

Addendum #1

Date: September 17, 2026 @ 4:00 PM
Project: Eisenberg Elementary School - Renovations
CSD Contract #4-27-05 / SJ Project #25096

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:

**CSD Contract #4-27-05
StudioJAED Project #25096
Eisenberg Elementary School - Renovations**

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 **Colonial School District Contract #4-27-05 – Eisenberg Elementary School – Renovations** will be received by the Colonial School District at **Eisenberg Elementary School, 27 Landers Ln, New Castle, DE 19720 until 4:00 pm** local time on **Friday, October 2, 2026**, at which time they will be publicly opened and read aloud in the Auditorium. Bidder bears the risk of late delivery. Any bids received after the stated time will be returned unopened.

Sealed bids shall addressed to Colonial School District at 318 East Basin Road, New Castle, DE 19720. The outer envelope should clearly indicate:
“COLONIAL SCHOOL DISTRICT – EISENBERG ELEMENTARY SCHOOL – RENOVATIONS - SEALED BID - DO NOT OPEN.”

3. The deadline for substitutions to StudioJAED is **Tuesday, September 22, 2026 at 1:00 pm.**
4. The deadline for RFIs to StudioJAED is **Friday, September 25, 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. Interior Scope
 - a. Replacement of classroom locksets
 - b. Install new Trouble Alert System
 - b. Exterior Scope
 - a. Regrade and reseed the sports field inside of track to repair low spots and prevent ponding
 - b. Install new swing sets next to existing playground.
 - c. Repair/replace concrete sidewalks, steps, and handicap accessible ramp.
 - d. Repair, seal coat, and restripe existing parking lot making direction marker adjustments to the car rider loop
 - e. Update storm water inlets to improve drainage
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. Include all attachments indicated on the Bid Form.
 - f. 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.
 - g. List all Sub-contractors and any third-tier sub-contractors performing work.
 - h. If Contractor is self-performing work, please list as part of sub-contractor list.
 - i. Contractor shall provide submit three (3) copies of all required documents with their bid.
4. Sub-Contractor List Review
 - a. Proposed trades will be included as listed contractors:
 - a. Door Hardware
 - b. Electrical
 - c. Sitework
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. Work hours are between 7:00 am to 4:30 pm, Monday through Friday. Alternate hours will only be considered on a special-need basis.
- b. Laydown space limited to area of work and coordinated with the Owner.
- c. Contractor responsible to provide porta-potty.
- d. Contractor shall be responsible for securing all materials.
- b. Provide access to and from site as required by law and by Owner:
 - a. 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.
 - i. Do not obstruct roadways, sidewalks, or other public ways without permit.
 - ii. Parking is available on site, to be coordinated with Owner.
- c. Utility Outage and Shutdown:
 - a. Do not disrupt or shut down life safety systems, including but not limited to fire sprinklers and fire alarm system, without 7 day notice to Owner and authorities having jurisdiction.
 - b. Prevent accidental disruption of utility services to other facilities. Do not disrupt power or water service without 7 day notice to Owner.
 - c. Contractor may use power and water from the building. Contractor is responsible for making connections and for distribution to the work area and for maintaining building security.

10. Owner Occupancy

- a. The owner will occupy the building and site throughout construction.
- b. Anticipated work for the parking lots shall take place during Spring Break when the parking lot is closed, weather permitting, and shall be coordinated with the Owner.

11. Permitting

- a. All construction permit submissions and fees shall be by the contractor.

12. Site Walk Through

- a. Submission of your bid indicates that you have visited the site and are familiar with the conditions of the project.
- b. If there is interest in an additional site visit, send e-mail to Gabe Cheung and he will coordinate a date and time.

Attachments:

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

END

Project: Eisenberg Elementary School - Renovations
Project No.: CSD Contract #4-27-05 / SJ Project #25096
Time and Date: 4:00 pm / September 17, 2026

Start Time:
End Time:

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

REPRESENTATIVE	FIRM / PHONE / FAX / EMAIL	TIME SIGNED
1. DAN DRISCOLL	SCHEIBEL (FIRM) DDRISCOLL@SCHEIBELCONSTRUCTION.COM (EMAIL)	4:00 IN
2. Kim Lombardi	Amakor Inc (FIRM) 302-834-8664 (PHONE) AMAKOR@AOL.COM (EMAIL)	3:50 IN
3. Chris Barlow	BSS CONTRACTORS (FIRM) 484-256-4986 (PHONE) bsmith@bsscontractor.com (EMAIL)	3:50 IN
4. NICHOLAS KOSKI-VACIRCA	VENTRESCA BROTHERS, INC (FIRM) 302-658-6436 (PHONE) NICK@ventrescabros.com (EMAIL)	3:56 IN
5. Lawrence Griffith	Precision Doors + Hardware (FIRM) 261 RUTHAN DR. Suite 7 (PHONE) NEWARK, Delaware (EMAIL)	4:04 IN

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	REPRESENTATIVE	FIRM / PHONE / FAX / EMAIL	TIME SIGNED
6.	TOM WELDEN	KENT CONSTRUCTION (FIRM) (PHONE) (EMAIL) TOM@KENTCONSTRUCTIONCO.COM	4:00 IN
7.	Nicholas L. Webb	DK Construction (FIRM) 610-387-1017 (PHONE) Projects@dkcservice.com (EMAIL)	4:04 pm IN
8.		(FIRM) (PHONE) (EMAIL)	IN
9.		(FIRM) (PHONE) (EMAIL)	IN
10.		(FIRM) (PHONE) (EMAIL)	IN

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REPRESENTATIVE	FIRM / PHONE / FAX / EMAIL	TIME SIGNED
16. Thomas O'Flynn	Superior Electric (FIRM) (302) 332-9344 (PHONE) thomas@superiorelectric.biz (EMAIL)	3:58 pm IN
17. LC Bathon	Lawrence C Bathon Builders (FIRM) 443-553-9755 (PHONE) lc@bathonbuilders.com (EMAIL)	4:00 PM IN
18. Michael Yankanich	DER Inc (FIRM) 610-696-6921 (PHONE) bids@donaldbereisinger.com (EMAIL)	4:00 IN
19.	 (FIRM) (PHONE) (EMAIL)	 IN
20.	 (FIRM) (PHONE) (EMAIL)	 IN

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(INDIVIDUALS MAY ONLY SIGN IN FOR THEMSELVES)**

REPRESENTATIVE	FIRM / PHONE / FAX / EMAIL	TIME SIGNED
1. <u>Dan Driscoll</u>	<u>Scheibel</u> (FIRM) <u>ddriscoll@scheibelconstruction.com</u> (EMAIL)	<u>4:00 PM</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>3:50 PM</u> IN
3. <u>Chris Barlow</u>	<u>BSS Contractors</u> (FIRM) <u>484-256-4986</u> (PHONE) <u>bsmith@bsscontractor.com</u> (EMAIL)	<u>3:56 PM</u> IN
4. <u>Nicholas Koski-Vacirca</u>	<u>Ventresca Brothers, Inc</u> (FIRM) <u>302-658-6436</u> (PHONE) <u>nick@ventrescabros.com</u> (EMAIL)	<u>3:56 PM</u> IN
5. <u>Lawrence Griffin</u>	<u>Precision Doors & Hardware</u> (FIRM) <u>201 Ruthar Dr. Suite 2</u> (PHONE) <u>Newark, DE</u> (EMAIL)	<u>4:04 PM</u> IN

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REPRESENTATIVE	FIRM / PHONE / FAX / EMAIL	TIME SIGNED
6. <u>Tom Welden</u>	<u>Kent Construction</u> (FIRM) <u>Tom@kentconstructionco.com</u> (EMAIL)	<u>4:00 PM</u> IN
7. <u>Nicholas L. Webb</u>	<u>DK Construction</u> (FIRM) <u>610-387-1017</u> (PHONE) <u>projects@dkcservice.com</u> (EMAIL)	<u>4:04 PM</u> IN
8. <u>Thomas O'Flynn</u>	<u>Superior Electric</u> (FIRM) <u>302-332-9344</u> (PHONE) <u>thomas@superiorelectric.biz</u> (EMAIL)	<u>3:58 PM</u> IN
9. <u>LC Bathon</u>	<u>Lawrence C Bathon Builders</u> (FIRM) <u>443-553-9755</u> (PHONE) <u>lc@bathonbuilders.com</u> (EMAIL)	<u>4:00 PM</u> IN
10. <u>Michael Yankanich</u>	<u>DER Inc</u> (FIRM) <u>610-696-6921</u> (PHONE) <u>bids@donaldereisinger.com</u> (EMAIL)	<u>4:00 PM</u> IN

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REPRESENTATIVE	FIRM / PHONE / FAX / EMAIL	TIME SIGNED
11. Gabe Cheung	StudioJAED	4:00 PM
	(FIRM)	IN
	302-832-1652	
	(PHONE)	
	cheungg@studiojaed.com	
	(EMAIL)	
12. Jon Sabatino	Site Studios	4:00 PM
	(FIRM)	IN
	302-530-7686	
	(PHONE)	
	jsabatino@sitestudiosinc.com	
	(EMAIL)	
13.		
	(FIRM)	IN
	(PHONE)	
	(EMAIL)	
14.		
	(FIRM)	IN
	(PHONE)	
	(EMAIL)	
15.		
	(FIRM)	IN
	(PHONE)	
	(EMAIL)	

Eisenberg ES - Renovations
Contract #4-27-05
Revised per Addendum #1

BID FORM

To: Colonial School District
District Administration Building
318 East Basin Road
New Castle, Delaware 19720

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

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

\$ _____
(\$ _____)

ALLOWANCE No. 1: Include an allowance entitled "General Owner's Allowance" in the amount of \$20,000. 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: _____

**Eisenberg Elementary School - Renovations
27 Landers Ln, New Castle, DE 19720
Contract #4-27-05**

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)

Revised per Addendum #1

**Eisenberg Elementary School - Renovations
27 Landers Ln, New Castle, DE 19720
Contract #4-27-05**

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. Door Hardware			
A.			
B.			
C.			
2. Electrical			
A.			
B.			
C.			

Eisenberg ES - Renovations
Contract #4-27-05
Revised per Addendum #1

Colonial School District
August 18, 2026

Eisenberg Elementary School - Renovations
27 Landers Ln, New Castle, DE 19720
Contract #4-27-05

BID FORM (Continued)

3.	Sitework			
	A.			
	B.			
	C.			

**Eisenberg Elementary School - Renovations
27 Landers Ln, New Castle, DE 19720
Contract #4-27-05**

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 Colonial School District*).

All the terms and conditions of (*Contract #4-27-05*) 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.

**Eisenberg Elementary School - Renovations
27 Landers Ln, New Castle, DE 19720
Contract #4-27-05**

**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.