

Delaware State University

Addendum No. 01

Date: 2026/07/27

Project: Thomasson Building Demolition

Contract: PC-24-008

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.

Clarifications:

1. For any additional site visits, please submit a request by contacting constructionbid@desu.edu.

Changes to Specifications:

1. Section: None

Changes to Drawings:

1. Section: None

General Information:

1. Pre-Bid Sign-in Sheet: Please see attached sheet for a list of the attendees at the pre-bid. **See attached.**
2. Pre-Bid Meeting Minutes: These minutes are now integral to the bidding documents. **See attached.**

1200 North DuPont Highway, Dover, Delaware 19901-2277
302.857.6060 / www.desu.edu

Questions and Answers:

None

END



Thomasson Building
1200 N. DuPont Highway
Dover, Delaware 19901

Project: PC-24-008 Thomasson Building
Demolition
1200 North DuPont Hwy
Dover, Delaware 19901
P: 302-535-3809

Pre-bid Meeting Minutes: Meeting #1

Meeting Date Jul 27, 2026 **Meeting Time** 10:00 am - 11:30 am Eastern Time (US & Canada)

Meeting Location DSU Facilities Building

Overview The pre-bid meeting introduces the project to prospective bidders, identifies key contract components, and discusses the bidding processes and procedures.

Notes

Attachments

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Mike Henry	Becker Morgan Group		mhenry@beckermorgan.com	Present
Bryan Hutchison	Becker Morgan Group		bhutchison@beckermorgan.com	For Distribution Only
KENNETH HALFEN	Delaware State University		khalfen@desu.edu	Present
Khalid Zerrad	Delaware State University	P: (302) 857-7085	kzerrad@desu.edu	Present

Attendee Sign-In

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Sign-In Sheet				Open
		Description The pre-bid meeting is optional. A sign-in sheet was circulated. The sign-in sheet will be distributed via addendum.				

Responsible Parties

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Procurement Contacts				Open
		Description 1. DSU Project Manager: Ken Halfen / Khalid Zerrad 2. A/E of Record: Bryan Hutchison / Mike Henry				

Project Explanation

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Advertisement				Open
Description As outlined in the Bid Advertisement. All documents can be obtained through the state bidding system at Delaware.gov, or through PROCORE . Please contact ConstructionBid@desu.edu with any questions or concerns with obtaining bid documents.						

Project Requirements

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Bidding Laws				Open
Description This project shall comply with all applicable State bid laws including, but is not limited to requirements for Bid Bonds, Payment Bonds, and Performance Bonds.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.2	1	Prevailing Wage Regulations				Open
Description The State of Delaware Prevailing Wage Regulations apply to this project. Refer to the project manual for further information.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.3	1	Site Supervision				Open
Description A designated individual must be assigned to oversee daily operations, coordinate activities, and manage communication, particularly regarding site safety, scheduling, and quality control, even if that person also performs other on-site duties. The site superintendent must sign in daily prior to commencing work, no exceptions.						

Bid Form Review

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	1	Bid Form				Open
Description • It is essential that the bid be submitted in its entirety including required forms & attachments, as indicated in the specifications. • The submitted bid shall be a lump sum. The submitted bid shall include pricing for each alternate and unit price (if applicable).						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.2	1	List of Subcontractors				Open
Description The subcontractor's List section of the bid form shall not be left blank. If the bidding contractor is doing the work in the place of a subcontractor, indicate accordingly.						

Bid Submission

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.1	1	Submission Deadline				Open
Description Bids will be accepted via email to: constructionbid@desu.edu as shown in the invitation to bid.						

Document Interpretations and Questions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
7.1	1	Deadline for Questions				Open
Description Submit all requests and questions, in writing via email to constructionbid@desu.edu as shown in the invitation to bid. Questions, answers to questions, and clarifications will be provided via addendum.						

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.
Please contact Thomasson Building if there are any discrepancies or questions with the content of these minutes.

Pre-Bid Sign-in Sheet:**Thomasson Building Demolition - DSU Project No. PC-24-008****Date/Time: July 27, 2026, at 10:00 a.m. Local Time****Meeting: Pre-Bid**

Printed Name	Primary Contact	Company Name	Email	Phone
John Bailey	Adam Mudd	Scheibel Construction	ammudd@scheibelconstruction.com	301-855-7900
Eric Butler	Eric Butler	The Whayland Company	eric@whayland.com	410-251-4392
Eric Frase	Eric Frase	Choptank Excavating	eric@choptankexcavating.com	410-479-1223
Steve Jackson	Steve Jackson	Green Diamond	steve@greendiamonddsi.biz	302-284-1077
Daniel Moltion	Daniel Moltion	HELM Services	dmoltion@helmsvs.com	315-559-0613
Ryan Doran	Ryan Doran	Tester Construction Group	rdoran@testerconstruction.com	516-660-7253
Doug Brackins	Dave Kimmel	Keller Brothers	bidskes@kellerbrothers.com	301-956-9119
Dennis Yanick	Dennis Yanick	Cottle Construction	dennis.yanick@ccacp.us	302-326-3600
Kevin Killian	Jon Pelaz	JPC Group, Inc.	estimating@jpcgroupinc.com	856-228-0400
Jeff Glisson	Tony Beinke	FR Beinke Welding	jglisson@frbwelding.com	484-883-2666
Chris Emerson	Chris Emerson	MADCorp	chrisemerson@madcorpde.com	302-293-2402
Jared Lupin	Anthony Pascuzzi	Manafort Brothers	apascuzzi@manafort.com	860-836-9964
Robert Foulks	Bryant Townsend	JTR Enterprises	robjtrenterprises@gmail.com	410-913-7493