



R G Architects, LLC

200 West Main Street
Middletown, DE 19709
302.376.8100
www.rgarchitects.net

RG A 26010
18 August 2026

ADDENDUM 1

Appoquinimink School District
Brick Mill Elementary School Roof Recover
378 Brick Mill Road, Middletown, DE 19709

R G Architects
200 West Main Street
Middletown, DE 19709
Phone: 302-376-8100
Email: jack@rgarchitects.net

BIDS DUE:

10:00am on Wednesday, 26 August 2026

LOCATION:

Appoquinimink School District
Marion Proffitt Training Center
118 South Sixth Street, Odessa, DE 19730

NOTICE TO ALL BIDDERS

1.0 GENERAL NOTES:

- 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 Drawings and Project Manual 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 A copy of the current bid set register is available upon request, indicating individuals that have purchased project documents from R G architects.
- 1.5 The pre-bid participant list sheet, along with Addendum 1, is being sent as a courtesy to all pre-bid meeting attendees; however, all future addenda will only be issued to registered plan holders.
- 1.6 All addenda will be sent out to the registered plan holders via email. Contractors are encouraged to monitor their email accounts during the bidding period for such updates.

2.0 PREBID MEETING:

- 2.1 A Prebid Meeting was held on **Tuesday, 11 August 2026, at 10:00 a.m.** at Brick Mill Elementary School.
 - A. Project Description: A brief overview of the Project was discussed. No changes to the scope of work at this time.
 - B. Project Schedule: On site construction commencement is anticipated to begin upon future notice to proceed.
 - C. Bid schedule is as follows:
 1. The bids are due by **Wednesday, 26 August, 2026, at 10:00am local time.**
 2. Substitution requests will be received until **4:00 p.m. on Wednesday, August 19, 2026.**
Instructions for requesting substitutions are very specific and are contained

in the project manual. If the contractor does not follow the processes, it is automatic grounds for rejection.

3. Questions regarding the bid documents will be received until 2:00 p.m. on Thursday August 20, 2026.

All questions **must** be submitted **in writing** (via email, addressed to jack@rgarchitects.net) to R G Architects. Neither R G Architects or the Owner will answer questions verbally.

4. The last day for addenda to be issued, if required, shall be Monday, August 24, 2026.

- D. The project will require the contractors to utilize the State of Delaware Prevailing wage rates which are in the project manual.
- E. Substitutions: If a specification lists one product manufacturer as well as listing “or equal”, the contractor is not obligated to submit for substitution prior to bid for that item. However, the contractor will still be responsible to meet the requirements of that product during the review process as per the specifications. If the product substituted as an equal does not meet ALL of the requirements of the specifications, as determined by the Architect, the Contractor is obligated to provide the specified product at no additional cost to the project.
- F. Subcontractors List:
 - 1. The subcontractors list to be noted on the bid form in the project manual was reviewed and agreed upon.

1. Roofing

- 2. On the Subcontractors List, the General Contractor must list the subcontractor that is providing the labor for 100% of the work in that category and as it is required by the laws on DE Title 29.
- G. The subcontractor list is to be also completed, including a current Delaware Business License number.
- H. Bidders were reminded to fill out the Bid Form completely & to not leave any areas to be filled out blank. Bidders are to also list the Addenda issued. If five (3) Addenda was issued the Bid Form must note “1,2,3”. Bid forms noting “1-3” will not be accepted.
- I. RGA reminded all bidder that BID form itself needs to be notarized as well.
- J. Bidders were also reminded to have the “Affidavit of Employees Drug Testing Program” form as part of their Bid.
- K. Drug Testing Policy: RGA reminded the new Drug Testing Policy in place by State of Delaware. Contractors are to reference the Project Manual for additional policy procedures and Drug Testing Report Forms.
- L. RGA reminded everyone that smoking is NOT permitted ANYWHERE on the school. Contractors must leave the property to smoke during construction.
- M. Bathrooms will not be available during exterior construction and Porta-potties will be required to be supplied by the contractor.
- N. Electric Power Service: Use of Owner's existing electric power service will be permitted, as long as equipment is maintained in a condition acceptable to Owner.
- O. The contractor’s site visit of the school roof to be recovered was held immediately after the pre-bid meeting concluded.

3.0 Revisions to the SPECIFICATIONS

- 3.1 Section 00 41 13 - BID FORMS has been edited to add ROOFING as a subcontractor category.
- 3.2 Section 00 12 00 – ALTERNATES has been edited to include two alternates.

4.0 Revisions to the DRAWINGS

- 4.1 None at this time

5.0 QUESTIONS & ANSWERS:

Q1 – Bid Advertisement indicated Area of recovery as 67,422 sq. ft., but the drawing indicates only Area 5 is Base Bid. Is the Rest of the area to be an Alternate??

A1 – The Base Bid will include only Roof Area 5, and yes, the balance of the roof areas is an alternate.

Q2 – Was an environmental (asbestos) inspection performed on the building?

A2 – Yes, an inspection was performed last year. The report is attached to this addendum.

6.0 SUBSTITUTION REQUEST:

- 6.1 None at this time

7.0 ATTACHMENT LIST:

- 7.1 Pre Bid Sign-In Sheet
- 7.2 Section 00 41 13 - BID FORMS.
- 7.3 Section 00 12 00 – ALTERNATES

- End of Addendum No.1 -

PREBID MEETING SIGN-IN
ASD - Brick Mill Elementary School - Roof Recover

August 11, 2026

	Name	Arrival Time	Meeting Start:		Meeting End: Telephone	Email
			Company	Telephone		
1	BOB GARVER		RGA	302 376 9100		BOB@RGARCHITECTS.NET
2	MEGAN KENNELS		RGA	..	..	MEGAN@..
3	ANDY WALTON		ASD	302 376 4235		ANDY.WALTON@APPO.K12.DE.US
4	Chris Sanna		Tri-State The Roofers	302-229-5807		CSanna@tristatetheroofer.com
5	Michael Coccolo		P-C Roofing Inc.	(302) 322-6767		Michael@pcroofinginc.com
6	John Hudecheck		ALP Elevate	484 883 8852		johnh@alpinc.com
7	Petros Giannakopoulos		Island Contracting	917 690 5226		Petros@islandcontracting.com
8	Ryan Sole		Winchester Roofing Corp.	856 534 - 6291		Lynne@winchestertnj.com
9	Travis Ruto		Net-Lite Roofing	484- 522-2247		B.D.S@Net-Lite-roofing.com
10	Doug Andrews		CRS Carlisle	610-496-8498		dandrews@crsrep.com
11	JOE COTTER		VERTEX ROOF INC.	703-794-2121		JOE@VERTEX ROOF INC.COM
12	MATT TERRELL		HK GRIFFIN INC.	301-300-3762		MATT@HKGRIFIN,LLC.COM
13	MICHAEL MARSH		DAVOLT INC	856-753-9333		MICHAEL@DAVOLT.COM
14	Carmelo Falcone		USABCC	908 436-3739		Info@USABCC.EOS
15	Edwain Barar		EBB (Various)	267-666-8890		ed@ebbsrep.com
16	JOHN M-PECH		GARVER ROOFKUL	610-738-4661		john@garverroofk.com
17	Michael Vistak		Alpha Omega Corp	917-453-0838		Michael@AOCCT.COM
18	Dyton Cassel		Capital 360	717 442 0979		martin.F@capital360.net
19	JUSTIN McQUEEN		D.C.I.	(561)-881-1861		justinm@designsconstruction.com
20	Donald Campanese		Domar Roofing	(610) 586-1910		Domarcontracting@AOL.com
21	Casi Cribb		CTA Roofing	302 454 8551		Casi@ctar Roofing.COM

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August 11, 2026

PREBID MEETING SIGN-IN
ASD - Brick Mill Elementary School - Roof Recover

	Meeting Start:		Meeting End:	
	Name	Arrival Time	Company	Telephone
22	Michael Tillinghast	10:00 AM	Farrell Roofing, Inc.	(302) 376-7663
23	Bill DUGAN	10:00 AM	Jim Miller Inc.	484 412 8246
24	Spiras Cassinos	10:30	Firstline Contracting	718 721 0030
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APPOQUINIMINK SCHOOL DISTRICT
BRICK MILL ELEMENTARY SCHOOL ROOF RECOVER
378 BRICK MILL ROAD, MIDDLETOWN, DE 19709

BID FORM

For Bids Due: 10:00 AM on August 26, 2026

To: Appoquinimink School District

Marion Proffitt Training Center

118 South Sixth Street

Odessa, DE 19730

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 the lump sum itemized below:

\$ _____
(\$ _____)

ALLOWANCES

The base bid above includes all allowances specified in the contract documents.

Allowance No. 1: Include an allowance entitled "General Owner's Allowance" in the amount of \$ **15,000.00**. 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 listed as an individual line item on the Application for Payment. Acknowledge/Initial: _____

ALTERNATES

Alternate prices conform to the applicable project specification section. Refer to specifications for a complete description of the following Alternates. An “ADD” or “DEDUCT” amount is indicated by the crossed-out part that does not apply.

ALTERNATE No. 1: Lightning Protection System Removal and Reinstallation

Add/Deduct: _____
 (\$ _____)

ALTERNATE No. 2: Roof Recover of all roof areas not in the base Bid

Add/Deduct: _____
 (\$ _____)

APPOQUINIMINK SCHOOL DISTRICT
BRICK MILL ELEMENTARY SCHOOL ROOF RECOVER
378 BRICK MILL ROAD, MIDDLETOWN, DE 19709

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)

APPOQUINIMINK SCHOOL DISTRICT
BRICK MILL ELEMENTARY SCHOOL ROOF RECOVER
378 BRICK MILL ROAD, MIDDLETOWN, DE 19709

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. ROOFING			
A.			
B.			
C.			
2.			
A.			
B.			
C.			

APPOQUINIMINK SCHOOL DISTRICT
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378 BRICK MILL ROAD, MIDDLETOWN, DE 19709

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 (*Appoquinimink School District*.)

All the terms and conditions 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.

APPOQUINIMINK SCHOOL DISTRICT
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**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.

APPOQUINIMINK SCHOOL DISTRICT
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**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.

SECTION 01 23 00**ALTERNATES****PART 1 - GENERAL****1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the Base Bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.

- 1. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.
- C. Execute accepted alternates under the same conditions as other work of the Contract.
- D. Schedule: A Schedule of Alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. Alternate No. 1: Lighting Protection System Reinstallation

1. The repair, reinstallation and certification of the existing lightning protection system.

B. Alternate No. 2: Additional Roof Areas

1. All material and labor associated with the roof recover of Roof Areas 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24.

END OF SECTION