



Richard Y. Johnson & Son, Inc.
General Contractors & Construction Managers
Serving Delaware Since 1946
www.ryjson.com

18404 Johnson Rd
PO Box 105
Lincoln, DE 19960
Phone 302-422-3732
Fax 302-422-4696

**Sussex County Vocational Technical High School
Bid Pac C
West Pavilion & Greenhouse
Contracts 1 thru 13
July 9, 2026**

Addendum No. 1

Attention all Prospective Bidders:

The following clarifications, changes and /or additions shall by this reference be incorporated into the contract documents as though dully set forth therein.

Addendum No. 1 consists of:
RYJ Written directive (2 pages)
Pre-Bid Meeting Agenda (2 pages)
Pre-Bid Meeting Sign in Sheet (4 pages)

Non – Technical Specifications

NOTE: All Prime Contractors are responsible for bidding from a full set of bidding documents.
This project is a State wage rated project.
No administrative items shall be delivered to the job site.
All correspondence with Architect, Engineer, Owner, Etc. must go through this office.

Application for Payment

All bills are due the 25th of the month. Bills must be on for AIA G702/CMA. Billing will not be processed early, late bills will be rejected.
A total of five copies of each bill and corresponding waiver (one notarized original and 4 copies) are required.
Faxed copies will not be accepted.

General Conditions

Please refer to Section 9.3.2; any stored material (including on-site storage) being billed during a pay period must be insured and a certificate of stored material be included with your application for payment. Your payment will not be processed and your bill will be rejected for that period.
Stored materials must stay in the stored materials column, and must be insured, until the material has been incorporated into the building.

Shop Drawings, Product Data and Samples

Submittals are to be submitted via email for review and approval, if certain items are deemed not emailable then ten (10) copies of all submittals are required. Inadequate amounts will be rejected.

Section 004126 – Bid Form

NO CHANGE; Bid Date is August 4, 2026 at 2:00pm. NOTE: There are two bid forms and being bid as separate projects. A separate bid bond will be needed for each bid form if you are bidding both projects. Review Plan AS100 in bid documents. Everything in Building 002 is considered “West Pavilion” and everything in Building 003 is considered the “Greenhouse” bid.

Bidders Questions + Clarification

RFI No.	Description
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RFI 1	
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	Question:
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	Are civil plans available for review?
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	Answer:
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	Civil Documents are on RYJ’s website for reference only. Site contractor is under contract and providing utilities up to 5’ from the new buildings.
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End of Addendum No. 1



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PRE-BID MEETING

July 7, 2026

9:00 am

Sussex County Vocational Technical High School

Bid Pac C

West Pavilion & Greenhouse

Bid Pac C

Contracts 1-13

Agenda

1. Attendees at Pre-Bid Meeting
Sussex County Vocational Technical School District - Owner
Construction Manager – Richard Y. Johnson & Son, Inc.
Architect – Becker Morgan Group
2. Review projects' description and time frame
- You will be bidding Bid Pac C -

C-1: Concrete Work	C-8: Drywall/Metal Stud
C-2: Masonry Work	C-9: Painting/Caulking
C-3: Steel Work	C-10: Mechanical
C-4: Carpentry & General Work	C-11: Electrical
C-5: Roofing Work	C-12: Post Frame Construction
C-6: Furnish Hollow Metal/Doors/Hardware	C-13: Greenhouse
C-7: Aluminum Storefront/ Glass & Glazing	

- Project involves the construction of a new West Pavilion Field House, Ag Building and Greenhouse.
Construction to be completed by May 2027.
3. Review Bid date and location
- Tuesday, August 4, 2026 @ 2:00pm
- Existing Sussex Tech High School at 17137 County Seat Highway, Georgetown, Delaware
- Bids will be publicly opened and read aloud in the Library.
4. Review the bidding procedures and bonding requirements
- You are bidding a full set of documents.
- You must use bid form provided in bid documents and/or as revised in Addendums
- Review scope of work, section 011100 Summary of Work
- No exclusions from your scope of work or bid will be rejected!!
- 10% Bid Bond is required.
- Public bid opening.
- This is a **NON - MANDATORY** pre-bid meeting.
5. Review the Project – Architects/Engineers to Discuss
- Construction Manager is to provide building permits; contractor provides all other permits, licenses and inspection fees
- Six (6) Alternates
- Six (6) Allowances
- Zero (0) Unit Prices

6. Receive Bidding questions – R. F. I. to be forwarded to Construction Manager. Email address is jdixon@ryjson.com.
 - RFI's to be in written form only, with plan number or specification number noted with question.
 - No RFI's shall be accepted after 12 noon on Tuesday, July 28, 2026.
 - All substitutions shall be submitted no later than 12 noon on Friday, July 24, 2026.
 - Addendum notice will be emailed to contractors who have signed in at pre-bid meeting.

The notice will direct you the Richard Y. Johnson & Son, Inc. website under Plan Room for review of the Addendums.

 - State prevailing wage rates apply.
7. Bidding documents
 - www.ryjson.com under plan room
 - Additional contract Documents and partial sets can be purchased at DiCarlo Precision Instrument, 2006 Northwood Drive, Salisbury, Maryland, 410-749-0112, or RCI Printing & Graphics, 298 Churchmans Road, New Castle Delaware, (302) 328-5019
 - Documents Shown on My Market Place State of Delaware website are **NOT** for Bidding.
For Bidding, you must use the documents from the RYJ website.
8. Addendum Schedule
 - Addendum 1 – July 9, 2026
 - Addendum 2 – July 16, 2026
 - Addendum 3 – July 23, 2026
 - Addendum 4 – July 30, 2026 (If necessary)
8. Drug Testing/Craft Training Requirements
 - All **Prime Contractors** are to include a signed affidavit that is included in the project documents.
9. Subcontractor List: Prime Contractors are to list **all** Subcontractors that will be working on the project as noted on the subcontractor form, please review verbiage on the bid form.
10. **Site Visit: Review Site after meeting**
11. Receive questions
12. Summation and Conclusion

Date - July 7, 2026
9:00 am

9:00 am

Sussex Tech High School
Bid Pac C

Bid Pac C

West Pavilion Greenhouse

Pre-Bid Meeting
1 of 4

1 of 4

[illegible]

Date - July 7, 2026
9:00 am

Sussex Tech High School
Bid Pac C

Pre-Bid Meeting
3 of 4

West Pavilion Greenhouse

[illegible]

Pre-Bid Meeting

4

Pre-Bid Meeting
4 of 4

Pre-Bid Meeting
4 of 4