

*Ring W. Lardner, P.E.  
W. Zachary Crouch, P.E.  
Michael E. Wheedleton, AIA, LEED GA  
Jason P. Loar, P.E.  
Jamie L. Sechler, P.E.*

**HOLLOWAY ADMIN ANNEX RENOVATIONS  
HERMAN HOLLOWAY CAMPUS  
1901 N. DUPONT HIGHWAY  
NEW CASTLE, DELAWARE 19720  
DBF# 0586B042.J01 ❖ OMB/DFM #MC3501000106  
AUGUST 6, 2025**

**ADDENDUM NO. 1**

The following items shall become a part of the contract documents. Contractor must acknowledge receipt of this addendum on the Bid Form. Failure to do so may subject the Bidder to disqualification.

- Item No. 1      The prebid meeting minutes and sign-in sheet are attached.
- Item No. 2      An allowance of \$15,000 will be added to the project for plaster wall repairs. Revised Section 01 21 00 – Allowances is attached.
- Item No. 3      A revised BID FORM is attached with the subcontractor trades and the additional allowance.

**END OF ADDENDUM**

Ring W. Lardner, P.E.  
W. Zachary Crouch, P.E.  
Michael E. Wheelleton, AIA, LEED GA  
Jason P. Loar, P.E.  
Jamie L. Sechler, P.E.

**PREBID MEETING MINUTES  
HOLLOWAY ADMIN ANNEX RENOVATIONS  
HERMAN HOLLOWAY CAMPUS  
NEW CASTLE, DELAWARE  
DBF #0586B042.J01 ❖ OMB/DFM #MC3501000106  
AUGUST 6, 2025**

*In Attendance*

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OMB/DFM:	Kyle Anglin	kyle.anglin@delaware.gov
DHSS:	Ike Henry Brian Bailey James Biddle	isaac.henry@delaware.gov brian.bailey@delaware.gov james.biddle@delaware.gov
Davis, Bowen & Friedel, Inc.:	Michael Bauman Brianna Booth	mpb@dbfinc.com bnb@dbfinc.com

*Contractor attendees:*

*See attached sign-in sheet.*

*Items Discussed*

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1. Attendance at the pre-bid is mandatory for general contractors to submit a bid. An attendance list is attached. A brief project description was given by DBF.
2. All questions during the bidding shall be submitted in writing to Davis, Bowen & Friedel, Inc., attention: Michael Bauman, via email [mpb@dbfinc.com](mailto:mpb@dbfinc.com) no later than close of business on August 14, 2025. No addenda will be issued 2 days prior to the date for receipt of bids except an addendum withdrawing the request for bids or one which extends the time or changes the location for the opening of bids.
3. Bids will be accepted until 1:00 p.m. local time on August 21, 2025, on Bonfire Portal. Bids will be read in the conference room at the Haslet Armory, 122 Martin Luther King Jr. Blvd South, Dover, DE 19901, at 2:00 p.m. If the bid date and time change, the revised bid date and time will be issued via written Addendum. Please allow extra time when submitting bids to account for possible delays. No late bids will be considered.
4. One (1) original of the bid forms must be submitted along with one (1) original of a Bid Bond equal to ten percent of the bid price. All bid submission documents, including the bid bond, must be completed on the forms provided in the specifications. A Performance Bond equal to 100

percent of the contract amount must also be posted upon execution of the contract. Bonds must also cover the allowance and alternates. No construction schedules are required with the bid.

5. Contractor shall note the projected contract duration on the Bid Form. Contract duration is the time from issuance of the Purchase Order to Substantial Completion.
6. The subcontractor list must accompany the Bid Form and be fully completed in order to submit a qualifying bid. The subcontractor list shall include the following trades: carpentry, masonry, painting, flooring, mechanical, plumbing, and electrical.
7. The prime general contractor and all subcontractors must be licensed to practice their trade in the State of Delaware and the City of Smyrna prior to execution of the contract.
8. General Contractors who wish to receive addenda directly and be on the bidders list must purchase one (1) set of bid documents from Davis, Bowen & Friedel, Inc. An electronic set can be purchased for \$25.00.
9. A walk through of the areas of work will take place after today's meeting. A second walk-through will occur on August 11, 2025 at 9:00 a.m., everyone is to meet at the Triplex Building.
10. Funding: The project is state funded. Prevailing Wage Rates will be required. For bidding purposes, contractors should refer to the rates and benefits for Building Construction effective March 15, 2025. The contractor will be responsible for sending wage reports to the Department of Labor.
11. Submissions: All permits and costs are the responsibility of the contractor.
12. The contractor will be responsible for having a supervisor on-site at all times during work of any subcontractors or their own forces, including punch-list work.
13. Normal business hours are 7:00 a.m. to 4:00 p.m., Monday through Friday, except State holidays. The contractor will be allowed to work during normal business hours.
14. The Owner will provide water service and power. Contractor shall provide their own toilet facility.
15. The contractor shall be responsible for the means and methods required to complete the scope of work.
16. The Affidavit of Craft Training Compliance and the Affidavit of Employee Drug testing for the General Contractor and all Subcontractors shall be required prior to Contract execution.
17. On the bid form where the addenda are acknowledged, all addenda must be listed. For example,

Pre-Bid Meeting Minutes  
Holloway Admin Annex Building  
August 6, 2025  
Page 3

there are 3 addendums, the contractor shall list them as "1, 2, 3".

Any changes, additions or deletions to these minutes should be submitted in writing to Davis, Bowen & Friedel, Inc., within ten (10) days.

Respectfully submitted,  
DAVIS, BOWEN & FRIEDEL, INC.



Michael Bauman, AIA  
Architect - Associate

cc: All attendees





## SECTION 01 21 00

### ALLOWANCES

#### PART 1 - GENERAL

##### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division- 01 Specification Sections, apply to this Section.

##### 1.2 SUMMARY

- A. This Section specifies administrative and procedural requirements for Allowances.
- B. Types of Allowances may include the following (Refer to "Schedule of Allowances" include at the end of this Section):
  - 1. Lump-sum Allowances.
  - 2. Unit-cost Allowances.
- C. Selection and Purchase:
  - 1. Purchase products, systems and labor specifically selected (in writing) by the Owner and/or as indicated in the Schedule of Allowances.
- D. Submittals:
  - 1. Submit invoices or delivery slips to show the actual quantities of materials delivered to the site and labor executed for use in fulfillment of each Allowance.
- E. Coordinate Allowance work with related work to ensure that each selection is completely integrated and interfaced with related work.
- F. Lump-Sum Allowances and Unit-Cost Allowances:
  - 1. These Allowances shall cover the cost to the Contractor, less any applicable trade discount, of the materials, labor and equipment required by the Allowance delivered at the site, and all applicable taxes.
  - 2. The Contractor's costs for unloading and handling on the site, labor, installation costs, overhead, profit and other expenses contemplated for the original Allowance shall be included separately in the Contract Sum and not in the Allowance.
  - 3. Whenever the cost is more than or less than the Allowance, the Contract Sum shall be adjusted accordingly by Change Order.
    - a. Change Order Mark-up: The amount of each change order resulting from final selection of products and systems covered by an Allowance shall be the difference

between the Contractor's purchase price amount and the Allowance, and shall not include Contractor's mark-up (or subcontractor's mark-up) except to the extent clearly demonstrated (by Contractor) that either scope of installation or nature of work required was changed from that which could have been foreseen from description of Allowance and other information in contract documents. No mark-up is permitted for selection of higher or lower priced materials or systems, of same scope and nature as originally indicated.

- b. Change Order Data: Where applicable, include in each change order proposal both the quantities of products being purchased and unit costs, along with total amount of purchase to be made. Where requested, furnish survey-of-requirements data to substantiate quantities. Indicate applicable taxes, delivery charges, and amounts of applicable trade discounts.

G. Unused Materials:

1. Return unused materials to the manufacturer or supplier for credit to the Owner, after installation has been completed and accepted.
  - a. When requested by the Owner, prepare unused material for storage by Owner where it is not economically practical to return the material for credit. When directed by the Owner, deliver unused material to the Owner's storage space. Otherwise, disposal of unused material is the Contractor's responsibility.

PART 2 - PRODUCTS (Not Applicable)

PART 3 – EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an Allowance promptly upon delivery for damage or defects.

3.2 PREPARATION

- A. Coordinate materials and their installation for each Allowance with related materials and installations to ensure that each Allowance item is completely integrated and interfaced with related work. The general contractor shall be responsible for any necessary work that is not covered in each vendor's proposal indicated in the Schedule of Allowances.

3.3 SCHEDULE OF ALLOWANCES

- A. ALLOWANCE No. 1: Include an allowance entitled "Unforeseen Conditions" in the amount of \$50,000.00. 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.
- B. ALLOWANCE No. 2: Include an allowance of \$15,000.00 for plaster wall repairs.

END OF SECTION



STATE OF DELAWARE  
OFFICE OF MANAGEMENT AND BUDGET  
DIVISION OF FACILITIES MANAGEMENT  
CONTRACT #MC3501000106  
HOLLOWAY ADMIN ANNEX RENOVATION  
AT  
HERMAN M. HOLLOWAY CAMPUS  
NEW CASTLE, DELAWARE 19720

**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)

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 NEW CASTLE, DELAWARE 19720

**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 &amp; State)</u>	<u>Subcontractors tax-payer ID # or Delaware Business license #</u>
1. Carpentry	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____
2. Masonry	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____

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3. Painting

A.

B.

C.

4. Flooring

A.

B.

C.

5. Mechanical

A.

B.

C.

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6. Electrical

A.

B.

C.

7. Plumbing

A.

B.

C.

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**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 the Office of Management and Budget, Division of Facilities Management*).

All the terms and conditions of MC35010000106 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.**

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**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.**

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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.**