

August 7, 2026

Leipsic Research Dock Facility
DFW Contract No. NAT202301-LEIPSICRESEARCHDOCK

Addendum 2: Prebid Meeting Minutes

1. In accordance with the solicitation documents the mandatory Prebid Meeting for the subject project was conducted at the project site on August 7, 2026, at 10am.
2. The attached Attendance Sheet contains the list of attendees which were present at the meeting and are approved bidders for this project.
3. Jeremy Ashe (Division of Fish & Wildlife) introduced himself as the DNREC Fish & Wildlife project manager, Lance Wilgus with Century Engineering as the Engineer of Record, and Joe Clarkson of Gator Dock, CMI, the State's contracted manufacturer of aluminum docks.
4. Jeremy Ashe provided the following information to all attendees present.
 - a. The purpose of the Pre-Bid Meeting is to allow bidders to review site conditions and for the review of general bidding and project related requirements. Contractors are responsible for thoroughly reviewing the construction plans and specifications and related contract documents.
 - b. This project falls under the requirements of the Build America, Buy America Act. Requirements are outlined in the drawings and specifications. Bidders are required to submit along with their bids the signed Acknowledgement form found in Appendix 16 of the Project Manual.
 - c. All bid questions must be e-mailed to Lance Wilgus at Lwilgus@kleinfelder.com with copy to Jeremy Ashe at jeremey.ashe@delaware.gov by **AUGUST 21, 2026 at 4pm**. No bidder questions will be received after that date and time. Responses to bidder questions will be provided via solicitation addendum on the State of Delaware Government Support Services Bid Solicitation Directory website. Bidders are requested to provide their questions via one email in lieu of multiple emails to ensure all questions are addressed in an efficient manner. Early submission of questions is also encouraged.
 - d. Electronic copy of construction drawings can be obtained by contacting Jeremy Ashe.

- e. Bid proposals must be delivered into the hands of Jeremy Ashe via hard copy only to the Auditorium of the DNREC building at 89 Kings Highway, Dover, Delaware 19901, no later than **September 4, 2026 – 2pm sharp**. Bid proposals received after that date and time will not be accepted. Bid proposals cannot be emailed. Proposals may be delivered prior to the due date. Bid proposals can also be submitted by mail, however the bidders are cautioned to ensure the packages are delivered.
- f. Bids will be opened publicly and read aloud at the same location above.
- g. Division of Facility Management requirements: All documents listed as attachments on the Bid Form must be submitted with the bid proposal, including Sub-Contractor List, Non-Collusion Statement, Affidavit of Employee Drug Testing Program, Affidavit of Contractor Qualifications, Bid Security, and the Build America, Buy America Acknowledgement (Project Manual Appendix #16). The Affidavit of Craft Training Compliance found in the Project Manual does not need to be submitted with the bid proposal but will need to be submitted by the successful bidder prior to contract award.
- h. The Purchase Order and Notice To Proceed date is estimated to be on or about October 5, 2026.
- i. The Substantial Completion date will be no later than **547 Calendar Days from NTP**.
- j. There will be a Punchlist Inspection conducted at Substantial Completion. All punchlist items shall be completed within **14 calendar days** after the Substantial Completion date.
- k. Gator Dock is the State's contracted dock manufacturer. The Gator Dock shop drawings are contained in the solicitation documents. The State will pay for the purchase and shipment of the dock materials to the jobsite. The Contractor is responsible for coordinating and scheduling the delivery of materials with Gator Dock based on the Contractor's construction schedule. The Contractor is responsible for off-loading the Gator Dock materials, inspection, and notification to the State of any damage or discrepancy of delivered materials within 2 calendar days after delivery. Once the Contractor has accepted delivery, all Gator Dock materials become the Contractor's responsibility for storage, security, and material quality.
- l. The Subcontractor List contained in the Bid Forms was reviewed. It was clarified that the A & B listing of individual subcontractors allows for third-tier subcontractors, not alternate subcontractors. If additional third-tier subcontractors are needed the bidders can so indicate them on the list. Communications and Fire

Alarm subcontractors are not required to be identified because they must already be a State approved contractor to perform on this contract. Fence subcontractors are to be listed under the Earthwork item. It was noted that the Metal Building item is for the erector of the metal building, not the manufacturer.

- m. Lance Wilgus provided a general overview of the project scope.
- n. The work restriction notes are on the project drawings. No "In Water" work is allowed from **March 1 through July 31**.
- o. Some attendees had some technical questions and Jeremey Ashe indicated that all questions must be formally submitted as bid questions as noted in Paragraph 4.c. above.
- p. These meeting minutes will be issued as Addendum No. 2 on the solicitation website.
- q. Any future revisions to the plans will be issued through a solicitation addendum and posted on the Bid Solicitation Directory (<https://mmp.delaware.gov/Bids>). Plans will be made available through the provided shared link to contractors from their original contract drawing request to Jeremey Ashe. It is the bidder's responsibility to obtain all construction plans and revisions from Jeremey Ashe (jeremey.ashe@delaware.gov) as plans are no longer posted on the Bid Solicitation Directory website.

CENTURY ENGINEERING, LLC, A KLEINFELDER COMPANY



Lance Wilgus, PE

Attachment:
Attendance Sheet

ATTENDANCE SHEET

PRE-BID MEETING - CONTRACT # NAT-202301-LEIPSIKRESEARCHDOCK

PROJECT NAME: LEIPSIC RESEARCH DOCK FACILITY

DATE: AUGUST 7, 2026

CENTURY PROJECT #: 00175013.092A

PLEASE PRINT CLEARLY

NAME	AGENCY/COMPANY	TELEPHONE	EMAIL
Marcel Fene	Mumford and Miller	302-943-8347	mfene@mumfordandmiller.com
John Haylen	First State Crane	302-284-3100	John@firststatecrane.com
Elizabeth Justis	Keller Brothers	410-726-6041	bidskes@kellerbrothers.com
Brian Mathews	BSS Contractors	484 256 4986	Bsmith@bsscontractors.com
Linda Paragoe	Network Flooring	302-602-0198	bparagoe@networkflooring.net
Aaron McDaniel	EDIS Company	302-588-7913	amcdaniel@ediscompany.com
Kim Lombardi	ANAKOR INC.	302-834-8664	ANAKOR@AOL.COM
K.A. KIRK	DELMARVA VETERAN BUILDERS	443-736-1584	HALLEY@PELIMARVA VETERAN BUILDERS.COM
ERIC Lopez	EDIS	302-591-7669	ELopez@ediscompany.com
LC Bathon	Bathon Builders	443-553-9755	Kwihelm@bathonbuilders.com
JESSE DIXON	Richard P. Johnson	302-477-3732	jdx@rjdx.com
Brian Thompson	Conventional Builders Inc	302-422-2409	ITB@Conventionalbuildersinc.com
Justin de Wit	CNT Fence	302-464-9892	jdedit@cntfence.com
ANDREW BREEDING	BOB BREEDING G.C.	410-479-0921	andrew@bobbreeding.com

ATTENDANCE SHEET

PRE-BID MEETING – CONTRACT # NAT-202301-LEIPSICRESEARCHDOCK

PROJECT NAME: LEIPSIC RESEARCH DOCK FACILITY

DATE: AUGUST 7, 2026

CENTURY PROJECT #: 00175013.092A

PLEASE PRINT CLEARLY

NAME	AGENCY/COMPANY	TELEPHONE	EMAIL
Hyatt Munaw	BSGC	302 632 0968	Hyatt.munaw@BSGC.net
Jeff Norman	Georgi Lynch, Inc.	302-736-3031	jnorman@geolyn.com
Grant Cole	Kent Construction Co.	703-944-4794	grant@kentconstructionco.com
Pierce Thompson Jr.	Thompson Sub Construction	302-335-3500	office@thompsonsubinc.net
Matt Bailey	Power Plus Electrical Contracting, Inc.	302 363-5069	matthb337@gmail.com
Beth Haseerick	Ventresca Bros. Inc.	302-3108-6436	tony@ventrescabros.com