



State of Delaware
Department of Natural Resources and Environmental Control
Delaware Division of Parks and Recreation
89 Kings Highway
Dover, Delaware 19901

ADDENDUM No. ONE

Project Name: Fort Miles Museum Addition
Cape Henlopen State Park

Contract No.: NAT25814-FTMILESGC
Date of Issue: Thursday, May 22, 2025

Notice No. 1: Attach this addendum to the Project Manual for this project. It modifies and becomes part of the Bidding Documents. Work or material not specifically mentioned herein is to be as described in the main body of the specification and as shown on the drawings.

Bids Due: Monday, June 9, 2025, at 1:00 p.m. (via hard copy or email, see below)
DNREC- Division of Parks and Recreation, 89 Kings Hwy, Dover DE 19901

Bid Opening: Monday, June 9, 2025, at 1:00 p.m.
To be conducted online via Microsoft Teams
[Click here to join the meeting.](#)
Or join with audio-only by calling 302-504-8986 and using ID: 690 092 665#

General Information:

- 1 A mandatory pre-bid meeting was held May 21, 2025. The sign-in sheet is included as part of this Addendum.

Pre-bid Meeting:

1. Brief description of the scope of work: Site work and construction of a museum addition on Battery 519 in the Fort Miles Historic Area of Cape Henlopen State Park.
2. There are no alternates for this project
3. There are Two Unit Prices for this Project.
 - A. UNIT PRICE No. 1: Repair of Exterior Concrete (Add)
 - B. UNIT PRICE No. 2 Removal of Exterior Concrete (Add)
4. There is a \$30,000 General Owners Contingency Allowance.
5. Schedule: Beginning ASAP upon purchase order and NTP
6. Phasing:
 - A. Stormwater sequence is noted on sheet C301. None other specified.

7. Work by Others: There will be some exhibit wood paneling installed by others before the close of the project.
8. Contract requirements were discussed.
 - A. State of Delaware Prevailing wages (“BUILDING CONSTRUCTION”) apply to this Work. A copy of the wage rate has been included in the Technical Manual.
 - B. Ten-percent security bond is required.
 - C. Performance Bond and Labor and Material Payment Bond are required.
 01. The forms provided in the Project Manual shall be used. Other forms will not be accepted.
 - D. The hard-copy bid is to be submitted with one original and one copy provided.
 01. We are also accepting, and prefer, emailed bids. They must be emailed to shawn.heacock@delaware.gov and kevin.rychlicki@delaware.gov prior to the bid deadline. Note that the state is not responsible if there is any delay in transmission or other error related to email submittals. If an email submittal is sent from the low bidder, the low bidder must provide a hard-copy original to the owner within 2 business days. If the owner requests a hard-copy of any other emailed bids, those bidders must provide a hard-copy original to the owner within 2 business days.
 - E. The number of days to complete the base work as well as alternates shall be listed on the bid form.
 - F. Limits: Confine construction operations to the limits indicated on the drawings.
 - G. Owner Occupancy: The park will remain operation during this project. Work areas shall be secured from the remainder of the park to contain construction activities and prevent public access.
 - H. The surrounding site, buildings, sidewalks, and roadways beyond the work area shall remain accessible to the Owner and general public.
 - I. Keep public and private roadways, driveways, and entrances serving the premises and adjacent buildings clear and available to Owner, Owner's employees, general public, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
 - J. The Owner will not sign for any deliveries at any time. Contractor must be present to accept deliveries.
 - K. An area for contractor storage, staging, dumpster placement, and contractor parking shall within the LOD. Any additional parking or storage areas shall be approved by the owner in writing in advance. Dumpsters shall be covered to prevent windblown debris.
 - L. The Owner is not responsible for theft or vandalism.
 - M. Any damaged or disturbed areas shall be returned to equal or better condition by the contractor.
 - N. Limited water and electric may be available in the work area.
 - O. An office trailer is required.
 - P. The contractor shall designate a superintendent who shall be on-site at all times when work is taking place. This shall include those times when the work is being done only by the subcontractors and not the General Contractor.
 - Q. Grounds must be kept clean at all times. No litter nor cutoffs tossed in holes. Extra care should be taken to protect the natural environment of the park.
 - R. Hours of Operation: Work can be completed 7:00 a.m. to 5:00 p.m. during Monday through Friday. Saturday, Sunday, and after-hours work must be coordinated and approved with the Owner's representative in advance.
 - S. The construction crews will not be allowed to use the Owner's telephones or the public restrooms. A portable unit is to be provided and located in an area approved by the Owner.
 - T. Flammable materials shall be kept outside, away from all buildings, in a flammable

- liquid/material storage box.
 - U. Notify the Owner at least 7 days in advance of proposed operations which may result in elevated levels of noise, vibration, odors, or other disruption to the use of adjacent areas. Obtain the Owner's written permission before proceeding with disruptive operations.
 - V. Cape Henlopen State Park is owned by the State and therefore are non-tobacco use areas. Tobacco shall not be used in State managed buildings or on State owned property or in vehicles parked on State managed property.
 - W. Contractor shall ensure no profanity or derogatory language is overheard by the public.
 - X. Contractor is responsible for locating and preventing damage to utilities. Because of the area, private utility location services may be needed in addition to Miss Utility.
9. Anticipated start date of the Work after Labor Day 2025 as coordinated with the awarded contractor upon submission of bonds, contract and insurances to the State of Delaware and the issuance of a State of Delaware purchase order.
10. Construction progress meetings are typically to be held bi-weekly. The owner can help schedule, but contractor should coordinate the agenda and lead the discussion.
11. We will be using Smartsheet to track submittals, RFIs, CORs, and other formal documents. It is an easy to use, web-based software which will be accessible for free and which the owner can provide tutorials on use.
12. The Bid Form was reviewed:
- A. The following requested subcontractors to be listed on the Bid Form were reviewed and accepted by those present: Sitework, paving, hardscape, landscape, masonry, steel, cold-forged metal framing, doors, frames, and hardware, painting, concrete, roofing, mechanical, plumbing, electric, site utilities, fencing.
 - B. Each subcontractor line item is to be identified, even if the work is to be completed by the submitting contractor.
 - C. The General Contractor and subcontractors shall be licensed in the State of Delaware or have applied for a Delaware license prior to the submission of the bid.
 - D. The selected bidder shall be prepared to submit the Affidavit of Craft Training Compliance found in the project manual.
13. All questions shall be e-mailed to Shawn Heacock, shawn.heacock@delaware.gov and Kevin Rychlicki at kevin.rychlicki@delaware.gov. The deadline for questions shall be Wednesday May 28, 2025, 1:00 p.m. The last addendum will be issued no later than Friday, May 30, 2025.
- A. Substitutions shall be submitted by Tuesday, May 27, 2025, 1:00 p.m.
14. Bids are due Monday, June 9, 2025, at 1:00 p.m. Bids received after 1:00 p.m. will not be accepted nor opened. The bids will be opened live online via a Microsoft Teams videoconference at 1:00 p.m. Interested persons may join the videoconference from the cellphone app or an enabled computer by using the [meeting link](#) or using Virtual Meeting ID: 217 129 337 435 9 and Passcode: QC2Vp6SR. Audio and audio-only participation can be accessed by calling 302-504-8986 and using ID: 690 092 665# There will be no in-person meeting.
15. Attendance of the pre-bid meeting and acquisition of the project manual and drawings (use the link in the ITB: <https://bit.ly/2TVlu2z>) are mandatory for contractors submitting a bid.

16. Permits will be the responsibility of the awarded contractor
17. Use of drones must be approved in advance. The special use permit should be solicited from Delaware State Parks two weeks prior to the planned use. We encourage the careful use of drones in construction.

Questions:

- 1 Question: Can we have access to the existing structure prior to the bid deadline?
Response: Yes, please email shawn.heacock@delaware.gov to coordinate.
- 2 Question: Are there any architectural specialties required?
Response: No.
- 3 Question: Is there an existing fire alarm in the building?
Response: No.
- 4 Question: Could we encounter unexploded ordinance (UXO) on the project site?
Response: Yes. The project site is on a former military base. The Army Corps of Engineers has done several cleanups of the area in the years since the military left. It is unlikely that we will encounter UXO in the project area, but it is possible. There are protocols in place within the park and park enforcement to deal with UXO if they are encountered.

Attachment (Pre-Bid Attendance)

End Addendum One

ATTENDANCE SHEET

PRE-BID CONFERENCE – CONTRACT #NAT25814-FTMILESGC

NAME – Cape Henlopen State Park – Fort Miles Addition

DATE: May 21, 2025 1:00 p.m.

NAME	AGENCY/COMPANY	TELEPHONE	EMAIL
MIKE TUCKER	DELMARIA VETERAN BUILDERS	443-736-1584	ESTIMATING@DELMARIAVETERANBUILDERS.COM
Adam Beynanni	Geo-Technology Associates	302-855-9761	abeynanni@gtneq.com
James Weins	Stratified	301-356-3967	estimating@stratified.us
JIM VALPATURE	APPLE ELECTRIC	302-645-5105	APPLE-ESTIMATES@APPLE.COM
George Wood	AIM Services	443-953-0193	gwood@ain-services-inc.com
Kim Lombardi	Anakoe Inc	202-834-8664	Anakoe@Aoc.com
JOEL WATSON	Kent Construction	302-4505 0091	Romane@kentconstructionco.com
BRIANNA TARBSON	WHITING - TURNER	410-603-5451	BRIANNA.TARBSON@WHITING-TURNER.COM
Jeff Dashiell	Healy Construction	410-430-5954	estimating@healyconstruction.com
TODD HASTINGS	Brushstrokes, Inc.	302-382-9757	brushstrokesinc@comcast.net
FRANK ROSAIO	COMMONWEALTH CONSTRUCTION CO	302-740-4007	BBOOTH@COMMONWEALTH.COM
Greg Thompson	Conventional Builders Inc	302-302-422-2429	INFO@conventionalbuildersinc.com