



Richard Y. Johnson & Son, Inc.
General Contractors & Construction Managers
Serving Delaware Since 1946
www.ryjson.com

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**CSD William Henry Building Demolition
Bid Pac A
Contract 1
August 7, 2026**

Addendum No. 1

Attention all Prospective Bidders:

The following clarifications, changes and /or additions shall by this reference be incorporated into the contract documents as though dully set forth therein.

Addendum No. 1 consists of:
RYJ Written directive (3 pages)
Pre-Bid Meeting Agenda (2 pages)
Pre-Bid Meeting Sign in Sheet (1 page)

Non – Technical Specifications

NOTE: All Prime Contractors are responsible for bidding from a full set of bidding documents.
This project is a State wage rated project.
No administrative items shall be delivered to the job site.
All correspondence with Architect, Engineer, Owner, Etc. must go through this office.

Application for Payment

All bills are due the 25th of the month. Bills must be on for AIA G702/CMA. Billing will not be processed early, late bills will be rejected.
A total of five copies of each bill and corresponding waiver (one notarized original and 4 copies) are required.
Faxed copies will not be accepted.

General Conditions

Please refer to Section 9.3.2; any stored material (including on-site storage) being billed during a pay period must be insured and a certificate of stored material be included with your application for payment. Your payment will not be processed and your bill will be rejected for that period.
Stored materials must stay in the stored materials column, and must be insured, until the material has been incorporated into the building.

Shop Drawings, Product Data and Samples

Submittals are to be submitted via email for review and approval, if certain items are deemed not emailable then ten (10) copies of all submittals are required. Inadequate amounts will be rejected.

Section 004126 – Bid Form

NO CHANGE; Bid Date is August 20th, 2026 at 2:00pm. William Henry School is located at 65 Carver Road Dover Delaware 19904 bids will be read aloud in the auditorium. All **mailed bids** must be received by **12:00pm** the day of the bid opening, August 20, 2026 at the Capital School District Office located at 198 Commerce Way, Dover Delaware 19904.

Bidders Questions + Clarification

RFI No.	Description
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RFI 1	
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Question 1:

Are as built drawings available?

Answer:

No, As-built drawings are available, review bid documents.

Question 2:

Can you issue the asbestos report? The link in the spec doesn't work.

Answer:

See Below Link, Link is also available on the website of www.ryjson.com under plan room.

https://www.dropbox.com/scl/fo/df16ti5kweu5rf4pdlb6r/AMpQgsV_uAPnPjryQbZXiFQ?rlkey=c14q8h6e2r1d7a246gozaen3s&st=v0lrupc0&dl=0

Question 3:

Can the schedule shown in the spec be updated?

Answer:

Demolition to Start late September, Completion expected to be a 4 month duration.

Question 4:

Is the abatement contractor removing the Universal Wastes?

Answer:

Review asbestos report for asbestos contractors responsibility.

Question 5:

Who is removing the refrigerants? RTU, drinking fountains, PTAC, wall units, etc.

Answer:

Contract A-1 Demolition is responsible.

Question 6:

Are we to separate the building where it enters the Kent County Community Center? Who provides a weather tight enclosure?

Answer:

Correct, 2 double doors are at the connection point, contractor is to make it waterproof and accessible.

Question 7:

Are there fiber optic lines that must be disconnected?

Answer:

To be answered in future addendum.

Question 8:

Who disconnects the electric? Is the power to the school furnished from District owned transformers?

Answer:

Contract A-1 Demolition is responsible for disconnection; transformer owned by City of Dover; coordinate with the City of Dover.

Question 9:

Are we to remove all sidewalks and paving out to the LOD?

Answer:

Correct

End of Addendum No. 1



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PRE-BID MEETING

August 5, 2026

10:00am

**CSD William Henry School Building Demolition
Project No. 1630**

Bid Pac A Agenda

1. Attendees at Pre-Bid Meeting
Owner-Capital School District – James Baustert
Construction Manager – Richard Y. Johnson & Son, Inc.
Architect – ABHA
2. Review projects' description and time frame
- You will be bidding Bid Pac A -
A-1 Building Demolition

- Project involves the complete demolition of the Existing William Henry School with associated erosion and sediment controls.
3. Review Bid date and location
- August 20, 2026 @ 2:00pm
- William Henry School is located at 65 Carver Road Dover Delaware 19904 bids will be read aloud in the auditorium.
All mailed bids must be received by 12:00pm the day of the bid opening, August 20, 2026 at the Capital School District Office located at 198 Commerce Way, Dover Delaware 19904.
Bidder bears the risk of late delivery.
4. Review the bidding procedures and bonding requirements
- You are bidding a full set of documents.
- You must use bid form provided in bid documents and/or as revised in Addendums
- Review scope of work, section 011100 Summary of Work
- No exclusions from your scope of work or bid will be rejected!!
- 10% Bid Bond is required.
- Public bid opening.
- This is a **NON-MANDATORY** pre-bid meeting.
5. Review the Project
- Owner to provide demolition permit; contractor provides all other permits, licenses and inspection fees
- Zero (0) Alternates
- Zero (0) Allowances
- Zero (0) Unit Prices
6. Receive Bidding questions – R. F. I. to be forwarded to Construction Manager. Email address is jdixon@ryjson.com.
- RFI's to be in written form only, with plan number or specification number noted with question.
- No RFI's shall be accepted after 12 noon on Friday, August 14, 2026.

- State prevailing wage rates apply. (Wage Rate Sheet is located in project specifications)
- 7. Bidding documents
 - www.ryjson.com under plan room
 - Additional contract Documents and partial sets can be purchased at RCI Printing & Graphics, 298 Churchmans Road, New Castle Delaware, (302) 328-5019
 - Documents Shown on My Market Place State of Delaware website are **NOT** for Bidding.
For Bidding, you must use the documents from the RYJ website.
- 8. Drug Testing/Craft Training Requirements
 - All Prime Contractors are to include a signed affidavit that is included in the project documents.
- 9. Review Subcontractor List Requirements
- 10. **Site Visit: View after Pre-Bid Meeting**
- 11. Receive questions
- 12. Summation and Conclusion

[illegible]