



Richard Y. Johnson & Son, Inc.

General Contractors & Construction Managers

Serving Delaware Since 1946

www.ryjson.com

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**The Episcopal Church in Delaware
Camp Arrowhead – New Dining Hall
Bid Pack A – Contracts 1 thru 15
April 1, 2021**

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 gully set forth therein.

Addendum No. 1 consists of:
RYJ Written directive (6 pages)
RYJ Pre-Bid Agenda (2 pages)

Non – Technical Specifications

NOTE: All Prime Contractors are responsible for bidding from a full set of bidding documents.
This project is not 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 001116 – Invitation to Bid

NO CHANGE – Bids are due April 14, 2021 by 3:00pm via email to Jesse Dixon (jdixon@ryjson.com)

Section 011100 – Summary of Work

Contract No. 1 Site Work

a. Page 011100-5 Paragraph E

Revise Paragraph E to read: “Provide all select fill for the building pad and site concrete and parking areas. Upon completion of demolition by Contract 2 Demolition, demo contractor is to provide grade to existing grade, Contract 1 Site Work contractor is to then provide select fill for building pad to final grade.”

b. Page 011100-6 Paragraph J

Revise Paragraph E to read: “Provide all water lines not associated with the fire suppression system, that will be provided by Contract 14 Fire Suppression. Provide water taps and water line from the well to the building. Restore all areas disturbed by the installation of the new water lines. Provide temporary water for other trades during construction. Provide relocation of existing well water main line. Provide new water well.”

c. Page 011100-6 Paragraph O

Delete Paragraph O in its entirety

Contract No. 2 Demolition

a. Page 011100-9 Paragraph T

Revise Paragraph T to read: “Provide all suitable fill, topsoil and seeding to meet existing grade, once back to existing grade, Contract 1 Site Work to provide remaining building pad fill and final grade.”

Bidders Questions + Clarification

RFI No. **Description**

RFI 1

Question 1:

I know we talked about it but just making sure the trees to be removed are shown clearly on the plans. Sheet D-1 indicates the existing trees to be removed but are we to follow this plan?

Answer:

To be answered in future addendum

Question 2:

What is the elevation of the existing concrete floor?

Answer:

To be answered in future addendum

Question 3:

Is a bid bond required? If so, do you have a bid bond form?

Answer:

No bid bond is required.

Question 4:

Are payment and performance bonds required? If so, do you have a form?

Answer:

No payment and performance bonds are required.

Question 5:

The general specs refer to Bid Forms that include Sub Listing, Non-collusion Statement and Bid Bond; I cannot find any of these documents in the specifications, will they be required and if so will you send them out?

Answer:

No they are not required.

Question 6:

Will we be responsible for compaction testing?

Answer:

Site Contractor is responsible for compaction testing on any work performed by them; per Item Z in their scope of work.

Question 7:

Who is responsible to furnish and set the grease trap?

Answer:

Contract 13/13A Mechanical/Plumbing is to provide as per scope item M in their scope; Site Contractor is to coordinate connection after trap is set.

Question 8:

At what point will the site contractor furnish and install the sewer pipe from the grease trap?

Answer:

Once trap is set by plumbing contractor, Site Contractor is to connect and run from there.

Question 9:

Is a CCR required? If so, who is responsible for the CCR?

Answer:

No a CCR is not required

Question 10:

At what elevation will the demolition contractor leave the existing building after demolition? Per their scope of work, item 'D', they are to provide select fill to the new grade. Does that mean that the site contractor will not have to provide any fill for the proposed building area?

Answer:

See revisions to summary of work for both the Site Work contractor and Demolition contractor.

Question 11:

What size line is the proposed waterline to be relocated?

Answer:

To be answered in future addendum

Question 12:

How are we to tie in the new relocated water line, wet taps or by cutting in a tee?

Answer:

To be answered in future addendum

Question 13:

Provide details showing proposed butterfly garden area as reference is SOW item 'CC'.

Answer:

Butterfly Garden area is detailed on Drawing SP-1, Architectural Site Details, West Terrace Plan Detail 3/SP-1.

Question 14:

Will the project electrician provide the electrical hook up for the lift station?

Answer:

Refer to Scoping Revision Electrical drawing set Rev A, dated 03/10/21 for electrical work associated with ejector pump.

Question 15:

SOW item 'O' refers to gas line, if required will this be handled by others?

Answer:

See revision to summary of work, gas piping is to be provided by Contract 13/13B as noted in their summary of work Item J.

Question 16:

Who installs the new well?

Answer:

See revisions to summary of work for Contract 1 Site Work; site contractor provides well.

Question 17:

Will the project electrical contractor provide electric to the new well?

Answer:

Electrician will be required to furnish and install disconnect switch, conductors, conduit, overload protection and overcurrent protection as required for the well installation

Question 18:

Who owns crushed stone and seashell walks between planter beds?

Answer:

Contract 1 Site Work is to provide.

Question 19:

Who owns the gravel path by water tank?

Answer:

Contract 1 Site Work is to provide.

Question 20:

Drawing A0-1 shows two (2) yard hydrants, who owns them?

Answer:

Contract 13/13A as per summary of work item O.

Question 21:

Plans P201 shows two sanitary lines leaving the building while the site plan shows one, please clarify.

Answer:

The intent is to route the grease waste line to a 1,000 gallon tank, the discharge from the 1,000 tank can be connected into the sanitary waste line.

Question 22:

Plan P101 shows a proposed 3" water line leaving the building to be picked up by the site contractor but no 3" water line shows on the site plans, please clarify.

Answer:

To be answered in future addendum

Question 23:

Provide details for sanitary line from the proposed building to the cook's cabin.

Answer:

To be answered in future addendum

RFI 2

Question 1:

Please provide a fire water tank specification. There is a model number provided on drawing A1-1 which is a standard corrugated tank. Is there any special finish to it?

Can we use a different manufacturer that would still be that type of tank?

Answer:

To be answered in future addendum

Question 2:

Please provide a fire pump house specification.

Answer:

To be answered in future addendum

Question 3:

Confirming that the Concrete contractor [Contract #3] is installing the foundations for the fire pump house and fire water tank – to clarify item "I" in that scope of work.

Answer:

Correct Contract 3 Concrete Work is to provide as per item 'E' in their scope.

Question 4:

The FP scope of work [G'] has us installing the underground fire main from the fire pump house to the building however the Site Work scope of work ["J"] has him doing it.

Also, the plans do not indicate the routing of the fire main to the building or where the riser is to be located in the main building.

Answer:

See revision to scope of work for Contract 1 Site Work, all water lines associated with fire sprinkler is to be provided by Contract 14 Fire Suppression including flange 8" above finished floor.

Question 5:

The electrician will need to provide power to the fire pump house [Item "BB" in that scope of work states 'power to the fire pump' Plus the fire pump is a diesel pump in a premanufactured fire pump house.]

Answer:

Contract 15 Electrical will provide all power to fire pump and fire pump house.

Question 6:

Is water being provided from the well or are we to provide it?

Answer:

To be answered in future addendum

RFI 3

Question 1:

Who is the local power company and what is their scope of work .

Answer:

Delmarva Power, they will move pole and service, electrician is to take from pole to building.

Question 2:

Please show detail for lighting on exposed timbers. It is assumed that timbers can not be drilled to access wire from above on top of timber.

Answer:

To be answered in future addendum

Question 3:

Is 2' conduit necessary for telephone/data drops 2" conduit will not fit into 4" square electrical boxes

Answer:

To be answered in future addendum

Question 4:

Does unit price 1.09 apply to demo contractor or EC?

Answer:

Contract 2 Demolition

End of Addendum No. 1



PRE-BID WALK-THRU/MEETING

March 24, 2021

1:30pm

**The Episcopal Church in Delaware
 Camp Arrowhead – New Dining Hall**

**Bid Pac A
 Contracts 1 thru 15
 Agenda**

1. Attendees at Pre-Bid Meeting
 Camp Arrowhead – Rick Hollingsworth
 Construction Manager – Richard Y. Johnson & Son, Inc.
 Architect – Homsey Architects

2. Review projects' description and time frame
 - You will be bidding Bid Pac A -

- A-1 Site Work
- A-2 Demolition
- A-3 Concrete Work
- A-4 Masonry Work
- A-5 Timber Framing
- A-6 Carpentry & General Work
- A-7 Roofing Work
- A-8 Furnish Jambs/Doors/Hardware
- A-9 Drywall/Metal Stud/Acoustical
- A-10 Floor Covering Work
- A-11 Caulking/Painting
- A-12 Casework
- A-13 Mechanical (Combined)
- A-13A Plumbing
- A-13B HVAC
- A-14 Sprinkler System
- A-15 Electrical

- Project involves new approx. 10,000 sq.ft. Dining Hall Facility with associated site improvements and Demolition of the existing dining facility. This is a construction management project.

3. Review Bid date
 - April 14, 2021 @ 3:00 pm
 - Emailed to jdixon@ryjson.com

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!!
 - This is a **non - mandatory** pre-bid walk-thru meeting.

5. Review the Project
 - Owner to provide building permits; contractor provides all other permits, licenses and inspection fees
 - Three (3) Alternates
 - Four (4) Allowances
 - Nine (9) Unit Prices

6. Receive Bidding questions – R. F. I. to be forwarded to Construction Manager. Email address is jdixon@ryjison.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 Wednesday, April 7, 2021.
 - All substitutions shall be submitted no later than 12 noon on Wednesday, April 7, 2021.
 - Addendum notice will be emailed to contractors.

7. Construction Schedule
 - Start Date: August 16, 2021
 - Completion Date: April 29, 2022