



## Richard Y. Johnson & Son, Inc.

General Contractors & Construction Managers

Serving Delaware Since 1946

[www.ryjson.com](http://www.ryjson.com)

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

**Delmarva Christian School  
21777 Sussex Pines Road Georgetown, Delaware  
Bid Pac A– Contracts 1 thru 18  
April 22, 2025**

### **Addendum No. 1**

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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.

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Addendum No. 1 consists of:  
RYJ Written directive (2 pages)  
Pre-Bid Meeting Agenda (2 pages)  
Pre-Bid Sign-In Sheet (5 pages)

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**Site Visit: Site Contractors may visit the site the week of April 21 thru April 25, 2025 school is closed for Easter Break. All other contractors must contact RYJ to request a visit for the interior of the building if needed.**

### **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 25<sup>th</sup> 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.

End of Addendum No. 1



**Richard Y. Johnson  
& Son, Inc.**

18404  
Johnson Rd  
PO Box 105  
Lincoln, DE

**PRE-BID MEETING  
April 17, 2025  
Delmarva Christian School**

**Bid Pac A  
Contracts 1 thru 18  
Agenda**

1. Attendees at Pre-Bid Meeting

Construction Manager: Richard Y. Johnson & Sons, Inc.  
Architect: BGW  
Owner: Delmarva Christian School

2. Owner Comments

3. Architect Comments

4. Bidding Contracts:

Contract 1: Site Work  
Contract 2: Concrete Work  
Contract 3: Masonry Work  
Contract 4: Steel Work  
Contract 5: Carpentry & General Work  
Contract 6: Roofing Work  
Contract 7: Furnish Hollow Metal/Doors/Hardware  
Contract 8: Aluminum Storefront/Windows/Glass  
Contract 9: Drywall/Metal Studs  
Contract 10: Acoustical Work  
Contract 11: Floor Covering Work  
Contract 12: Caulking/Painting  
Contract 13: Casework  
Contract 14: Kitchen Equipment  
Contract 15: Mechanical  
Contract 15A: Plumbing  
Contract 15B: HVAC  
Contract 16: Sprinkler System  
Contract 17: Electrical  
Contract 18: Wall Panels

5. Project Involves:

The construction of major additions totaling approximately 75,000 sf. And associated site improvements.
6. Review Bid Date and Location:

Bid Date: May 14, 2025 at 4:00pm  
Bid Location: Delmarva Christian School  
21777 Sussex Pines Road, Georgetown, DE 19947  
\*Bids will be privately opened\*
7. Bidding Documents:

Bid Documents are on the website of Richard Y. Johnson  
[www.ryjson.com](http://www.ryjson.com) under plan room  
Review Summary of Work Section 011100  
All Bids must be received on the bid form in the documents
8. Allowances/Alternates:

Review Alternates and Allowances on Bid Form
9. RFI Questions/Substitutions:

All RFI Questions are to be sent to Tony Vassalotti via email  
[tvassalotti@ryjson.com](mailto:tvassalotti@ryjson.com)  
Last day for RFI Questions will be May 7th, 2025 by 12 noon.

Substitution request are to be sent to Tony Vassalotti via email  
[tvassalotti@ryjson.com](mailto:tvassalotti@ryjson.com). Last day for substitution request is May 1<sup>st</sup>, 2025, by 12 noon.
10. Subcontractor List:

Each Contractor is required to list subcontractors as listed on bid form.
11. Site Visit:

Free to walk site after the meeting.  
Additional Site visit is available upon request:  
Contact Tony Vassalotti, [tvassalotti@ryjson.com](mailto:tvassalotti@ryjson.com)
12. Receive Questions:

[illegible]

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