

**Addendum
No. 1**

Meeting Date: September 25, 2026
Addendum Date: September 25, 2026
Project: Cooling Tower Replacement at TMC
DFM Project No: MC5508000005A

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.

Pre-Bid Meeting Minutes / Clarifications:

1. Introductions:
 - a. State of DE OMB/DFM Project Manager – Brian Cotner
brian.cotner@delaware.gov / 302-739-5644
 - b. Studio JAED Project Manager – Dan Shurina
shurinad@studiojaed.com / 302-832-1652
2. See attached pre-bid sign in sheets for reference.
3. Review of bidding timeline.
 - a. Bids will be received by the State of Delaware, Office of Management and Budget, Division of Facilities Management, by way of the Bonfire Portal at <https://DFM/bonfirehub.com> or bids may also be delivered in person to 122 Martin Luther King Jr Blvd South, Dover, DE 19901 no later than 1:00 PM, October 13, 2026. Bids will be read aloud in the conference room at 2:00 PM.
 - b. Bidders are to submit questions in writing by email to Dan Shurina at the e-mail address noted above. Responses will be issued by addendum.
 - c. Bidder questions will be accepted until 4:00 PM October 6, 2026.
4. All drawings must be purchased through RCI as noted in the bid advertisement. All information / addenda will be released through RCI for this bid. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THEY HAVE RECEIVED ALL ADDENDA FOR THE PROJECT.
5. The contractor is responsible for obtaining all required building permits and trade permits for the project.
6. The bid form is reissued with this addendum to include listed subcontractor categories. Listed subcontractor categories exclusively include HVAC and Electrical.
7. The existing BAS is Automated Logic by Radius Systems. Modifications to existing BAS are to be performed by Radius Systems.

8. The project includes a \$10,000 allowance for unforeseen conditions which is to be included in contractor's base bid price and is to be used at the owner's discretion as project progresses. The allowance is not intended for any portion of work indicated in the bid documents. Any balance remaining in the allowance is to be returned to owner by credit change order at project conclusion.
9. Bid Form and Required Documents:
 - a. Bidders may not alter the bid form.
 - b. If bid form is reissued during the bidding process, the latest bid form is to be submitted.
 - c. Bidders are not to leave any blank lines on the bid form. Fill out bid form completely.
 - d. Bidders are to individually acknowledge receipt of each numbered addendum received on the bid form. Bidders must list themselves for any listed subcontractor scope of work if they intend to do the scope of work with their own work force.
 - e. Completed drug testing affidavit forms are required with each bid. The drug testing affidavit declares compliance with drug testing requirements for the bidder and all listed subcontractors.
 - f. A bid bond is required to be submitted with the bid. Bidders are to use the state bid bond form, a copy of which is attached to this addendum.
10. The scope of work will require two (2) shutdowns of the condenser water loop – one (1) to disconnect existing cooling tower, replace isolation valves and install bypass; and a second to connect new cooling tower. Each shutdown is to be coordinated in advance with the owner to occur during moderate weather, and are to be performed during unoccupied hours (overnight or weekend hours at owner's option).
11. In general, work not requiring a shutdown is to be performed during normal business hours (Monday through Friday, 8:00 am through 4:30 pm with minor adjustments as needed to accommodate the owner's schedule unless noted otherwise in the documents – and the Contractor may begin the work once all materials to complete the project are in-hand and following Owner's approval of the Contractor's work schedule.
12. The contractor shall shut down the cooling tower and leave connected for two weeks during the scheduled heating season prior to cooling tower demolition in order to measure building performance without cooling tower function.
13. See 01 10 00 Summary of Work for requirements related to HVAC shutdowns, utility outages and work sequencing.

14. Immediately following the pre-bid meeting, a voluntary walkthrough was conducted at the project site.

Changes to Specifications:

1. Specification 00 41 13 – Bid Form
 - a. Amended to include subcontractor categories decided upon at mandatory pre-bid meeting.
 - b. Removed “deduct” from the alternate pricing option.
 - c. See attached updated Bid Form.
2. Specification 00 43 13 – Bid Bond
 - a. Reissued with revised language to clarify bond requirement for bid value of base bid and alternates.
 - b. See attached updated bid form.
3. Specification 01 10 00 – Summary
 - a. Revise 1.06, C, #5 to read “The cooling system is to remain operational during cooling season (March 15th through December 15th, annually) with minor adjustments as required by the Owner to maintain temperature and humidity setpoints. The cooling tower replacement work is to be performed during a shutdown of the cooling system during the 2026-2027 winter season and the new cooling tower is to be started prior to the beginning of the 2027 cooling season. In the event the new cooling tower is not started by March 15, 2027, the Contractor is to provide a temporary cooling tower of equal capacity – including staging, temporary hoses, feeders, breakers and disconnects as required by NEC at no additional cost – to facilitate mechanical cooling during the scheduled cooling season.”
 - b. No revised specification is issued. Change will be reflected on future issues.

Changes to Drawings:

None at this time.

Attachments:

1. Pre-Bid Sign-In Sheet (Scanned)
2. Pre-Bid Sign-In Sheet (Typed)
3. Specification 00 41 13 – Bid Form
4. Specification 00 43 13 – Bid Bond

END

**HEADQUARTERS**

2500 WRANGLE HILL ROAD
FOX RUN OFFICE PLAZA, SUITE 110
BEAR, DE 19701

302.832.1652 **PHONE**

302.832.1423 **FAX**

ARCHITECTS**ENGINEERS****FACILITIES SOLUTIONS**

Project: Cooling Tower Replacement at TMC
Project No.: MC5508000005A

Start Time:
End Time:

Pre-Bid Meeting
September 25, 2026
SIGN IN SHEET

ATTACH BUSINESS CARD

and WRITE: Name, Firm, Phone, Email, Signature, Time

Name:	Jeff O'Connor
Firm:	Radius Systems LLC
Phone:	484-832-5804
Email:	jocconnor@radius-systems-llc.com
Signature:	Jeff O'Connor
Time:	8:50
Name:	MARK ALFANO
Firm:	RGI
Phone:	302-383-7536
Email:	RALPH3@DEGLI.COM
Signature:	Mark Alfano
Time:	9:54 AM
Name:	Anthony Gaudelli
Firm:	Gaudelli Bros Inc
Phone:	856-825-0636
Email:	Ashley@GaudelliBros.com
Signature:	Ashley
Time:	9:56

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BEAR, DE 19701

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ARCHITECTS**ENGINEERS****FACILITIES SOLUTIONS**

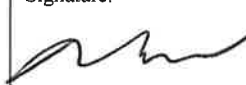
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September 25, 2026
SIGN IN SHEET

ATTACH BUSINESS CARD

and WRITE: Name, Firm, Phone, Email, Signature, Time

Name:	Vince Dubois
Firm:	EC PH
Phone:	312 743 6803
Email:	VINCE@ECPH.NET
Signature:	 Time: 9:56
Name:	Kim Lombardi
Firm:	AMAKOR Inc
Phone:	302 834-8664
Email:	AMAKOR@AOL.COM
Signature:	 Time: 9:50
Name:	Michael C Garber
Firm:	Statemide Mechanical Inc
Phone:	302-376-6117
Email:	MGarber@Statemide-HVAC.Com
Signature:	 Time: 9:50

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SIGN IN SHEET

ATTACH BUSINESS CARD

and WRITE: Name, Firm, Phone, Email, Signature, Time

Name:	Edward Welch
Firm:	F10 MECHANICAL
Phone:	302-530-1030
Email:	JamesE@f10mechanical.com
Signature:	Edward Welch
Name:	Jacob Giuliani
Firm:	ID Griffith Inc
Phone:	302-593-0990
Email:	amccracken@idgriffith.com
Signature:	Jacob Giuliani
Name:	Darian Davis
Firm:	Joseph T. Richardson
Phone:	302-398-8101
Email:	john@jtrmech.net
Signature:	John Davis

HEADQUARTERS

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BEAR, DE 19701

302.832.1652 **PHONE**

302.832.1423 **FAX**

ARCHITECTS

ENGINEERS

FACILITIES SOLUTIONS

Project: Cooling Tower Replacement at TMC - REBID
Project No.: MC5508000005A
Date: September 25, 2026

Start Time: 10:00 AM
End Time: 10:30 AM

**PRE-BID
SIGN IN SHEET**

1. Dan Shurina Studio JAED
302-832-1652
shurinad@studiojaed.com

2. Jeff O'Connor Radius Systems, LLC
484-832-5804
joconnor@radiussystemsllc.com

3. Mark Alfano Ralph Degli Obizzi
302-383-7536
ralph3@degli.com

4. Anthony Gaudelli Gaudelli Bros, Inc
856-825-0636
ashley@gaudellibros.com

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FOX RUN OFFICE PLAZA, SUITE 110
BEAR, DE 19701302.832.1652 **PHONE**
302.832.1423 **FAX**

ARCHITECTS

ENGINEERS

FACILITIES SOLUTIONS

Project: Cooling Tower Replacement at TMC - REBID
Project No.: MC5508000005A
Date: September 25, 2026

Start Time: 10:00 AM
End Time: 10:30 AM

**PRE-BID
SIGN IN SHEET**

5. Vince Duobinis East Coast Plumbing & Heating
302-743-6803
vince@ecph.net

6. Kim Lombardi Amakor, Inc
302-834-8664
amakor@aol.com

7. Michael Garber Statewide Mechanical, Inc
302-376-6117
mgarber@statewide-hvac.com

8. Edward Welch FLO Mechanical
302-530-1030
jamese@flomechanical.com

HEADQUARTERS

2500 WRANGLE HILL ROAD
FOX RUN OFFICE PLAZA, SUITE 110
BEAR, DE 19701

302.832.1652 **PHONE**302.832.1423 **FAX****ARCHITECTS****ENGINEERS****FACILITIES SOLUTIONS**

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**PRE-BID
SIGN IN SHEET**

9. Jacob Giuliani ID Griffith, Inc
302-593-0990
amccracken@idgriffith.com

10. Darian Davis Joseph T. Richardson
302-398-8101
john@jtrmech.net

COOLING TOWER REPLACEMENT
TRANSPORTATION MANAGEMENT CENTER
169 BRICK STORE LANDING ROAD, SMYRNA, DE 19977
CONTRACT # MC5508000005A

\$ _____
(\$ _____)

BID FORM

COOLING TOWER REPLACEMENT
TRANSPORTATION MANAGEMENT CENTER
169 BRICK STORE LANDING ROAD, SMYRNA, DE 19977
CONTRACT # MC5508000005A

ALTERNATES

Alternate prices conform to applicable project specification section. Refer to specifications for a complete description of the following Alternates. An "ADD" or "DEDUCT" amount is indicated by the crossed-out part that does not apply.

ALTERNATE No. 1: Replace chemical treatment storage shed, and perform associated work as described in the documents.

Add: _____
(\$ _____)

UNIT PRICES

There are no unit prices.

ALLOWANCES

Allowances conform to applicable project specification section. Refer to the specifications for a complete description of the following Allowances:

ALLOWANCE No. 1: For general contingencies and repairs, the remaining balance of which is to be returned to owner by credit change order at project conclusion (\$10,000).

Contractor to initial in acknowledgement of project allowance(s): _____

BID FORM

COOLING TOWER REPLACEMENT
TRANSPORTATION MANAGEMENT CENTER
169 BRICK STORE LANDING ROAD, SMYRNA, DE 19977
CONTRACT # MC5508000005A

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)

BID FORM

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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 & State)</u>	<u>Subcontractors tax-payer ID # or Delaware Business license #</u>
1. HVAC			
A.			
B.			
C.			
2. Electrical			
A.			
B.			
C.			

BID FORM

COOLING TOWER REPLACEMENT
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CONTRACT # MC5508000005A

**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.

BID FORM

COOLING TOWER REPLACEMENT
TRANSPORTATION MANAGEMENT CENTER
169 BRICK STORE LANDING ROAD, SMYRNA, DE 19977
CONTRACT # MC5508000005A

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 MC5508000005A 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.

BID FORM

COOLING TOWER REPLACEMENT
TRANSPORTATION MANAGEMENT CENTER
169 BRICK STORE LANDING ROAD, SMYRNA, DE 19977
CONTRACT # MC5508000005A

**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.

END OF BID FORM

STATE OF DELAWARE
OFFICE OF MANAGEMENT AND BUDGET

BID BOND

TO ACCOMPANY PROPOSAL
(Not necessary if security is used)

KNOW ALL MEN BY THESE PRESENTS That: _____
_____ of _____ in the County of _____
_____ and State of _____ as **Principal**, and _____
_____ of _____ in the County of _____
and State of _____ as **Surety**, legally authorized to do business in the State of Delaware
("State"), are held and firmly unto the **State** in the sum of ten percent (10%) of the total amount of the base
bid plus ten percent (10%) of the total amount of all additive alternates not to exceed _____
_____ Dollars (\$ _____) of
amount of bid on Contract No. _____, to be paid to the **State** for the use and benefit of
_____ (*insert State agency name*) for which payment well and
truly to be made, we do bind ourselves, our and each of our heirs, executors, administrators, and successors,
jointly and severally for and in the whole firmly by these presents.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH That if the above bonded **Principal**
who has submitted to the _____ (*insert State agency name*) a
certain proposal to enter into this contract for the furnishing of certain material and/or services within the
State, shall be awarded this Contract, and if said **Principal** shall well and truly enter into and execute this
Contract as may be required by the terms of this Contract and approved by the _____
_____ (*insert State agency name*) this Contract to be entered into within twenty days after
the date of official notice of the award thereof in accordance with the terms of said proposal, then this
obligation shall be void or else to be and remain in full force and virtue.

Sealed with _____ seal and dated this _____ day of _____ in the year of our Lord two
thousand and _____ (20____).

SEALED, AND DELIVERED IN THE
Presence of

		_____ Name of Bidder (Organization)
Corporate Seal	By:	_____ Authorized Signature
Attest _____		_____ Title
		_____ Name of Surety
Witness: _____	By:	_____ Title