



Pre-Bid Meeting
Contract Number: NAT26001-THWILDVIEW

Date: August 21, 2026 10:00am

Location: Ted Harvey Conservation Area, North Location

Introductions

Project Manager: Amanda Delayo, DNREC F&W

Project Manager: Julie Molina, DNREC F&W

Engineer/Designer: CDA Engineering

Structural Engineer: Pilottown Engineering

Scope of Work:

- Base Bid: This base bid must be based on furnishing domestic iron and steel, domestic manufactured products, and domestic construction materials in accordance with the Build America, Buy America Act. Reference the plans for details. In general, the scope includes:
 - Construction of two wildlife viewing platforms and access walkways,
 - Parking improvements to include concrete-paved ADA accessible parking at each location. The southern wildlife viewing facility includes expansion of the gravel drive.
 - Select trees and plants must be removed, and native plant materials planted within the project area.
- Alternate 1: Construction of North and South wildlife viewing facilities concurrently with the aim to shorten the overall construction schedule with

multiple crews working. This should include an estimated number of days to complete the project.

- Alternate 2: Includes the updated BABA form. The contract will be awarded to the bidder who submits the lowest total bid based on furnishing domestic products unless such total bid exceeds the lowest total bid based on furnishing foreign products by more than 25 percent. This alternate requires submission of the base bid and Alternate 1 bid (which describes the modified construction sequence) based on furnishing foreign iron and steel, foreign manufactured products, and foreign construction materials.
- Review the solicitation for further updates on the project at <https://mmp.delaware.gov/Bids/Details/9261>

Species Time of Year Restrictions:

- Any required tree or branch removal must occur from November 16th through March 31st to avoid impacts to Tricolored bats. There are two trees marked for removal adjacent to the northern viewing facility. We are keeping the tree directly adjacent to the viewing platform. The other tree next to the walkway has been cut down to the stump. Further tree removal activities must be in accordance with time of year restrictions and based on Owner's approval.
- No work will occur from April 1st through Just 31st to avoid impacts to marsh nesting birds. All work is to occur outside of wetlands.

Hunting Time of Year Restrictions:

- To avoid interference with active hunting, a time of year restriction may be necessary as determined by the construction activity occurring or planned to occur during an established hunting season. The Contractor must submit a modified work schedule for DNREC approval prior to the start of work.

Questions:

- Please reach out with any questions or requests for clarification if sufficient details have not been provided in the plans. All questions must be submitted via email to dnrec.delawarebayshore@delaware.gov
- All questions must be submitted by Monday, August 31, 2026 (4:30pm).
- All questions will be answered via Addendum posted on the bidding website.

- Questions shall not be submitted via phone call.
- Questions shall not be submitted to Pete Mandeville or any other engineer/designer

Wages/Payroll:

- Prevailing wage and payroll are required.
- Prevailing wage determination is included in the project manual.

Bids:

- Due Thursday September 10, 2026 at 10:30am
- Sealed bids must be addressed DNREC Division of Fish Wildlife, attn. Amanda Delayo (amanda.delayo@delaware.gov) with outer envelope reading "DNREC Contract No. : NAT26001-THWILDVIEW"
- Bids will publicly opened and read in the auditorium.
- Bids submitted after 10:30am will not be accepted.

Completion of Work:

- All work is expected to be neat, consistent and in accordance with the plans and specifications. Attention should be paid to ensuring the top rail composite boards have neat connections and transitions with corners meeting cleanly at 45 degree angles. All connections, gaps, and transitions must be properly finished to ensure they do not pose a safety risk to the public.
- Substantial Completion of the work shall be completed by March 31, 2027.
- Completion of punch list to be submitted 21 days from date of substantial completion.

Permits:

- A **Sediment and Stormwater Permit** has been obtained and will be provided to the awarded contractor.
- The **Kent County Building Permit** has already been submitted and is tentatively approved. This will be issued upon payment prior to construction.
- No activity is to occur in wetlands. Disturbance to any wetlands adjacent to the permitted area is strictly prohibited. Note, the plans indicate the wetlands line as "WL". The awarded contractor will be provided with the

Wetlands and Waterways Map Change Permit approval which resulted in removal of State Wetlands. This approval aligned both federal and state jurisdictional wetlands at the “WL” line.

Helical Pilings: Review the requirements under Section 13 24 50 regarding specific details in reference to documents and protocols required.

Buy America Requirement:

- Project falls under the Build America, Buy America Act (BABA).
 - Contractor must review and comply with all BABA requirements.
 - All bidders must sign and submit a BABA acknowledgement (updated form addendum #1).
 - Suppliers of materials for the contractor are required to provide documentation indicating material compliance with BABA requirements.
 - If the contract is awarded based on Alternate 2, the Owner will submit a BABA waiver request. This waiver application will be based on information provided by the awarded contractor which details cost estimates comparing the project with and without BABA compliance.
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Ted Harvey Conservation Area Viewing Platforms

Eastern Highway Specialists, Inc.

1. Please provide existing ground elevations to determine the height of the helical pile above the ground.

Response: 1' contours are depicted on Sheets C-2 and C-3 of the bid drawings. These contours are based on survey gathered over multiple days in 2018.

2. Is the 10,000 lb load requirement for both the battered and plumb helical piles?

Response: Plumb piles. Battered piles to have 5,000 LBS allowable capacity.

3. Is the battered pile only required to take the tension load?

Response: Tension only.

4. Please provide a Geotech report

Response: See following report.

5. Are smaller helical piles acceptable to use of the 10,000 lb requirement?

Response: No. Provide pile sizes per plan.

6. Are you going to require a compression test for the helical piles?

Response: No.

7. Please provide the required pressure treatment specifications for the lumber.

CDA Response w/ input from Structural Engineer:

Railing and Decking: UC3B Above Ground Exposed

Boardwalk and Framing: UC4A Ground Contact General Use

Pier Caps and Abutment Sill Plate: UC4B Ground Contact Heavy Duty

8. Please specify a specific composite wood product for the cap rail, including the manufacturer and product line.

Response: Use Owens Corning Lumber, Structural Framing Boards, nominal size 2" x 8" and the color should be "Weatherwood."

9. Please clarify whether galvanized or stainless steel screws/nails are required for the lumber installation.

CDA Response w/ input from Structural Engineer: Galvanized is sufficient.

Questions Asked During Pre-Bid Meeting:

1. Does the contractor need to pay any of the permitting fees associated with the project.

Response: No. All permitting associated with the project will be paid by DNREC Fish & Wildlife.

2. Are there any testing requirements related to the helical pile installation?

Response: There are no load test requirements for the helical piles.

3. Can you provide a link for the required helical piles.

Response: Yes, a link will be provided.

4. Will work be allowed during the hunting season?

Response: Yes. The contractor must submit a proposed work hour schedule to DNREC Fish & Wildlife for approval.

5. Is the contractor required to remove stumps for trees that are removed?

Response: Yes, please remove stumps.

ATTENDANCE SHEET

MANDANTORY PRE-BID MEETING - CONTRACT # NAT26001-THWILDVIEW

Ted Harvey Conservation Area Viewing Platforms

August 21, 2026

NAME	Company	Telephone	Email
Tason Holdren	A-Del Construction	302 453 8286	Estimates@A-del.com JHoldren@A-del.com
Thomas Mark	Eastern Highway	302 824 1957	Tomuh@Eastern Highway Specialists.com
Joe Rentz	Rentz Excavating	302-242-6705	RentzExcavatingLLC@gmail.com
Pierce Thompson Sr	Thompson Sons Contracting	302-335-3400	Office@thompsonsonson.com
Kim Lombardi	Amakor Inc.	302-834-8664	Amakor@AOL.com
Britan Thompson	Conventional Builders Inc	302-422-2429	Conventional INFO@ConventionalBuildersInc.com rbtin@brcsmc.com
B. Scott Schuma	BRS Consulting Inc	302 786 2326	bschuma@brcsmc.com
Dan Matthews	Munford & Miller Concrete	443 553 5621 302.922.1317	dmatthaus@munfordandmiller.com
Rick MAZOL	CHESAPEAKE TUNE, LLC		Rick@CHESAPEAKE TUNE.com
Larry Bathman	LC Bathman Builders	443 553 0931	kwilhelme@bathmanbuilders.com
Roberts KCTPFC	INFINITY CONSTRUCTION	571-477-3051	Roberts@INFINITY-cc.com