

Brandywine School District

9/18/2026

TO: ALL OFFERORS

FROM: Carol Riddle
Facilities Senior Specialist

SUBJECT: ADDENDUM # 1: BSD270001-CHILLERDRD

ADDENDUM # 3

Please see the attached addendum # 3

All other terms and conditions remain the same.



Planning

Architecture

Interior design

Graphic Design

Project Management

ADDENDUM to CONTRACT DOCUMENTS

Date: 09/18/2026

To: All Bidders

From: BSAA

Copies: All Bidders
Others

Project Name: Brandywine SD Darley Rd EEC – Boiler/Chiller Replacement

Project Number: 25.008

Subject: **ADDENDUM 3**

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 **08/21/2026** and any previously issued addenda, thereby incorporating these items into the contract documents.

Attach this Addendum to the project manual for this project. Work or materials not specifically mentioned herein are to be as described in the main body of the specifications and as shown on the drawings. Bidders 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 clarification, changes and/or additions shall by this reference be incorporated into the contract documents as though fully set forth therein.

**Buck Simpers Architect
+ Associates, Inc.**

954 Justison Street
Wilmington, DE 19801

302.658.9300
fax 658.1125

www.simpers.com

A. GENERAL

Item No.	Item
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B. BIDDER QUESTIONS & CLARIFICATIONS – REFER TO ATTACHED Q&A LOG

1. RFI-001 – Brandon Kessler, East Coast Plumbing & HVAC Inc

Question 1: Drawings M501 has a cooling tower schedule with an unclear make and model. Can you please provide an accurate make and model for the cooling tower

Response 1: Schedule to be revised in Addendum No. 03, please refer to attached revised documents.

2. RFI-002 – Brandon Kessler, East Coast Plumbing & HVAC Inc

Question 1: Please provide the company who owns the roof warranty for this building.

Response 1: Roof does not hold a current warranty.

Question 2: The bid forms show the bid date as September 11th in the specifications. Please revise to show accurate bid date.

Response 2: Specifications revised to show correct bid date of September 24th, 2026.

Question 3: The specifications don't include the current prevailing wage rate document.

Response 3: Current prevailing wage rate is available via the Delaware MyMarketPlace solicitation portal. Prevailing wage rate added to contract specifications in Addendum No. 03.

3. RFI-003 – Brandon Kessler, East Coast Plumbing & HVAC Inc

Question 1: There is no information on the unit prices on the bid form. Do these apply to this project.

Response 1: Unit prices have been removed from contract documents.

4. RFI-004 – Fred Fisher, First State Electric

Question 1: Can Electrician be added to the subcontractors list?

Response 1: All subcontractors understood to be required to complete the Work as outlined the contract documents should be listed on the Subcontractors List.

5. RFI-005 – Alyssa Serpico, Joseph T. Richardson, Inc

Question 1: Drawing E111 show a new panel installed near Boiler #2. The new panel is fed from an "Existing Facility Cutler Hammer Main Distribution Board". Can you provide the model number for this distribution board so that we can properly price the new breaker?

Response: Cutler Hammer Pow-R-Line C.

Question 2: Drawing E111 shows a Mechanical Equipment schedule. For several pieces of equipment, it shows that the EC is to provide VFD's. Usually the BAS Contractor provides the VFD's. Can you confirm that the EC is to provide the VFD's. If so, please provide specs for the VFD's.

Response: VFDs by E.C.. Refer to Note 23 under ELECTRICAL SPECIFICATIONS.

Question 3: On the Mechanical Equipment schedule, CT-1 states that the EC is to provide a 60 amp 3 pole disconnect. However, the drawings show that the disconnect is factory installed. Please clarify.

Response: Disconnect by Manufacturer

Question 4: On the Mechanical Equipment schedule, the breakers for EF-1, EF-2, and EF-3 have (EX) before their size. None of the other breakers in this column have that designation. Are we to provide new breakers for the other equipment? If so, please provide panel model numbers for Panel RP-9 and the "Existing" panel in the meter room.

Response: (EX) is existing all other circuit breakers are new panels are Cutler Hammer Pow-R-Line C.Motor Control Center is Cutler Hammer Freedom 2100.

Question 5: On the Mechanical Equipment schedule, EF-4 is shown to have new wiring per the "Wiring" column. In the Panel-Circuit Number column, it states that it is fed by "Existing Panel". Is this the panel in the Meter Room? If not, which panel is it? Please provide a make/model number for this panel.

Response: Take this to Panel "RP-9" in Boiler Room.

C. MODIFICATIONS TO DRAWINGS

Item No.	Description:
M-1	MECHANICAL 1.Drawing M501, SCHEDULES & LEGEND – MECHANICAL a. COOLING TOWER SCHEDULE – ADD Mesan as the manufacturer. Refer to attached drawing M501.

D. MODIFICATIONS TO SPECIFICATIONS

Item No.	Item
A-1	00 41 13 – Bid Form – Revised to show accurate bid date
A-2	00 73 16 – Prevailing Wage Rate – Specification Issued

E. ATTACHMENTS

Items	Date
00 41 13 – Bid Form, Add. No. 03	9/18/2026
00 73 16 – Prevailing Wage Rate	9/18/2026
M501 – SCHEDULES & LEGEND - MECHANICAL	9/18/2026

END OF ADDENDUM 3

DARLEY ROAD EARLY EDUCATION CENTER BOILER/CHILLER REPLACEMENT
500 DARLEY ROAD, CLAYMONT, DE 19703
BSD270001-CHILLERDRD

BID FORM

For Bids Due: September 24, 2026 **To:** Brandywine School District

Attn: John Read, Director of Facilities
1000 Pennsylvania Ave
Claymont, DE 19703

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:

\$ _____
(\$ _____)

ALTERNATES

Alternate prices conform to 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: Provide complete Demolition and Replacement of boiler systems.

Add/Deduct: _____

**DARLEY ROAD EARLY EDUCATION CENTER BOILER/CHILLER REPLACEMENT
500 DARLEY ROAD, CLAYMONT, DE 19703
BSD270001-CHILLERDRD**

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)

DARLEY ROAD EARLY EDUCATION CENTER BOILER/CHILLER REPLACEMENT
500 DARLEY ROAD, CLAYMONT, DE 19703
BSD270001-CHILLERDRD

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

DARLEY ROAD EARLY EDUCATION CENTER BOILER/CHILLER REPLACEMENT
500 DARLEY ROAD, CLAYMONT, DE 19703
BSD270001-CHILLERDRD
BID FORM (Continued)

3.			
A.			
B.			
C.			
4.			
A.			
B.			
C.			
5.			
A.			
B.			
C.			

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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 Brandywine School District.

All the terms and conditions of the Lombardy Elementary Roof Replacement, Contract #BSD260001-LOMB_ROOF 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.

DARLEY ROAD EARLY EDUCATION CENTER BOILER/CHILLER REPLACEMENT
500 DARLEY ROAD, CLAYMONT, DE 19703
BSD270001-CHILLERDRD

**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 00 73 16 – PREVAILING WAGE RATES

STATE OF DELAWARE
DEPARTMENT OF LABOR
DIVISION OF INDUSTRIAL AFFAIRS
OFFICE OF LABOR LAW ENFORCEMENT
PHONE: (302) 318-2769

Mailing Address:
252 Chapman Road
Suite 210
Newark, DE 19702

Located at:
252 Chapman Road
Suite 210
Newark, DE 19702

PREVAILING WAGES FOR BUILDING CONSTRUCTION EFFECTIVE MARCH 13, 2026

CLASSIFICATION	NEW CASTLE	KENT	SUSSEX
ASBESTOS WORKERS	30.70	37.78	55.01
BOILERMAKERS	91.87	46.61	68.52
BRICKLAYERS	68.29	68.29	68.29
CARPENTERS	64.06	64.06	52.30
CEMENT FINISHERS	96.91	68.92	53.44
ELECTRICAL LINE WORKERS	61.02	52.34	39.90
ELECTRICIANS	86.87	86.87	86.87
ELEVATOR CONSTRUCTORS	121.73	86.57	109.37
GLAZIERS	88.42	88.42	76.04
INSULATORS	71.54	71.54	71.54
IRON WORKERS	79.33	79.33	79.33
LABORERS	59.65	59.65	59.65
MILLWRIGHTS	91.00	91.00	73.10
PAINTERS	61.53	61.53	61.53
PILEDRIERS	93.37	52.83	42.72
PLASTERERS	40.06	40.06	29.69
PLUMBERS/PIPEFITTERS/STEAMFITTERS	82.05	85.29	78.26
POWER EQUIPMENT OPERATORS	85.29	85.29	85.29
ROOFERS-COMPOSITION	36.41	31.28	33.64
ROOFERS-SHINGLE/SLATE/TILE	24.68	29.36	23.08
SHEET METAL WORKERS	87.84	87.84	87.84
SOFT FLOOR LAYERS	63.69	63.69	50.43
SPRINKLER FITTERS	77.63	77.63	77.63
TERRAZZO/MARBLE/TILE FNRS	73.75	73.75	84.10
TERRAZZO/MARBLE/TILE STRS	81.93	81.93	93.27
TRUCK DRIVERS	58.41	36.83	28.66

CERTIFIED:

7-22-2026

BY:

Salina Crossland / Jr

ADMINISTRATOR, OFFICE OF LABOR LAW ENFORCEMENT

NOTE: THESE RATES ARE PROMULGATED AND ENFORCED PURSUANT TO THE PREVAILING WAGE REGULATIONS ADOPTED BY THE DEPARTMENT OF LABOR ON APRIL 3, 1992.

CLASSIFICATIONS OF WORKERS ARE DETERMINED BY THE DEPARTMENT OF LABOR. FOR ASSISTANCE IN CLASSIFYING WORKERS, OR FOR A COPY OF THE REGULATIONS OR CLASSIFICATIONS, PHONE (302) 318-2769.

NON-REGISTERED APPRENTICES MUST BE PAID THE MECHANIC'S RATE.

PROJECT: BSD270001-CHILLERDRD Brandywine School District Darley RD EEC Boiler Chiller Replacement, New Castle County

PREVAILING WAGE DEBARMENT LIST

The following contractors have been debarred for violations of the prevailing wage law 29Del.C. §6960 or other applicable State statutes.

Therefore, no public construction contract in this State shall be bid on, awarded to, or received by contractors and individuals on this list for a period of (3) three years from the date of the judgment or as deemed by a court of competent jurisdiction.

Contractor	Address	Date of Debarment
Mullen Brothers, Inc. and Daniel Mullen, individually	3375 Garnett Road, Boothwyn, PA 19060	Indefinite/ Civil Contempt
State Contractors Corporation, and Jose Oscar Rivera, individually	13004 Hathaway Drive Silver Spring, MD 20906	Indefinite/ 19 <u>Del.C.</u> 2374(f)
Green Granite and Jason Green, individually	604 Heatherbrooke Court Avondale, PA 19311	Indefinite/ Civil Contempt
Pro Image Landscaping, Inc. and Owner(s) individually	23 Commerce Street Wilmington, DE 19801 and/or 2 Cameo Road Claymont, DE 19703	Indefinite/19 <u>Del.C.</u> §108 & 10 <u>Del.C.</u> 542(c)
Liberty Mechanical, LLC and Owner(s), individually	2032 Duncan Road Wilmington, DE 19801	Indefinite/ 19 <u>Del.C.</u> 2374(f)
Integrated Mechanical and Fire Systems Inc. and Allison Sheldon, individually	4601 Governor Printz Boulevard Wilmington, DE 19809	Indefinite/19 <u>Del.C.</u> §108 & 10 <u>Del.C.</u> 542(c)
ACH 1, INC.	873 Salem Church Road Newark, DE 19702	Indefinite/19 <u>Del.C.</u> 6960

Updated: July 6, 2022

END OF SECTION