



Planning

Architecture

Interior design

Graphic Design

Project Management

ADDENDUM to CONTRACT DOCUMENTS

Date: January 12, 2026
From: Tim Skibicki
To: All Bidders
CC: John Read, Brandywine School District

Project Number: 25.004
Project Name: Lombardy Elementary School Roof Replacement

Subject: **ADDENDUM 1**

NOTICE:

Attention is called to the following item(s), effective as of the date above, which shall be added to, deleted from, or changed in the Contract Documents dated **January 7, 2026** and any previously issued addenda, thereby incorporating these items into the Contract Documents.

Attach this Addendum to the Project Manual for this project. Work not modified herein shall be as described in the Contract Documents dated **January 7, 2026** as modified by any previously issued addenda.

The Bidder shall acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

The following clarifications, changes, and/or additions shall by inclusion in this Addendum be incorporated into the Contract Documents as though fully set forth therein.

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+ Associates, Inc.
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302.658.9300
fax 658.1125
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A. GENERAL – NOT USED

B. BIDDERS' REQUESTS FOR INFORMATION – NOT USED

C. MODIFICATIONS TO PROJECT MANUAL – NOT USED

D. MODIFICATIONS TO DRAWINGS – NOT USED

ATTACHEMENTS:

- PRE BID MEETING MINUTES DATED JANUARY 12, 2026
- PRE BID SIGN IN SHEET
- Issued for Bidding Construction Documents (for MyMarketplace distribution)

Date:01/12/2026

BSA+A Project # 25.004

BSD Project #BSD260001-LOMB_ROOF

Project Name: Lombardy Elementary School Roof Replacement

Owner: Brandywine School District

PRE-BID MEETING MINUTES

These meeting minutes will be issued in Addendum #1.

Attendees: Tim Skibicki, BSA+A
John Read, Brandywine School District
See sign-in sheet for pre-bid meeting attendees

Pre-bid meeting was held on January 7th 2026, at 10:00am at Lombardy Elementary school, 412 Foulk Road, Wilmington, DE 19803.

The following items were discussed:

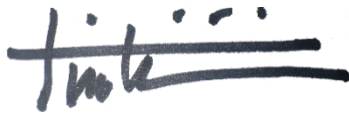
1. Owner's representative and BSA+A's representative were introduced.
2. Project Scope:

Complete tear-off of existing roofing down to structural deck, installation of new tapered and flat insulation, and a fully adhered EPDM single-ply membrane roofing system, plus associated work.

3. Project Manual:
 - The project schedule was discussed. Bidders are required to provide the number of days needed to complete the work on the bid forms. Work during school year may be permissible by approval of the facilities director but is not guaranteed. Work is to be performed and completed in summer of 2026
 - Documents may be purchased at RCI Printing & Graphics (post meeting note: as well as downloaded from the MyMarketplace posting).
 - Deadline for questions is seven (7) days prior to bid.
 - Subcontractors List was reviewed, the following subcontractor(s) will be listed on the subcontractors list within the bid form: Roofing.
 - The project includes unit costs, see the project manual for additional information.
 - Prevailing wage rates must be followed. A copy of the current wage rates can be found in Section 007343 of the project manual.
 - Bids will be received at the **Facilities Office** at 1000 Pennsylvania Avenue, Claymont, DE 19703 until **1:00 PM** local time on **January 27, 2026**.
 - The bids should be in a sealed envelope clearly marked **"Brandywine School District CONTRACT No. BSD260001 – LOMB_ROOF – SEALED BID – DO NOT OPEN"**.
Electronic bids will not be accepted.

- Sign-in sheet: All bidders/ attendees must provide all requested contact information on Pre-Bid Meeting sign-in sheet.
- Submit questions in writing. E-mail questions to these emails Joel Newberry at jnewberry@simpers.com and Kelly Lucas at klucas@simpers.com phone number is 302.658.9300.
- Meeting Notes from this meeting will be distributed to all attendees.
- In the event anyone downloaded drawings from MyMarketplace, make sure you discard those and purchase new “Issued for Bid” drawings from RCI or acquire them from MyMarketplace.
- After the meeting, attendees were provided access to the roof.

Submitted by,

A handwritten signature in dark ink, appearing to read "Tim Skibicki", with a horizontal line drawn through the middle of the signature.

BSA+A, Tim Skibicki, AIA

CC: John Read - BSD, Director of Facilities

All attendees

LOMBARDY ELEMENTARY SCHOOL ROOF REPLACEMENT

Project # BSD260001-LOMB_ROOF

Pre-Bid Meeting

SIGN IN SHEET

Date: 01/07/26

Time: 10:00 AM

Location: Lombardy Elementary School

NAME	COMPANY	EMAIL
Tim Skibicki	BSA+A	tskibicki@simpers.com
Juan Martinez	D. Shinn, Inc.	Juan.Martinez@DShinnInc.com
JOHN M. PECK	GARVEY ROARK, LLC	john@garveyroark.com
Mike Kistakis	Alpha Omega Construction	michael@AOCGI.com
Chris Sanna	Tri-State The Roofers	csanna@tristatetheroofters.com
Tom Laubach	Performance/Johns Manville	Alects@PRARFG.com
JOE COTTER	VERTEX ROOF INC.	JOE@VERTEXROOFINC.COM
Micah Megaw	D.A. Volt, Inc.	matt@danolt.com
Spiros Cassiman	Firstline Construction	office@firstlinegc.com
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Jacob Gee	Apex Construction	jgee@apexconstruction.email
Michael Cuoco	P-C Roofing Inc	Michael@PCRoofinginc.com
BILL BOOTH	COMMONWEALTH CONSTRUCTION CO, INC	bbooth@commonwealth.com
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Mark Reitsma

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Ioannis Kiotsoglou

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Andreas Psaromatis

Island Contracting Inc

ngp788@gmail.com

Lombardy Roof – Bidders List

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