DEDC LLC
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PRE-BID MEETING SUMMARY
PRICKETT BUILDING
GENERATOR REPLACEMENT
OMB/DFM# MC3514000087
ADDENDUM #1

ATTENDEES:

See attached sign in sheet.

GENERAL STATEMENT:

A. The Mandatory Pre-bid meeting was held at the DHCI Maintenance Building at 150 Sunnyside Rd, Smyrna, DE 19977, at 10:00 AM on Wednesday November 4, 2026.

ITEMS DISCUSSED:

A. Key dates
   1. Bid Due – November 24, 2026 at 1:00 P.M. by way of the Bonfire Portal or in person as described in the invitation to bid.
   2. Bid Opening – November 24, 2026 at 2:00 P.M. in the Haslet Armory, 122 Martin Luther King Jr. Blvd. South.
   3. Questions deadline is Monday November 16th, 2026 at 4:00 PM. All questions must be submitted in writing and E-mailed to mlano@dedc-eng.com and bkrinsky@dedc-eng.com. Phone calls will not be accepted.

B. Key topics
   1. Bids
      a. The contractor must use the bid bond supplied in the project manual and the bid form provided in this addendum.
      b. Each bidder shall include a signed Affidavit for the Bidder certifying compliance with OMB Regulation 4104 - "Regulations for the Drug Testing of Contractor and Subcontractor Employees Working on "Large Public Works Projects." "Large Public Works" is based upon the current threshold required for bidding Public Works as set by the Purchasing and Contracting Advisory Council.
      c. Contract documents may be obtained at the office of DEDC, LLC, 315 S. Chapel Street Newark, Delaware 19711, phone 302-738-7172, upon receipt of the $100.00 per paper set or $25.00 per electronic set, both non-refundable. Checks are to be made payable to "DEDC, LLC".
      d. There is a $20,000 allowance to be included in the base bid for use upon the owner's instructions for any miscellaneous items found during construction. This allowance may only be billed against with the owner's written approval.

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2. Building Access
   a. A walkthrough will be conducted immediately following the pre bid.
   b. The building will be occupied throughout this project
3. Clarifications
   a. All permits required for this effort to be obtained by the contractor.
   b. The General Contractor who is bidding the project shall have a full-time superintendent or working foreman during the duration of construction.
   c. This is a Delaware Prevailing Wage project (Kent County).
   d. There are (2) two subcontractor listings on this project: Electrical and Plumbing. These Subcontractors are identified on the revised bid form included with this addendum.
   e. Be sure to list your company name if your company is performing this work.
   f. All companies listed must be registered in the State of Delaware to perform this work.
   g. Normal work hours are 8:00 a.m. to 4:30 p.m. during the week. Off hours will need to be coordinated with DFM/OMB.

C. Meetings/Scheduling/Shutdowns
1. There will be progress meetings on this project every 2 weeks on a specific day and time, to be determined at the kickoff meeting.
2. Contractor to provide a full schedule before the project is to begin. It is the contractor's responsibility to ensure all equipment/material lead times meet the project schedule.
3. Contractors shall provide 3 – week look ahead schedule at each meeting to indicate work areas and shutdowns.
4. Any building systems shutdowns must be requested with at least 14 calendar days written request. The State will make every effort to coordinate a reasonable time for shutdowns based on coordination of manpower and critical State Agency activity schedules.
5. For the purpose of providing notice to building occupants, as the work progresses, at least 7 days written notice to the DFM Project Manager is required when the contractor intends to mobilize, re-mobilize, close any area of the building or access to any areas, and/or transition to and/or perform work in a new area of the building. The written notification must include details such as: When will the work start? Where/what areas of the building will be affected? How long will the area be affected? When will the work in this new area be complete?

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D. Addendum #1
    1. Pre-Bid Meeting Summary (this document) (3 pages)
    2. Sign-In Sheet (2 pages)
    3. Revised Bid Form (6 pages)

Summarized By: DEDC, LLC
Matt Lano
Date: August 25th, 2026

Prickett Building Generator Repalcement
Pre-Bid Sign-In Sheet
11/04/26

Name	Company	Phone	E-mail
Matt Lano	DEDC	302 738 7172	mlano@dedc-eng.com
Michael Bailey	OMB/DFM		michael.a.bailey@delaware.gov
Matt Bailey	Power Plus Electrical Contracting, Inc	302 363-5069	Mattb337@gmail.com
Jeff O'Connor	Radius Systems LLC	484-832-5804	joconnor@radiussystems1lc.com
MICHAEL RICHARDS	BW ELECTRIC INC	302 566 6248	BRYON@BWELECTRICINC.COM
MATTHEW MULLINS	SUPERIOR ELECTRIC	302-658 5949	MATTM@SUPERIORELECTRIC.BIZ
Joey Fallon	Dvorak	443-752-2501	jfallon@DvorakLLC.com

Prickett Building Generator Repalcement
Pre-Bid Sign-in Sheet
11/04/26

Name	Company	Phone	E-mail
Matt Lano	DEDC	302 738 7172	mlano@dedc-eng.com
Michael Bailey	OMB/DFM		michael.a.bailey@delaware.gov
Kim Lombardi	Amakoe Inc	302-834-8664	AMAKOE@AOL.COM
Larry Bugarski	PREFERRED	302-293-7414	LSBUGARSKI@PREFERREDINC.NET
Chris Hycatt	Electrical Integrity	302 388-3430	Twgargales@electintegrity.com
Ricky Messick	J&B Electric	302-554-3678	BJS@jbelectrics.net
Colbert Graffunder	Active Crane	302-218-1266	CGraffunder@activecrane.com
Beth Fisher	First State Electric	302-530-5310	fsefo firststateelectric.com

SECTION 00 41 13

BID FORM

For Bids Due: November 24th (1:00 pm)

To: Mr. Mike Bailey
Construction Projects Manager
State of Delaware
Office of Management and Budget
Haslet Armory, 122 Martin Luther King Jr. Blvd. South
Dover, Delaware 19901

Name of Bidder: _____

Delaware Business License No.: _____ **Taxpayer ID No.:** _____

(Other License Nos.): _____

Phone No.: ( ) _____ - _____ **Fax No.: ( ) _____ - _____**

The undersigned, representing that he has read and understands the Bidding Documents and that this bid is made in accordance therewith, that he has visited the site and has familiarized himself with the local conditions under which the Work is to be performed, and that his bid is based upon the materials, systems and equipment described in the Bidding Documents without exception, hereby proposes and agrees to provide all labor, materials, plant, equipment, supplies, transport and other facilities required to execute the work described by the aforesaid documents for the lump sum itemized below:

$_____
($)

ALLOWANCE

A $20,000 twenty-thousand-dollar allowance shall be provided as part of the base bid of this project to cover miscellaneous items found during construction. Contractor shall use Allowance Authorization Form to document any allowance change orders. At closeout of the Contract, funds remaining in the Contingency allowance will be credited to Owner by Change Order.

Confirmed: _____
(Signature)

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:** _____
(Authorized Signature)

(SEAL)

_____
(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)

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.

Subcontractor Category		Subcontractor	Address (City & State)	Subcontractors tax-payer ID # or Delaware Business license #
1.	Electrical			
	A.			
	B.			
	C.			
2.	Plumbing			
	A.			
	B.			
	C.			

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 (OMB/DFM # MC3514000087) 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.

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.

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.