



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

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**Milford Welcome Center
Home of the Milford Museum
400 NE Front Street Milford, Delaware
Project No. 1884A003.A01
Bid Pac A – Contracts 1 thru 9
February 28, 2025**

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 (3 pages)
Pre-Bid Meeting Sign-in Sheet (1 pages)
Pre-Bid Meeting Agenda (2 pages)
Section 004126 Bid Form (4 pages)
A Drawings Sheets AD102, A-102, A-501, A-901 (4 drawings)

Non – Technical Specifications

NOTE: All Prime Contractors are responsible for bidding from a full set of bidding documents.
This project IS NOTwage 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.

Pre-Bid Meeting

A NON-MANDATORY Pre-Bid meeting was held Monday, February 20, 2025 on-site; the only items that were discussed were the items listed on the Pre-Bid Meeting Agenda attached this Addendum.

Section 004126 - Bid Form

Replace bid form in its entirety

-Revisions to bid form include:

- Revisions and Clarifications on Alternate verbiage to Alternate 1.
- Added Alternate 3 - Canopy

Section 011100– Summary of Work

Bid Pac A – Contract 1 Concrete & Masonry Work

Page 011100-6 – **Add Paragraph FF:** “Provide the toothing in of all masonry opening that have been demoed to accommodate openings for new doors.”

Section 012300– Alternates

Page 012300 – 2: Section 3.1 Schedule of Alternates

Replace Alternate 1 with:

ALTERNATE ONE – BASEMENT FITOUT

1. BASE BID: Provide all work on first floor including complete fit out and also mechanical, sprinkler and electrical work for both floors complete. **Clarification:** Mechanical and Sprinkler contractors are to provide full system in base bid excluding any trim pieces necessary to fit out basement for their portion of work. Electrical contractor is to include all first floor items and basement electrical panels and electric to any mechanical work. All other electrical work in the basement is to be included in alternate price.
2. ALTERNATE: Provide fit out of basement finishes; mechanical, sprinkler and electrical work are to be included in base bid price and based on clarification in base bid description.

Add Alternate 3:

ALTERNATE THREE– CANOPY

1. BASE BID: No Canopy as shown on Sheet A-901.
2. ALTERNATE: Provide Canopy as shown on Sheet A-901.

Bidders Questions + Clarification

RFI No. Description

RFI 1

Question:

There is no single line diagram included in the Electrical drawings. Please clarify if existing service and/or feeders are to be re-used and to what extent, and please provide a single line diagram with conductor/conduit requirements.

Answer:

To be answered in future Addendum

RFI 2

Question:

Looking through this project it appears there's a ramp railing for me in the front of the building. I'm having no luck finding what it's made from or the finish? Let me know if you see that info somewhere that I may have overlooked.

Answer:

To be answered in future Addendum

RFI 3

Question:

In Alternate 1, it says to provide fit out of second fl finishes, I don't see a second fl. Do we need bid bonds for this?

Answer:

See revised bid form this addendum; no bond is required.

RFI 4

Question:

Can you also clarify Alt 2? Is the base bid painting the interior perimeter walls or the entire rooms of the exterior walls?

Answer:

See revised bid form, alternate 2 is just for the interior perimeter walls of the basement area.

End of Addendum No. 1



PRE-BID MEETING

February 20, 2025

10:00 am

**Milford Welcome Center
 Home of the Milford Museum
 Project No. 1884A003.A01**

**Bid Pac A
 Contracts 1 thru 9
 Agenda**

1. Attendees at Pre-Bid Meeting

Construction Manager – Richard Y. Johnson & Son, Inc.
 Architect – Davis, Bowen & Friedel, Inc.

2. Review projects' description and time frame

- You will be bidding Bid Pac A -

- A-1 Concrete and Masonry Work
- A-2 Carpentry & General Work
- A-3 Furnish Hollow Metal/Doors/Hardware
- A-4 Drywall/Metal Stud/Acoustical
- A-5 Floor Covering Work
- A-6 Caulking/Painting
- A-7 Mechanical
- A-7A Plumbing
- A-7B HVAC
- A-8 Sprinkler System
- A-9 Electrical

- Project involves renovation of existing Milford police station to accommodate the New Milford Welcome Center; Home of the Milford Museum.

- Construction starts April 2025. Construction to be completed by August 2025.

3. Review Bid date and location

- May 13, 2025 @ 2:00pm

- Richard Y. Johnson & Son, Inc. Emailed bids are to sent too jdixon@ryjson.com

All **mailed bids** must be received by **12:00pm** the day of the bid opening, May 13, 2025.

Bidder bears the risk of late delivery.

- Bids will be privately with the owner

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 meeting.

5. Review the Project
 - Owner to provide building permits; contractor provides all other permits, licenses and inspection fees
 - Architect (DBF Architects) to summarize.
 - Two (2) Alternates
 - Two (3) 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 Thursday, May 6, 2025.
 - All substitutions shall be submitted no later than 12 noon on Wednesday, May 5, 2025.The notice will direct you the Richard Y. Johnson & Son, Inc. website under Plan Room for review of the Addendums.

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.

For Bidding, you must use the documents from the RYJ website.

8. **Site Visit: View after Pre-Bid Meeting**

9. Receive questions

10. Summation and Conclusion

Milford Welcome Center
400 NE Front St. Milford, Delaware
Project No. 1884A003. A01

BID FORM

For Bids Due: March 13, 2025

To: Milford Welcome Center

Contracts

Clearly Mark Contract you are bidding (Only 1 contract per bid form)

For Bid Package A:

- ___ **Contract #1** **Concrete and Masonry Work**
- ___ **Contract #2** **Carpentry & General Work**
- ___ **Contract #3** **Furnish Hollow Metal/Doors/Hardware**
- ___ **Contract #4** **Drywall/Metal Stud/Acoustical Work**
- ___ **Contract #5** **Floor Covering Work**
- ___ **Contract #6** **Caulking/Painting**
- ___ **Contract #7** **Mechanical**
- ___ **Contract #7A** **Plumbing**
- ___ **Contract #7B** **HVAC**
- ___ **Contract #8** **Sprinkler System**
- ___ **Contract #9** **Electrical**

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:

\$ _____
(\$ _____)

BID FORM

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 ONE – BASEMENT FITOUT (Contracts A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9)

1. BASE BID: Provide all work on first floor including complete fit out and also mechanical, sprinkler and electrical work for both floor complete. **Clarification:** Mechanical and Sprinkler contractors are to provide full system in base bid excluding any trim pieces necessary to fit out basement for their portion of work. Electrical contractor is to include all first floor items and basement electrical panels and electric to any mechanical work. All other electrical work in the basement is to be included in alternate price.
2. ALTERNATE: Provide fit out of basement finishes; mechanical, sprinkler and electrical work are to be included in base bid price and based on clarification in base bid description.

Add/Delete: _____
(\$ _____)

ALTERNATE TWO – PAINTING OF INTERIOR BASEMENT WALLS (Contract A-6)

1. BASE BID: No painting of interior perimeter walls of basement CMU walls.
2. ALTERNATE: Provide cost to paint interior perimeter walls of basement CMU walls.

Add/Delete: _____
(\$ _____)

ALTERNATE THREE– CANOPY (Contract A-1, A-2, A-4 & A-6)

1. BASE BID: No Canopy as shown on Sheet A-901.
2. ALTERNATE: Provide Canopy as shown on Sheet A-901.

Add/Delete: _____
(\$ _____)

ALLOWANCES

Contract No. 1 Concrete and Masonry Work

1 – Include the lump sum of the following amount **\$5,000** in the contract for unforeseen conditions that may arise during construction to be used at the discretion of the Construction Manager. See Section 012100 Allowances.

Contract No. 2 Carpentry & General Work

2 – Include the lump sum of the following amount **\$50,000** in the contract for unforeseen conditions that may arise during construction to be used at the discretion of the Construction Manager. See Section 012100 Allowances.

Contract No. 4 Drywall/Metal Stud/Acoustical Work

3 – Include the lump sum of the following amount of **\$10,000** in your contract for unforeseen conditions that may arise during construction to be used at the discretion of the Construction Manager. See Section 012100 Allowances.

UNIT PRICES

NOT USED

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
Non-Collusion Statement
Bid Security

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 Capital School District*).

All the terms and conditions of (*Project or Contract Number*) have been thoroughly examined and are understood.

NAME OF BIDDER: _____

**AUTHORIZED REPRESENTATIVE
(TYPED):** _____

**AUTHORIZED REPRESENTATIVE
(SIGNATURE):** _____

TITLE: _____

ADDRESS OF BIDDER: _____

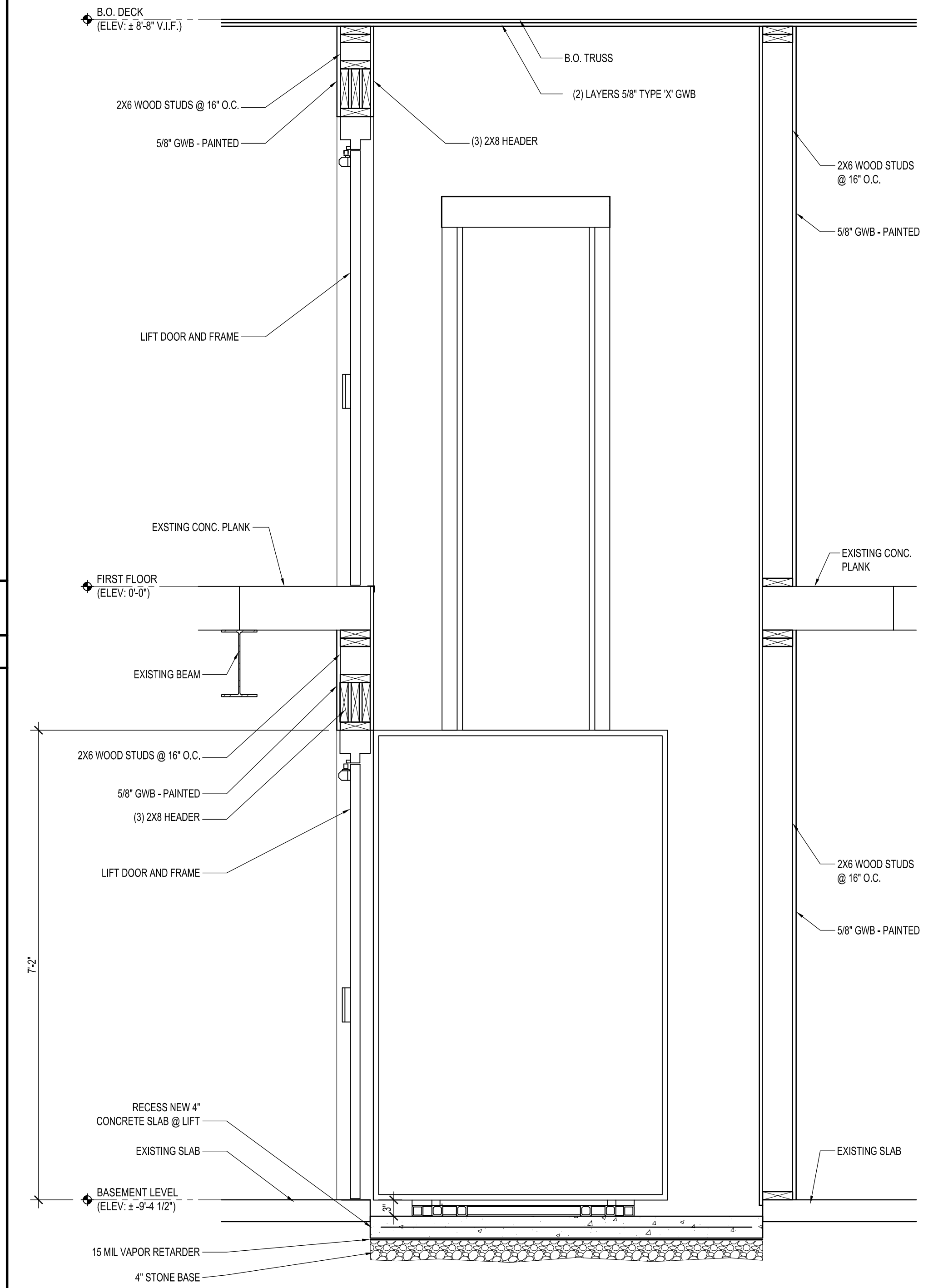
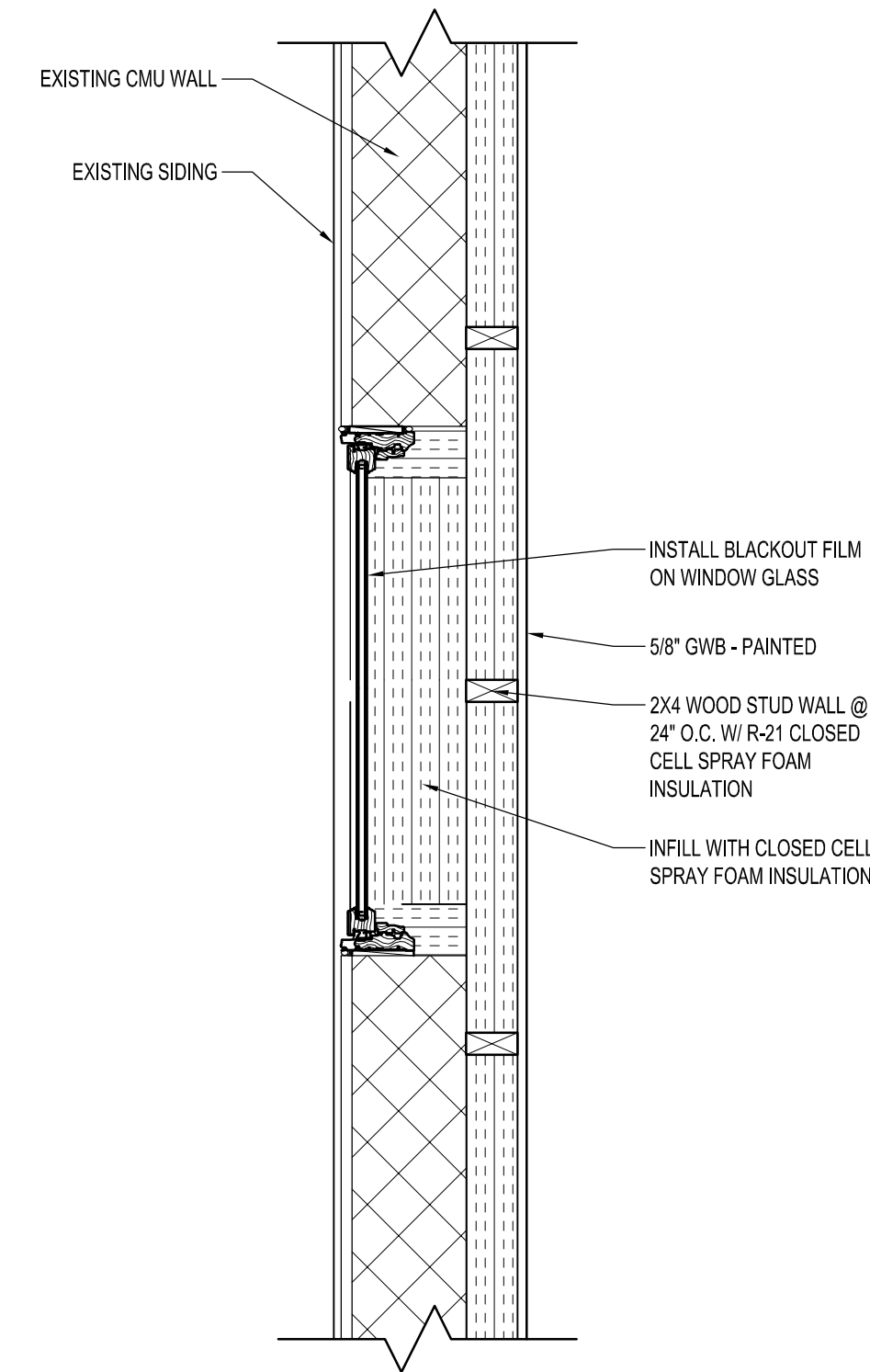
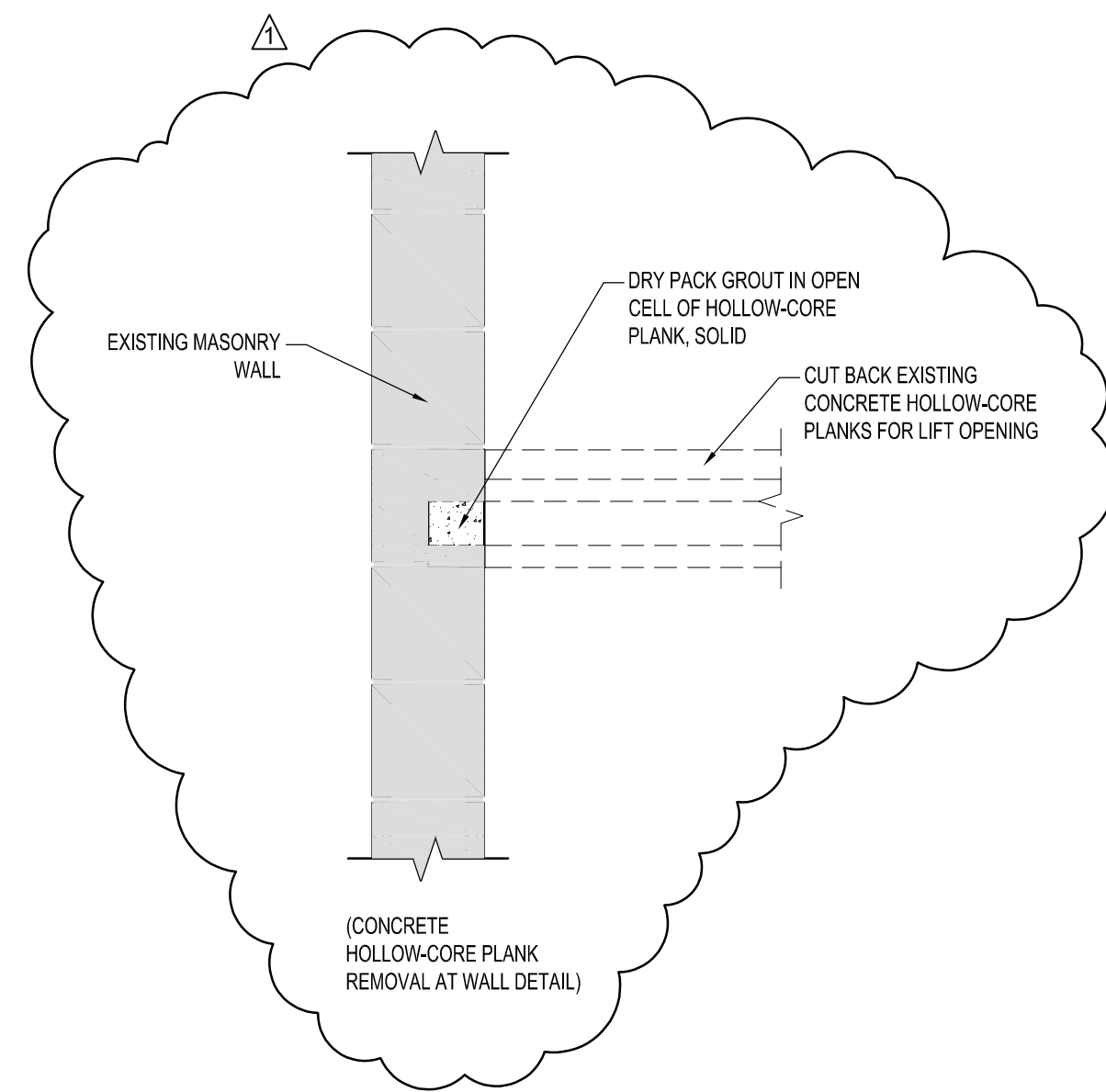
E-MAIL: _____

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.

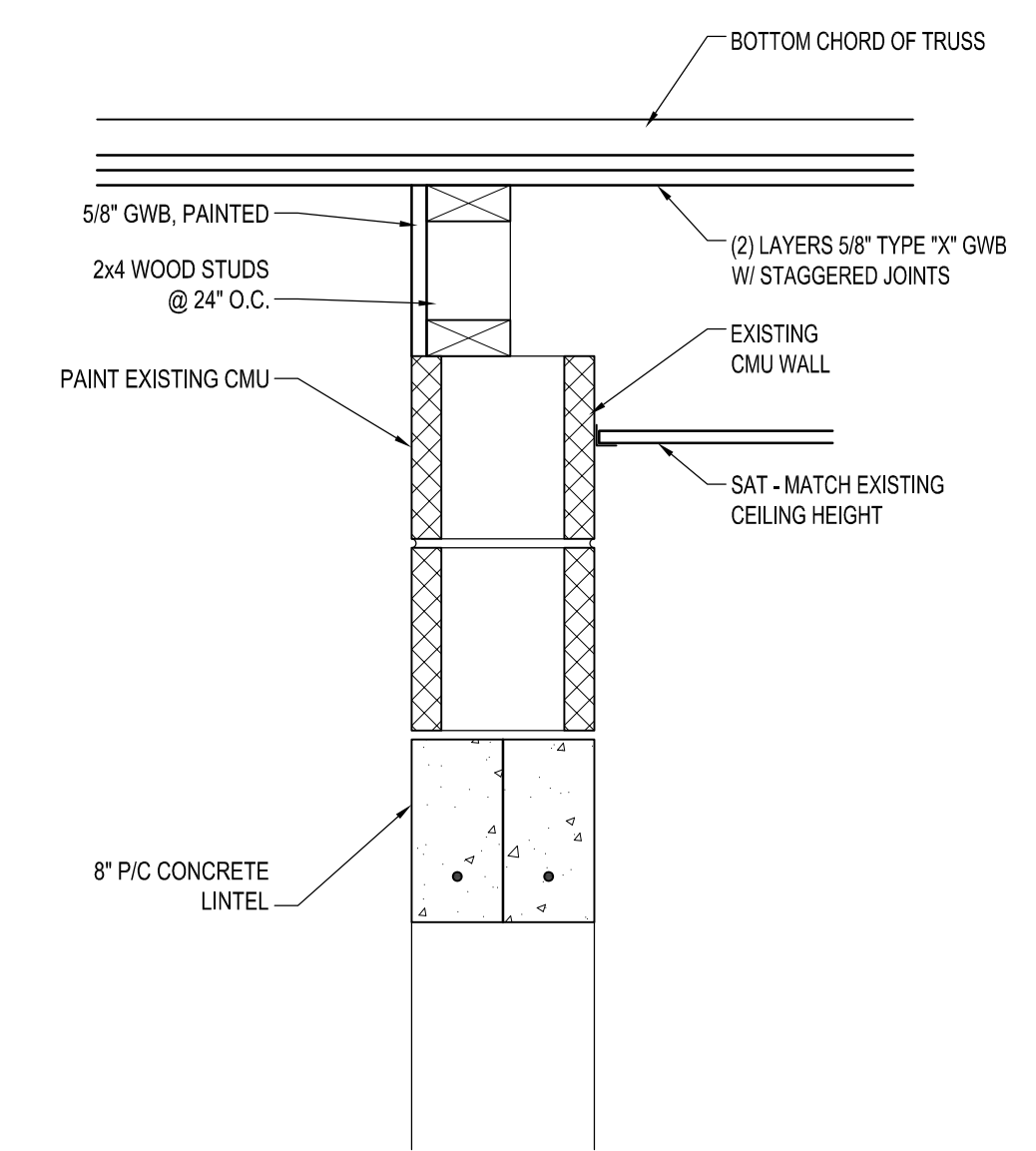
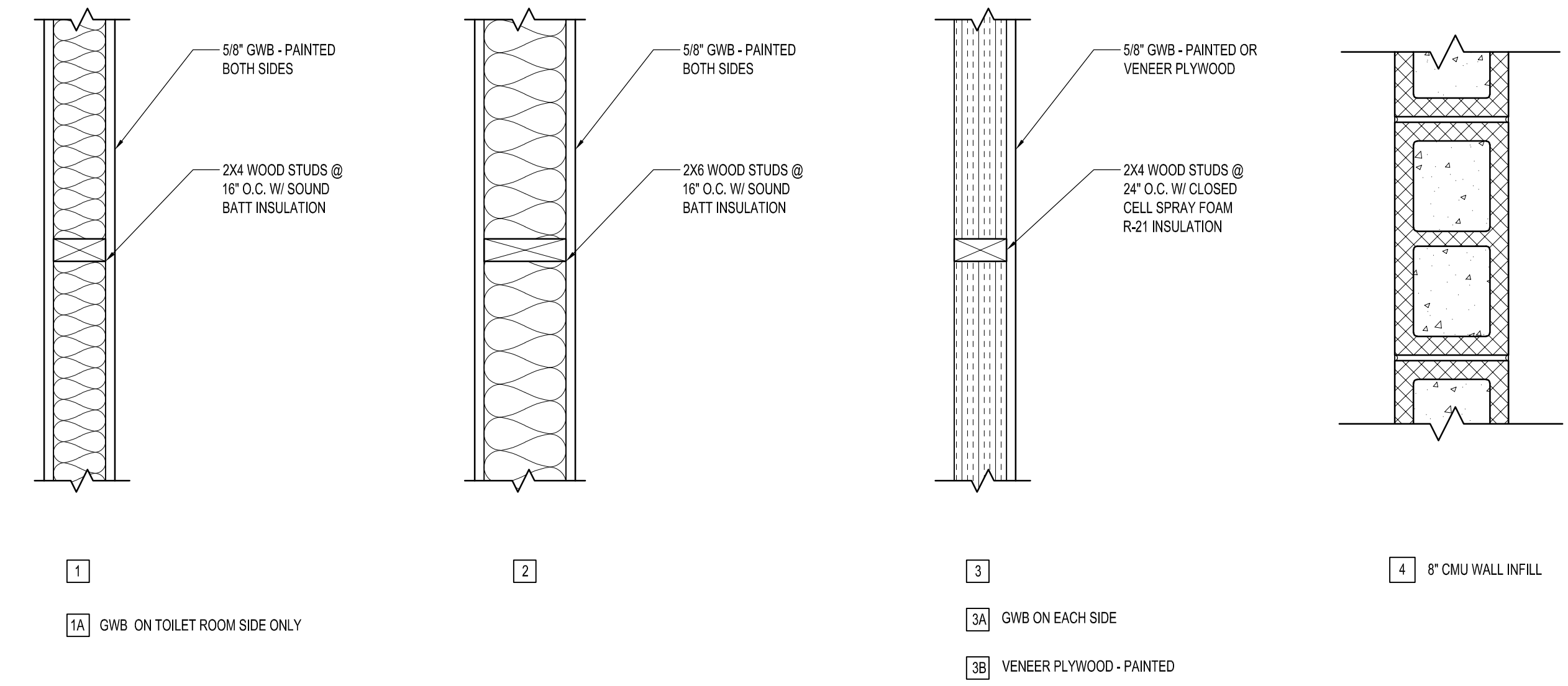


G1 DETAIL @ PLANK REMOVAL

1" = 1'-0"

G11 PLAN DETAIL @ WALL INFILL

1" = 1'-0"



A11 CEILING DETAIL @ EXHIBITS

1 1/2" = 1'-0"

A15 SECTION AT VERTICAL LIFT

3/4" = 1'-0"

A1 WALL TYPES

1 1/2" = 1'-0"

MILFORD MUSEUM RENOVATIONS
AT OLD MILFORD PD
400 NE FRONT ST.
MILFORD, DE 19963

DATE	COMMENTS
02/26/2025	DETAIL ADDED

Date: DECEMBER 2024
Scale: AS NOTED
Dwn.By: PJT
Proj.No.: 1884A003.A01

DETAILS

Dwg.No.: **A-501**

