous Renovations
1150 Powers LN, Delaware City, DE 19706
DEARNG Contract No. 2023-06

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. Carpentry	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____
2. Painting	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____

Scannell Readiness Center – Miscellaneous Renovations
1150 Powers LN, Delaware City, DE 19706
DEARNG Contract No. 2023-06

BID FORM (Continued)

3.	Flooring			
	A.			
	B.			
	C.			
4.	Elevator and Lifts			
	A.			
	B.			
	C.			
5.	Mechanical			
	A.			
	B.			
	C.			

Scannell Readiness Center
June 15, 2026

Miscellaneous Renovations
DEARNG Contract No. 2023-06
Revised per Addendum #1

Scannell Readiness Center – Miscellaneous Renovations
1150 Powers LN, Delaware City, DE 19706
DEARNG Contract No. 2023-06

BID FORM (Continued)

6.	Electrical			
	A.			
	B.			
	C.			
7.	Fire Alarm			
	A.			
	B.			
	C.			
8.	Concrete/Site			
	A.			
	B.			
	C.			

Scannell Readiness Center – Miscellaneous Renovations
1150 Powers LN, Delaware City, DE 19706
DEARNG Contract No. 2023-06

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 (*to the Delaware Army National Guard*).

All the terms and conditions of *Scannell Readiness Center – Miscellaneous Renovations, MC* 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.

**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.

**Scannell Readiness Center – Miscellaneous Renovations
1150 Powers LN, Delaware City, DE 19706
DEARNG Contract No. 2023-06**

**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.