FCArchitects
Fearn-Clendaniel Architects, Inc.
6 Larch Avenue Suite 398 Wilmington DE 19804 (P) 302-998-7615

ADDENDUM No. 1

2026.11.19

CHRISTINA SCHOOL DISTRICT
PULASKI EEC MECHANICAL SYSTEM RENOVATIONS
BID No CHR26018-PULMECH

ARCHITECT'S
PROJECT No: 26005

Fearn-Clendaniel Architects, Inc.
6 Larch Avenue Suite 398
Wilmington, Delaware, 19804
Phone: (302) 998-7615

BIDS DUE: **11:00 a.m. local time on Thursday, December 17th, 2026**

LOCATION: Christina School District
Eden Support Services Center
925 Bear Corbitt Road
Newark, DE 19711

1.0 NOTICE TO ALL BIDDERS

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 Contract Documents, 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. Bidders shall acknowledge receipt of each addendum on their Bid Form.

2.0 CLARIFICATIONS

2.1 Drawings and specifications provided on the State of Delaware procurement website for advertisement purposes should not be used for bidding. Only the documents issued at the Pre-bid Meeting or purchased directly from F-C Architects should be used for bidding purposes.

2.2 This and all future addenda will be emailed to all plan-holders at the addresses given on the sign-in sheet.

2.3 Please see attached Pre-bid Meeting Minutes and Attendee Sign-In Sheet dated 2026/11/17. These documents are incorporated into this Addendum.

2.4 Bidders are reminded that the subcontractors they list on the Bid Form must be the subcontractors who perform the work. Bidders listing themselves as performing any portion of the work must be qualified, licensed, and manufacturer-certified to do so.

2.5 For informational reference of the bidders; the automatic temperature control system current provider for this building is “Albireo Energy” and the owner’s current fire protection system maintenance provider is “JCI Fire Suppression”. The GC may use any sub they may consider acceptable for ATC or Fire protection portion of the bid.

3.0 QUESTIONS

3.1 There are no questions at this time.

4.0 SUBSTITUTIONS

4.1 There are no substitution requests at this time.

5.0 CHANGES TO THE DRAWINGS

5.1 There are no changes to drawings at this time.

6.0 CHANGES TO THE PROJECT MANUAL

6.1 Replace Section 004113 – bid form with the attached revised Section 004113 bid form. Bid form was revised to include Subcontractor category listings.

7.0 ATTACHMENTS

7.1 Pre-Bid Meeting minutes

7.2 Pre-Bid Sign-in Sheet List

7.3 Plan Holders List

7.4 Section 004113 bid form.

END OF ADDENDUM No 1

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PREBID MEETING MINUTES

CHRISTINA SCHOOL DISTRICT
PULASKI EEC MECHANICAL SYSTEM RENOVATIONS
BID No CHR26018-PULMECH

MTG DATE: November 17th, 2026
TIME: 3:30 pm
LOCATION: Pulaski Early Education Center Mechanical Renovations
FCA PROJECT: 26005

ATTENDEES:	CLIENT	George Wicks IV (GW)
	FCA	Wayde Clendaniel (WC)
		Oscar Enderica (OE)
	Gipe	R. Adam Kegan (AK)
	BIDDERS	See attached Sign-in Sheet(s)

1.0 NOTES

1.1 The project is State of Delaware funded and is subject to Delaware bidding requirements. See bid documents.

1.2 Attendance at this meeting was mandatory for General Contractors for the project. Every bidder is responsible for the entire scope of work contained within the Contract Documents. Please see attached Sign-In Sheets for attendee information.

1.3 Contract documents must be obtained from Fearn-Clendaniel Architects. State of DE My Marketplace documents are for reference only and are not to be used for bidding. FCA distributed USB flash drive of the bidding documents to those wishing to purchase them. Bidding documents are still available for purchase at FCA's office in Newport, DE, at a cost of $25.00 via cash or check made out to Fearn-Clendaniel Architects. Contact FCA Oscar Enderica via email to oscar@fcarchitects.net to purchase.

1.4 Only registered plan-holders of the bidding documents will receive addenda beyond addenda No.1. Addenda will be emailed to the address provided by the bidder.

1.5 Prevailing wage rates and reporting are required. Prevailing wage rates are included in the Project Manual.

1.6 Bids must include Bid Bond of 10%, Non-collusion Statement, Subcontractor List, Addenda acknowledgement, Contractor Qualifications and drug testing affidavit. The successful bidder will be required to submit Performance / Payment Bond for 100% of the contract amount and subcontractor drug testing affidavits prior to execution of the contract.

1.7 Bid due date was announced as identified in advertisement: until 11:00 a.m. local time on Thursday, December 17th, 2026. Please note that bids are to be delivered to Eden Support Services Center, 925 Bear Corbitt Road, Newark, DE 19711 as listed in the specifications. One hard copy of the bid documents will be sufficient. Faxed or emailed bids will not be accepted. Express Services delivery of a Bid after the date and time in the project specifications will not be a valid bid.

1.8 The contractor will be responsible for obtaining permits. FCA will provide PDF files signed and stamped in electronic format by the architect and engineer of record for use in obtaining permits.

1.9 Scope of work was outlined. Work includes:

- Replacement of the existing boiler system and related piping & accessories with a new condensing boiler system at the Casimir Pulaski Early Education Center located in Wilmington, Delaware. The new boiler system will incorporate new gas/plumbing piping, controls, pumps, air separators, expansion tanks, flues, combustion air ducts, unit heater, and accompanying power and lighting.

1.10 On-site construction is expected to commence May 3rd, 2027 and continue through completion by August 18th, 2027.

1.11 GC will be responsible for protecting and restoring existing site conditions during work.

1.12 Contractor may use the Owner's power and water at no charge. Contractor is responsible for connections and disconnections. Owner will allow access to sanitary facilities for the duration of the work.

1.13 The district will supply the contractor with a meeting space in the basement area during construction

1.14 School will need to remain open and fully operations during the school year. The GC will be required to coordinate distractive or loud work with the district prior to commence. This will be especially important at the end of spring when the students will be in a testing period.

1.15 State of Delaware mandates a minimum of 2 years comprehensive material and labor warranty on all work in the project. Specific items may have longer warranty terms as indicated in the project manual. GC will be responsible for any warranty related to subs work and final product under this period.

1.16 Allowance was described and is indicated in the contract documents. Allowance 1 is for unforeseen conditions and Owner-requested additional work. Owner approval will be required before any allowance money is applied to the contract. Any unused allowance monies will be returned to the Owner as a credit during closeout procedure.

1.17 Liquidated Damages are waived for this project. The Owner reserves the right to have any work unfinished by the due date completed by others, and to recoup any associated costs via back-charge to the defaulting contractor.

1.18 The Subcontractor List was reviewed, discussed, and approved with consensus of the following subcontractor listing: See attached revised bid form with the approved subcontractors list.

1.19 All substitution requests and questions should be submitted to Project Architect, Oscar Enderica via email to oscar@fcarchitects.net.

1.20 The deadline for substitution requests is 10 days before the bid due date. Substitution requests will only be accepted via General Contract / Prime Contract bidders, not directly from subcontractors or suppliers.

1.21 The deadline for questions is 7 days prior the bid due date. Bidder questions will only be accepted from or through contract document holders on the plan-holder's letterhead or email.

1.22 The final addendum will be issued no later than 2 days prior to the bid due date. Exceptions: withdrawal of solicitation, extension of due date, or change of opening location.

Fearn-Clendaniel Architects, Inc prepared these minutes for the purpose of recording significant information covered during the meeting. Should anyone object to the statements or interpretations contained herein, please advise within two weeks of the date of this report.

Submitted by:
Oscar Enderica
F-C Architects, Inc.

FCArchitects
Fearn-Clendaniel Architects, Inc.
6 Larch Avenue Suite 398 Wilmington DE 19804 (P) 302-998-7615

Pre-bid Sign In Sheet

Contract: **CHR26018-PULMECH** Date: 2026/11/17

Project: PULASKI EEC MECHANICAL SYSTEM RENOVATIONS

Please print legibly – we must be able to read your information.

Name / Company: RICK PEARCY AMAKOR INC.		G C: yes / no
Address (no POBs): 72 CLINTON STREET DE CITY 19706		
Phone: 302-834-8664	Email: AMAKOR@AOL.COM	
Name / Company: BSS CONTRACTORS		G C: yes / no
Address (no POBs): 218 EAST EVERGREEN WEST GROVE PA. 19390		
Phone: 484-256-4986	Email: bsmith@bsscontractor.com	
Name / Company: Adam Keegan Gipe Associates		G C: yes / no
Address (no POBs): 8714 ~~[illegible]~~ Brooks Dr. Easton MD, ~~[illegible]~~ 21601		
Phone: 410-829-3540	Email: akegan@gipe.net	
Name / Company: TOM WELDEN - KENT CONSTRUCTION		G C: yes / no
Address (no POBs): 2 BIG OAK RD SMYRNA DE		
Phone: 856 285 6408	Email: TOM@KENTCONSTRUCTIONCO.COM	
Name / Company: Andrew McCracken I.D. Griffith Inc.		G C: yes / no
Address (no POBs): 735 South Market Street Wilmington DE 19801		
Phone: 302-593-0990	Email: amccracken@idgriffith.com	
Name / Company: BILL BOOTH COMMONWEALTH CONSTRUCTION		G C: yes / no
Address (no POBs): P.O. BX 918 WILM, DE 19899		
Phone: 302-654-6611	Email: bbootheitscommonwealth.com	
Name / Company: Josh Cannon / Worth and company		G C: yes / no
Address (no POBs): 6263 Kellers Church road Pipersville, PA		
Phone: 302 584 7299	Email: Estimating@worthandcompany.com	
Name / Company: Dominic Muzzi Whiting-turner contracting co		G C: yes / no
Address (no POBs): 131 Continental DR, Suite 404, Newark DE 19713		
Phone: 302-220-7109	Email: dom.muzzi@whiting-turner.com	
Name / Company:		G C: yes / no
Address (no POBs):		
Phone:	Email:	

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Pre-bid Sign In Sheet

Contract: **CHR26018-PULMECH** Date: 2026/11/17

Project: PULASKI EEC MECHANICAL SYSTEM RENOVATIONS

Please print legibly – we must be able to read your information.

Name / Company: Beth Hasencic Ventresca Brothers Inc.		G C: (yes) / no
Address (no POBs): 2300 N. Dupont Hwy Newcastle, DE 19720		
Phone: 302-658-6436	Email: tony@ventrescabros.com	
Name / Company: Justin Dennis Schlosser & Associates		G C: (yes) / no
Address (no POBs): 2047 Sunset Lake Rd		
Phone: 302-738-7333	Email: justin@schlosserandassociates.com	
Name / Company: Bobby Stewart Statewide Mechanical Inc		G C: yes / ~~no~~
Address (no POBs): 3295 Harris rd Townsend, DE 19734		
Phone: 302-376-6177	Email: bStewart@statewide-hvac.com	
Vince Duobinis East Coast Plumbing & HVAC 26 Brookhill Drive, Newark, DE 19702 302-743-6803 – vince@ECPH.Net		G C: yes / no
	Email:	
		G C: yes / no
Address (no POBs):		
Phone:	Email:	
Name / Company: TARA BROHAWN / GASTEC (PROPANE)		G C: yes / (no)
Address (no POBs): 25 Council Rock Dr.		
Phone: 610-212-9366	Email: t.brohawn@gastecon line.com	
Name / Company: Melissa Welsh Tricon Const. Mgmt		G C: (yes) / no
Address (no POBs): 13 King Ct, New Castle, DE		
Phone: 610-713 1289	Email: Mwelsh@triconmgmtstate.com	
Name / Company: Anthony Gaudelli / Gaudelli Bros Inc		G C: yes / no
Address (no POBs): 700 orange st Millville NJ 08332		
Phone: 856-825-0636	Email: Anthony@GaudelliBros.com	
Name / Company:		G C: yes / no
Address (no POBs):		
Phone:	Email:	

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Bid Set Registry - Plan Holders

Contract: **CHR26018-PULMECH** Date: 2026/11/17

Project: PULASKI EEC MECHANICAL SYSTEM RENOVATIONS

Please make sure you sign in before receiving documents

1. Name / Company: Worth & Company, Inc._____ Date: 11/17/26____

   estimating@worthandcompany.com

2. Name / Company: Gaudelli Bros, Inc._____ Date: 11/17/26____

   ashley@gaudellibros.com ; philip@gaudellibros.com

3. Name / Company: I.D. Griffith, Inc._____ Date: 11/17/26____

   amccracken@idgriffith.com

4. Name / Company: Tricon Construction_____ Date: 11/17/26____

   mwelsh@tricontristate.com

5. Name / Company: Commonwealth Construction Co._____ Date: 11/18/26____

   BBooth@itscommonwealth.com

6. Name / Company: Amakor, Inc._____ Date: 11/19/26____

   Amakor@aol.com

CHRISTINA SCHOOL DISTRICT
PULASKI EEC MECHANICAL RENOVATIONS
1300 Cedar St, Wilmington, DE 19805
Bid No CHR26018-PULMECH

BID FORM

For Bids Due: 11:00 a.m. local time on Thursday, December 17th, 2026

To: Christina School District
Eden Support Services Center
925 Bear-Corbitt Road
Bear, DE 19701

Name of Bidder: _____

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

(Other License Nos.): _____

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

BID

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:

BASE BID:

$_____
($)

BID FORM

ALLOWANCE ACKNOWLEDGEMENTS

ALLOWANCE No. 1
Include a Lump Sum Allowance equal to **Fifty Thousand dollars ($50,000.00)** for costs associated with any unforeseen or concealed conditions and/or Owner requested revisions during the construction period. Upon Owner/Architect approval, a Credit or Add Change Order will be applied to the Allowance. I/We have reviewed and familiarized ourselves with the requirements contained in Specification Section 012100 Allowances.

Acknowledged by:_____

CHRISTINA SCHOOL DISTRICT
PULASKI EEC MECHANICAL RENOVATIONS
1300 Cedar St, Wilmington, DE 19805
Bid No CHR26018-PULMECH

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: _____
(Authorized Signature)

(SEAL)

_____
(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)

CHRISTINA SCHOOL DISTRICT
PULASKI EEC MECHANICAL RENOVATIONS
1300 Cedar St, Wilmington, DE 19805
Bid No CHR26018-PULMECH

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.

Subcontractor Category		Subcontractor	Address (City & State)	Subcontractors tax-payer ID # or Delaware Business license #
1.	Structural Steel			
	A.			
	B.			
	C.			
2.	Roofing			
	A.			
	B.			
	C.			

CHRISTINA SCHOOL DISTRICT
PULASKI EEC MECHANICAL RENOVATIONS
1300 Cedar St, Wilmington, DE 19805
Bid No CHR26018-PULMECH

Subcontractor Category		Subcontractor	Address (City & State)	Subcontractors tax-payer ID # or Delaware Business license #
3.	Mechanical			
	A.			
	B.			
	C.			
4.	Plumbing			
	A.			
	B.			
	C.			
5.	Electrical			
	A.			
	B.			
	C.			

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 the **Christina School District**.

All the terms and conditions of **Christina School District - Bid No. CHR26018-PULMECH** 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.

CHRISTINA SCHOOL DISTRICT
PULASKI EEC MECHANICAL RENOVATIONS
1300 Cedar St, Wilmington, DE 19805
Bid No CHR26018-PULMECH

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.

CHRISTINA SCHOOL DISTRICT
PULASKI EEC MECHANICAL RENOVATIONS
1300 Cedar St, Wilmington, DE 19805
Bid No CHR26018-PULMECH
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.