

Addendum #1

Date: May 8, 2026 @ 1:00 PM

Project: ARNG2325-CSTGARAGE – CST Garage Expansion

DEARNG Contract No. 2023-25

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:

DFM Contract #2023-25**StudioJAED Project #23088****ARNG2325-CSTGARAGE – CST Garage Expansion**

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 2023-25; ARNG2325-CSTGARAGE – CST Garage Expansion** 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 **1:00 PM local time on Tuesday, June 2, 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: Timothy Layton, Business Manager. The outer envelope should clearly indicate: "DEARNG Contract 2023-25; ARNG2325-CSTGARAGE – CST Garage Expansion – SEALED BID – DO NOT OPEN."**

3. The deadline for substitutions to StudioJAED is **Saturday, May 23, 2026 at 1:00 pm.**
4. The deadline for RFIs to StudioJAED is **Tuesday, May 26, 2026 at 1:00 pm.**
5. RFI and questions are to be submitted via email to Gabriel Cheung at StudioJAED.

cheungg@studiojaed.com

All questions will be responded to in an Addendum.

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 the construction of a new 2,714 SF addition to the existing Civil Support Team Vehicle Bay at Smyrna Readiness Center.
 - b. The new pre-engineered building addition will have metal siding and a standing seam metal roof. The interior will have metal liner panel and exposed above.
 - c. Civil scope of work includes preparing site for new foundation walls and slab, providing finish grading for building, concrete paving, and stormwater management.
 - d. Structural scope of work includes column footings, foundation walls, and slab-on-grade to support the pre-engineered metal building with concrete aprons in front of all overhead doors.
 - e. Electrical scope of work includes extension of the power, fire alarm, and telecom from the existing Smyrna Readiness Center to the addition. There will also be new interior and exterior lights, as well as new fire alarm devices.
 - f. Mechanical scope of work includes new ceiling hung mechanical unit to provide heating and cooling, louvers, and exhaust fans in the addition.
 - g. Plumbing scope of work includes piping for new eyewash station and hose bibbs.
 - h. Fire protection scope of work includes the extension of the existing fire suppression system to the addition.
 - i. Access control and IT is included in the contractor scope of work.
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. Site
 - ii. Concrete
 - iii. Metal Building Systems
 - iv. HVAC
 - v. Electrical
 - vi. Plumbing
 - vii. Fire Suppression
 - viii. IT
- 5. Unit Prices Review
 - a. None
- 6. 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)
- 7. Prevailing Wage Project
 - a. 2026 wage rates apply. These are included on the Bid Solicitation Directory and are included in the bid documents.
- 8. 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.
- 9. Contractor Use of Premises
 - a. Construction Operations: Limited to the building premises.
 - i. Work hours are between 8:00 am to 4:30 pm, Monday through Thursday. Alternate hours will only be considered on a special-need basis.
 - 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.
 - 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.

10. Owner Occupancy

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

11. Permitting

- a. All construction permit submissions and fees shall be by the contractor.
- b. StudioJAED recommends reviewing the Town of Smyrna Fee Schedule or calling Town of Smyrna.

12. Project falls under Buy American Act. Unless there is a significant cost saves of 20%, product shall comply with act.

13. If there is interest in a subcontractor walkthrough, send e-mail to Gabe Cheung and he will coordinate a date and time with DEARNG.

14. On drawing 2/ED101 – Transformer indicated to be demolished shall be disconnected and returned over to Owner.

15. DEARNG will cover any sewer impact fees.

Attachments:

- 1. Sign In Sheets
- 2. Revised Front Ends
 - a. 00 41 13 – Bid Forms

END

Project: ARNG2325-CSTGARAGE – CST Garage Expansion
Project No.: DEARNG Contract No. 2023-25 / 55 23092
Time and Date: 1:00 pm / May 6, 2026

Start Time: 1:00pm
End Time: 1:50pm

PRE-BID SIGN IN SHEET
(INDIVIDUALS MAY ONLY SIGN IN FOR THEMSELVES)

REPRESENTATIVE	FIRM / PHONE / FAX / EMAIL	TIME SIGNED
1. Haley Contreras	DelMarra Veteran Builders (FIRM) 443-397-4471 (PHONE) Haley @ delMarraVeteranbuilders.com (EMAIL)	1pm IN
2. Kim Lombardi	Amakor Inc (FIRM) 302-834-8664 (PHONE) AMAKOR@AOL.COM (EMAIL)	12:45 IN
3. NICHOLAS KOSKI-VACIRCA	VENTRESCA BROTHERS INC. (FIRM) 302-563-658-6436 (PHONE) NICK@VENTRESCABROS.COM (EMAIL)	12:45 IN
4. Kevin O'Neal	Conventional Builders (FIRM) (302) 422-2429 (PHONE) Info@conventionalbuildersinc.com (EMAIL)	12:45 IN
5. ERIC Butler	The Whayland Company (FIRM) 410-251-4392 (PHONE) eric @ whayland.com (EMAIL)	12:45 IN

Project: ARNG2325-CSTGARAGE – CST Garage Expansion
Project No.: DEARNG Contract No. 2023-25
Time and Date: 1:00 pm / May 6, 2026

Start Time:

PRE-BID SIGN IN SHEET
(INDIVIDUALS MAY ONLY SIGN IN FOR THEMSELVES)

REPRESENTATIVE	FIRM / PHONE / FAX / EMAIL	TIME SIGNED
6. DAVID MCCARTHY	Commonwealth Const. Co. (FIRM) 302-654-6611 (PHONE) 302-654-2604 (PHONE) BBooth@itsCommonwealth.com (EMAIL)	1107 IN
7. SCOTT CAPALDI	CRITICAL DESIGN & CONSTRUCTION (FIRM) 302-588-4406 (PHONE) BIDS@CDACORP.NET (EMAIL)	1pm IN
8. Nikia Wongus	CFMO-KO (FIRM) (PHONE) (EMAIL)	IN
9. Eugene W. Bledsoe	CFMO-DBP (FIRM) 302 326 7131 (PHONE) (EMAIL) eugene.w.bledsoe.afg@army.mil	IN
10. Gabriel Cheung	Studio JAED (FIRM) 302-300-6762 (PHONE) (EMAIL) cheungg@studiojaed.com	IN

Project: ARNG2325-CSTGARAGE – CST Garage Expansion
Project No.: DEARNG Contract No. 2023-25 SJ 23092 Start Time: 1:00 PM
Time and Date: 1:00 pm / May 6, 2026 End Time: 1:50 PM

PRE-BID SIGN IN SHEET
(INDIVIDUALS MAY ONLY SIGN IN FOR THEMSELVES)

REPRESENTATIVE	FIRM / PHONE / FAX / EMAIL	TIME SIGNED
1. <u>Haley Contreras</u>	<u>Delmarva Veteran Builders</u> (FIRM) <u>443-397-4471</u> (PHONE) <u>Haley@delmarvaveteranbuilders.com</u> (EMAIL)	<u>1pm</u> IN
2. <u>Kim Lombardi</u>	<u>Amakor Inc.</u> (FIRM) <u>302-834-8664</u> (PHONE) <u>Amakor@aol.com</u> (EMAIL)	<u>12:45pm</u> IN
3. <u>Nicholas Koski-Vacirca</u>	<u>Ventresca Brothers Inc.</u> (FIRM) <u>302-658-6436</u> (PHONE) <u>nick@ventrescabros.com</u> (EMAIL)	<u>12:45pm</u> IN
4. <u>Kevin O'Neal</u>	<u>Conventional Builders</u> (FIRM) <u>302-422-2429</u> (PHONE) <u>info@conventionalbuildersinc.com</u> (EMAIL)	<u>12:45pm</u> IN
5. <u>Eric Butler</u>	<u>The Whayland Company</u> (FIRM) <u>410-251-4392</u> (PHONE) <u>Ericdwhayland.com</u> (EMAIL)	<u>12:45pm</u> IN

Project: ARNG2325-CSTGARAGE – CST Garage Expansion
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Time and Date: 1:00 pm / May 6, 2026 End Time: 1:50 PM

PRE-BID SIGN IN SHEET
(INDIVIDUALS MAY ONLY SIGN IN FOR THEMSELVES)

REPRESENTATIVE	FIRM / PHONE / FAX / EMAIL	TIME SIGNED
6. <u>David McCarthy</u>	<u>Commonwealth Construction</u> (FIRM) <u>302-654-6611</u> (PHONE) <u>302-654-2604</u> (EMAIL) <u>Bbooth@itscommonwealth.com</u>	<u>1:07pm</u> IN
7. <u>Scott Capaldi</u>	<u>Critical Design & Construction</u> (FIRM) <u>302-588-4406</u> (PHONE) <u>bids@cdaccorp.net</u> (EMAIL)	<u>1pm</u> IN
8. <u>Nikia Wongus</u>	<u>CFMO-KO</u> (FIRM) (PHONE) (EMAIL)	<u>1:00pm</u> IN
9. <u>Eugene W. Bledsoe</u>	<u>CFMO-DEP</u> (FIRM) <u>302-326-7131</u> (PHONE) <u>Eugene.w.bledsoe.nfg@army.mil</u> (EMAIL)	<u>1:00pm</u> IN
10. <u>Gabe Cheung</u>	<u>StudioJAED</u> (FIRM) <u>302-300-6762</u> (PHONE) <u>cheungg@studiojaed.com</u> (EMAIL)	<u>1:00pm</u> IN

Civil Support Team Vehicle Bay Addition
DEARNG Contract No. 2023-25
Revised per Addendum #1

BID FORM

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

(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 the lump sum itemized below:

\$ _____
(\$ _____)

Allowances conform to applicable project specification section. Refer to the specifications for a complete description of the following Allowances:

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: _____

There are no alternates on this project.

UNIT PRICES

There are no unit prices on this project.

**Smyrna Readiness Center – Civil Support Team Vehicle Bay Addition
103 Artisan Drive, Smyrna, DE 19977
DEARNG Contract No. 2023-25**

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)

Smyrna Readiness Center
March 19, 2026

Civil Support Team Vehicle Bay Addition
DEARNG Contract No. 2023-25
Revised per Addendum #1

Smyrna Readiness Center – Civil Support Team Vehicle Bay Addition
103 Artisan Drive, Smyrna, DE 19977
DEARNG Contract No. 2023-25

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. Site			
A.			
B.			
C.			
2. Concrete			
A.			
B.			
C.			

**Smyrna Readiness Center – Civil Support Team Vehicle Bay Addition
103 Artisan Drive, Smyrna, DE 19977
DEARNG Contract No. 2023-25**

BID FORM (Continued)

3.	Metal Building Systems			
	A.			
	B.			
	C.			
4.	HVAC			
	A.			
	B.			
	C.			
5.	Electrical			
	A.			
	B.			
	C.			

Smyrna Readiness Center
March 19, 2026

Civil Support Team Vehicle Bay Addition
DEARNG Contract No. 2023-25
Revised per Addendum #1

Smyrna Readiness Center – Civil Support Team Vehicle Bay Addition
103 Artisan Drive, Smyrna, DE 19977
DEARNG Contract No. 2023-25

BID FORM (Continued)

6.	Plumbing			
	A.			
	B.			
	C.			
7.	Fire Suppression			
	A.			
	B.			
	C.			
8.	IT			
	A.			
	B.			
	C.			

**Smyrna Readiness Center – Civil Support Team Vehicle Bay Addition
103 Artisan Drive, Smyrna, DE 19977
DEARNG Contract No. 2023-25**

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 (*DEARNG Contract No. 2023-25*) 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.

**Smyrna Readiness Center – Civil Support Team Vehicle Bay Addition
103 Artisan Drive, Smyrna, DE 19977
DEARNG Contract No. 2023-25**

**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.