

*Ring W. Lardner, P.E.
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Jamie L. Sechler, P.E.*

**DINING ROOF REPLACEMENT
DELAWARE HOSPITAL FOR THE CHRONICALLY ILL
DOVER, DELAWARE 19901
DBF #0586B064.M02 ❖ OMB/DFM #MC3514000086
JULY 8, 2026**

ADDENDUM NO. 1

The following items shall become a part of the contract documents. Contractor must acknowledge receipt of this addendum on the Bid Form. Failure to do so may subject the Bidder to disqualification.

Item 1: The pre-bid meeting minutes and sign-in sheet are attached to this addendum.

Item 2: The Bid Form has been revised to include the sub list and is attached to this addendum.

Item 3: Stone caps will be removed, and new blocking and metal coping will be installed – see attached sketch Sk-01.

Item 4: The roofing assessment report is attached to this addendum.

END OF ADDENDUM

Ring W. Lardner, P.E.
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Jamie L. Sechler, P.E.

**PREBID MEETING MINUTES
DINING ROOF REPLACEMENT
DELAWARE HOSPITAL FOR THE CHRONICALLY ILL
SMYRNA, DELAWARE
DBF #0586B064.M02 ❖ OMB/DFM #MC3514000086
JULY 8, 2026**

In Attendance

OMB/DFM:	Michael Bailey	michael.bailey@delaware.gov
Davis, Bowen & Friedel, Inc.:	Michael Bauman Brianna Booth	mpb@dbfinc.com bnb@dbfinc.com

Contractor attendees:

See attached sign-in sheet.

Items Discussed

1. Attendance at the pre-bid is mandatory for general contractors to submit a bid. An attendance list is attached. A brief project description was given by DBF.
2. Bids will be accepted until 10:00 a.m. local time on July 30, 2026, on Bonfire Portal. Bids will be read in the conference room at the Haslet Armory, 122 Martin Luther King Jr. Blvd South, Dover, DE 19901, at 11:00 a.m. If the bid date and time change, the revised bid date and time will be issued via written Addendum. Please allow extra time when submitting bids to account for possible delays. No late bids will be considered. Sealed bids are not accepted.
3. All questions during the bidding shall be submitted in writing to Davis, Bowen & Friedel, Inc., attention: Michael Bauman, via email mpb@dbfinc.com no later than close of business on July 21, 2026. Last day for substitutions is July 17th. No addenda will be issued 2 days prior to the date for receipt of bids except an addendum withdrawing the request for bids or one which extends the time or changes the location for the opening of bids.
4. Bid forms must be submitted along with a Bid Bond equal to ten percent of the bid price. All bid submission documents, including the bid bond, must be completed on the forms provided in the specifications. A Performance and Payment Bonds equal to 100 percent of the contract amount must also be posted upon execution of the contract. Bonds must also cover the allowance and alternates. No construction schedules are required with the bid.

5. Contractor shall note the projected contract duration on the Bid Form. Contract duration is the time from issuance of the Purchase Order to Substantial Completion.
6. The subcontractor list must accompany the Bid Form and be fully completed in order to submit a qualifying bid. The subcontractor list shall include the following trades: roofing, mechanical, and electrical.
7. The prime general contractor and all subcontractors must be licensed to practice their trade in the State of Delaware and the Town of Smyrna prior to execution of the contract.
8. General Contractors who wish to receive addenda directly and be on the bidders list must purchase one (1) set of bid documents from Davis, Bowen & Friedel, Inc. An electronic set can be purchased for \$25.00.
9. A walk through of the areas of work will take place after today's meeting. A second walk through will be held on July 16th at 9:00 a.m.
10. Funding: The project is state funded. Prevailing Wage Rates will be required. For bidding purposes, contractors should refer to the rates and benefits for Building Construction effective March 15, 2026. The contractor will be responsible for sending wage reports to the Department of Labor.
11. Submissions: All permits and costs are the responsibility of the contractor.
12. The contractor will be responsible for having a supervisor on-site at all times during work of any subcontractors or their own forces, including punch-list work.
13. Normal business hours are 8:00 a.m. to 5:00 p.m., Monday through Friday, except State holidays. The contractor will be allowed to work during normal business hours.
14. The Owner will provide water service and power. Contractor shall provide their own toilet facility.
15. The contractor shall be responsible for the means and methods required to complete the scope of work.
16. The Affidavit of Craft Training Compliance and the Affidavit of Employee Drug testing for the General Contractor and all Subcontractors shall be required prior to Contract execution.

Pre-Bid Meeting Minutes
DHCI – Dining Roof Replacement
July 8, 2026
Page 3

Any changes, additions or deletions to these minutes should be submitted in writing to Davis, Bowen & Friedel, Inc., within ten (10) days.

Respectfully submitted,
DAVIS, BOWEN & FRIEDEL, INC.

A handwritten signature in black ink, appearing to read "Michael Bauman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael Bauman, AIA
Architect - Associate

cc: All attendees

SIGN-IN SHEET

DO NOT SIGN IN INDIVIDUALS WHO ARE NOT PRESENT AT THIS MEETING.

MEETING: Pre-Bid Meeting

PROJECT NAME: DHCI DINING BUILDING ROOF REPLACEMENT

LOCATION: DHCI

PROJECT NUMBER: MC3514000086

DATE: July 8, 2026

START TIME: 10:00 a.m. STOP TIME:

PLEASE PRINT

NAME	COMPANY	E-MAIL
John M. Peck	GARVEY ROARK, LLC	john@garveyroark.com
MARK CRIBB	CTA	mark@ctarooftop.com
Marlin Fisher	Capital 360 Inc.	Marlin.F@Capital360.net
DOVE HAYNES	ALPHA OMEGA CONSTRUCTION	michael@aocon.com
Andrew Newman	Totian Inc	Nancy@Totian.com
Dave Sanna	Tri State-the Roofers	dSanna@tristatetheroofers.com
Zach Douglas	DA Walt Inc	Matt@danolt.com
CLIVE DIAZ	STRATFORD INC	CDIAZ@STRATFORD.US
Jason Stallings	Quality Exteriors, Inc	Jason@qexteriorsinc.com
Michael Coccolo	P-C Roofing Inc	Michael@pcroofinginc.com
SPRIS COOPER	Firstline CONTRACTORS	OFFICE@FirstlineSC.com
Garniel Marrero	Garniel Marrero Winchester Corp	Lynner@winchesternj.com
Nino Mallari	M. Mallari & Co	ninomallari@att.net
Tips Detwiler	Detwiler Roofing LLC	estimating@detwilerroofing.com

STATE OF DELAWARE
OFFICE OF MANAGEMENT AND BUDGET
DIVISION OF FACILITIES MANAGEMENT
CONTRACT #MC3514000086
DHCI DINING BLDG ROOF REPLACEMENT
DELAWARE HOSPITAL FOR THE CHRONICALLY ILL
SMYRNA, DELAWARE

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

Sub-Contractor List
Non-Collusion Statement
Affidavit of Employee Drug Testing Program
Affidavit of Contractor Qualifications
Bid Security
(Others as Required by Project Manuals)

STATE OF DELAWARE
OFFICE OF MANAGEMENT AND BUDGET
DIVISION OF FACILITIES MANAGEMENT
CONTRACT #MC3514000086
DHCI DINING BLDG ROOF REPLACEMENT
DELAWARE HOSPITAL FOR THE CHRONICALLY ILL
SMYRNA, DELAWARE

BID FORM

SUBCONTRACTOR LIST

In accordance with Title 29, Chapter 69, Section 6962(d)(10)b of the Delaware Code, the following subcontractor listing must accompany any bid submittal. The bidder must list **in each category** the full name and address (City & State) of the sub-contractor that the bidder will be using to perform the work and provide material for that subcontractor category. Should the bidder's listed subcontractor intend to provide any of their subcontractor category of work through a third-tier contractor, the bidder shall list that third-tier contractor's full name and address (City & State). **If the bidder intends to perform any category of work itself, it must list its full name and address.** For clarification, if the bidder intends to perform the work themselves, the bidder **may not** insert "not applicable", "N/A", "self" or anything other than its own full name and address (City & State). To do so shall cause the bid to be rejected. In addition, the failure to produce a completed subcontractor list with the bid submittal shall cause the bid to be rejected. If you have more than three (3) third-tier contractors to report in any subcontractor category, print out additional page(s) containing the appropriate category, complete the rest of your list of third-tier contractors for that category, notate the addition in parentheses as (CONTINUATION) next to the subcontractor category and an asterisk (*) next to any additional third-tier contractors, and submit it with your bid.

<u>Subcontractor Category</u>	<u>Subcontractor</u>	<u>Address (City & State)</u>	<u>Subcontractors tax-payer ID # or Delaware Business license #</u>
1. Roofing			
A.			
B.			
C.			
2. Mechanical			
A.			
B.			
C.			

STATE OF DELAWARE
OFFICE OF MANAGEMENT AND BUDGET
DIVISION OF FACILITIES MANAGEMENT
CONTRACT #MC3514000086
DHCI DINING BLDG ROOF REPLACEMENT
DELAWARE HOSPITAL FOR THE CHRONICALLY ILL
SMYRNA, DELAWARE

3.	Electrical			
	A.			
	B.			
	C.			

STATE OF DELAWARE
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DHCI DINING BLDG ROOF REPLACEMENT
DELAWARE HOSPITAL FOR THE CHRONICALLY ILL
SMYRNA, DELAWARE

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 Office of Management and Budget, Division of Facilities Management)*.

All the terms and conditions of MC3514000086 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.

STATE OF DELAWARE
OFFICE OF MANAGEMENT AND BUDGET
DIVISION OF FACILITIES MANAGEMENT
CONTRACT #MC3514000086
DHCI DINING BLDG ROOF REPLACEMENT
DELAWARE HOSPITAL FOR THE CHRONICALLY ILL
SMYRNA, DELAWARE

**AFFIDAVIT
OF
EMPLOYEE DRUG TESTING PROGRAM**

4104 Regulations for the Drug Testing of Contractor and Subcontractor Employees Working on Large Public Works Projects requires that Contractors and Subcontractors implement a program of mandatory drug testing for Employees who work on Large Public Works Contracts funded all or in part with public funds.

We hereby certify that we have in place or will implement during the entire term of the contract a Mandatory Drug Testing Program for our employees on the jobsite, including subcontractors, that complies with this regulation:

Contractor/Subcontractor Name: _____

Contractor/Subcontractor Address: _____

Authorized Representative (typed or printed): _____

Authorized Representative (signature): _____

Title: _____

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.

STATE OF DELAWARE
OFFICE OF MANAGEMENT AND BUDGET
DIVISION OF FACILITIES MANAGEMENT
CONTRACT #MC3514000086
DHCI DINING BLDG ROOF REPLACEMENT
DELAWARE HOSPITAL FOR THE CHRONICALLY ILL
SMYRNA, DELAWARE

**AFFIDAVIT
OF
CONTRACTOR QUALIFICATIONS**

We hereby certify that we will abide by the contractor's qualifications outlined in the construction bid specifications for the duration of the contract term.

In accordance with Title 29, Chapter 69, Section 6962(d)(10)b.3 of the Delaware Code, after a contract has been awarded the successful bidder shall not substitute another subcontractor whose name was submitted on the Subcontractor Form except for the reasons in the statute and not without written consent from the awarding agency. Failure to utilize the subcontractors on the list will subject the successful bidder to penalties as outlined in the General Requirements Section 5.2 of the contract.

Contractor Name: _____

Contractor Address: _____

Authorized Representative (typed or printed): _____

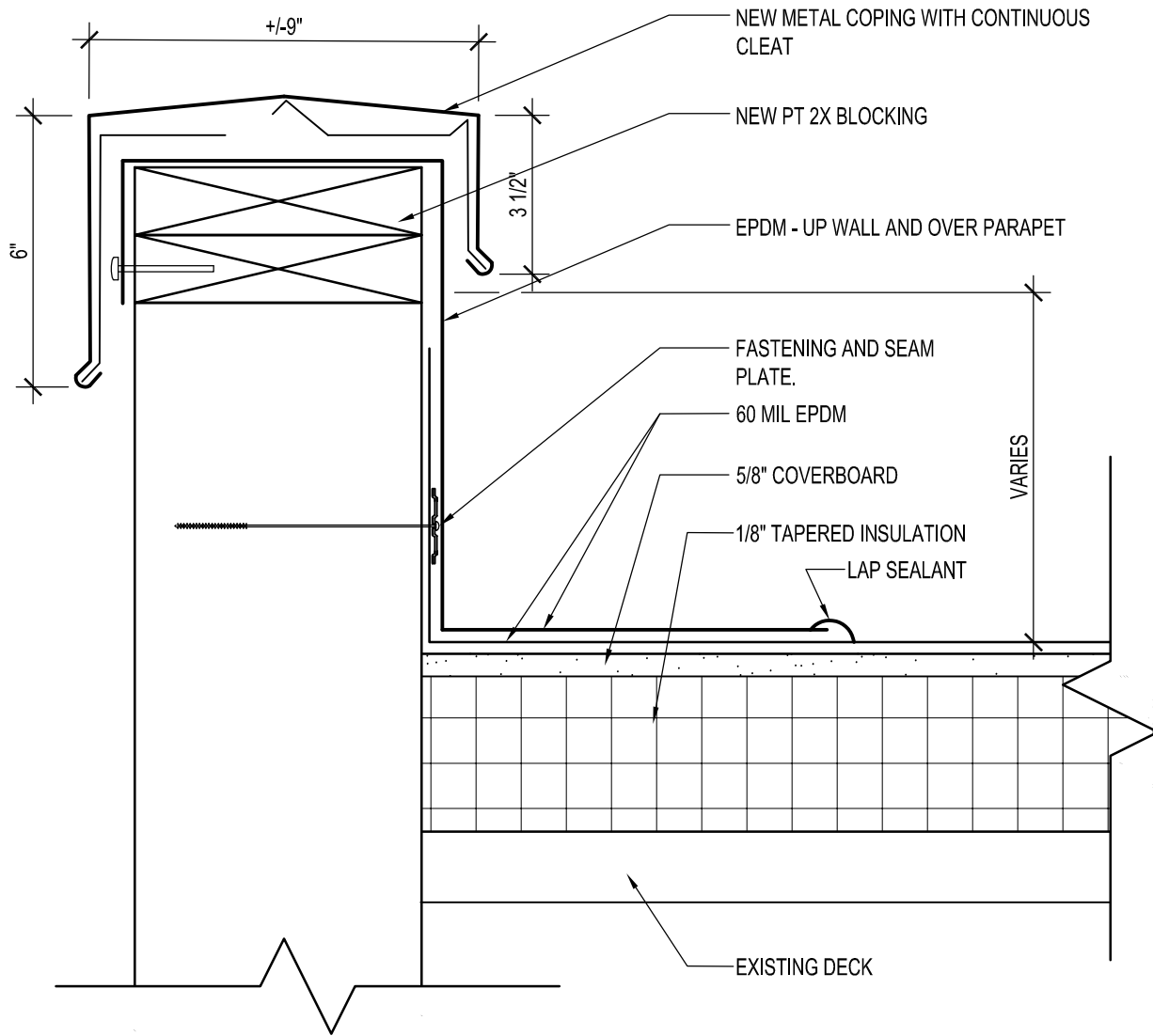
Authorized Representative (signature): _____

Title: _____

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.



PARAPET DETAIL

SCALE: 3" = 1'-0"

**DHCI DINING BUILDING
ROOF REPLACEMENT
SMYRNA DE
MC3514000086**

Date:	JULY 2026
Scale:	AS NOTED
Dwn.By:	BNB
Proj.No.:	0586B064.M02
CONSTRUCTION SKETCH	
Dwg.No.:	SK-01



**DAVIS
BOWEN &
FRIEDEL, INC.**

ARCHITECTS • ENGINEERS • PLANNERS • SURVEYORS

SALISBURY, MD
410.543.9091

MILFORD, DE
302.424.1441

EASTON, MD
410.770.4744

CENTREVILLE, MD
443.262.9130



***Delaware Hospital for the
Chronically Ill (DHCI) -
Dining Buildings***

***ROOF CORE
REPORT***

9-03-2025



PREPARED FOR:

Michael Bailey
Project Manager
State of Delaware
OMB/DFM

PREPARED BY:



PROFESSIONAL ROOF
CONSULTANTS

423 McFarlan Road, Suite 100
Kennett Square, PA 19348
Tel.: 610-558-4000

A WOMAN OWNED SMALL BUSINESS



**Delaware Hospital for the Chronically (DHCI) - Dining Buildings
Smyrna, DE
Roof Core Report**

TABLE OF CONTENTS

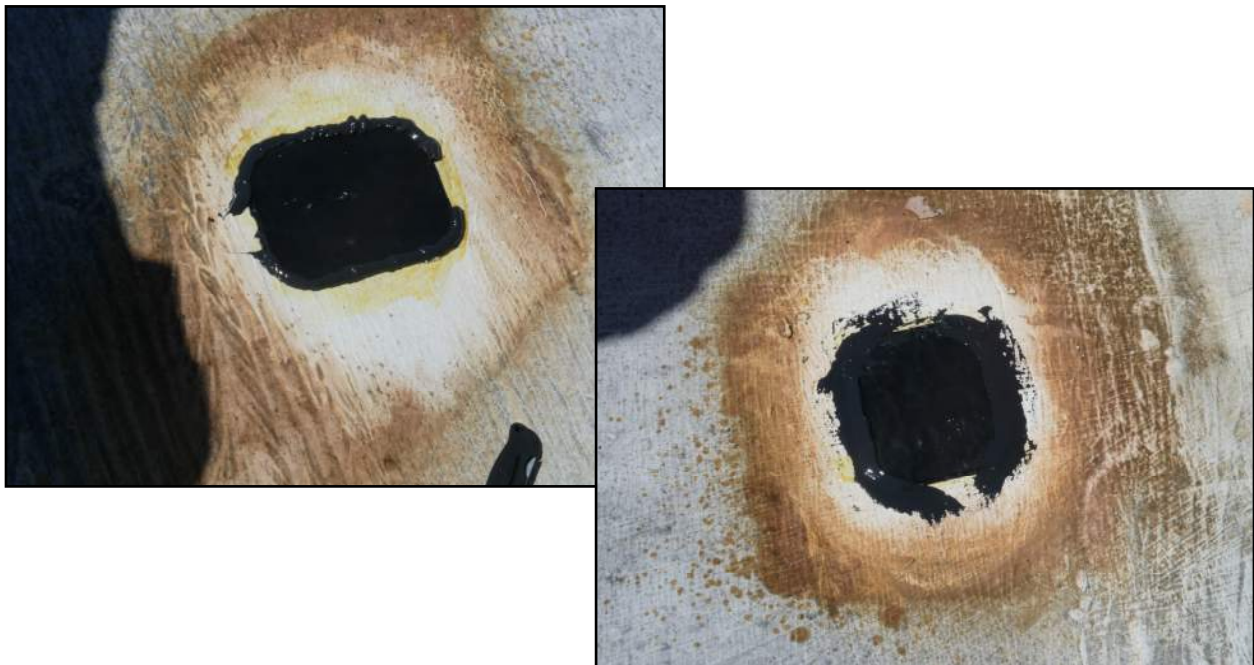
- Executive Summary	3
- Roof Cores	4 thru 6
- Appendix A - Roof Plan	7

EXECUTIVE SUMMARY

On Tuesday, August, 26th 2025 William Johnson and Chris Moore from Roofing Resources, Inc. met with Mike Bailey, a Project Manager for the State of Delaware. The purpose of this visit was to perform roof core test cuts of the existing roof systems at the Delaware Hospital for the Chronically Ill—Dining Buildings located in Smyrna, DE, and also provide patching/repairs of these test cut locations. The results of the roof core test cuts are included in this report.

Any moisture detected was by visible evidence or by touch to the existing roofing materials, and was not confirmed with a moisture meter. Overall roof core depth was taken from the roof deck or materials present on the roof deck to the top of the roof core opening. Roof cores were repaired with materials appropriate to the existing roof membrane using industry standard repair methods. Representative core repairs are outlined in the below photos.

Note: Core construction examples of roofs are provided to indicate the construction of the roof at the location where the cores were taken. They are not intended to imply that the total roof section is, or is not, of the same construction as the core data. Contractors are to personally verify all conditions and base their quotes accordingly. Differences in deck type, insulation type, thickness of the roof, details, flashing, and metal are items that the contractor is responsible to have verified prior to the bid.



Photos 1 - 2 - Typical roof core repairs

ROOF CORES

Roof Area: DHCI - Dining Roof Area 1

Core 1:

- Metal Roof Deck
- Single Layer of 2.0" Polyisocyanurate Insulation Board
- TPO Single Ply Roof Membrane
- White Coating System

Overall Core Depth: 2" inches

No Moisture Observed



Photo Core #1 - DHCI—Dining Roof Area 1

Core 2:

- Metal Roof Deck
- Single Layer of 2.0" Polyisocyanurate Insulation Board
- TPO Single Ply Roof Membrane
- White Coating System

Overall Core Depth: 2" inches

No Moisture Observed



Photo Core #2 - DHCI—Dining Roof Area 1

Roof Area: DHCI - Dining Roof Area 2

Core 1:

- Metal Roof Deck
- Single Layer of 2.5" Polyisocyanurate Insulation Board
- TPO Single Ply Roof Membrane
- White Coating System

Overall Core Depth: 2.5" inches

Moisture Observed - Facer of insulation felt damp



Photo Core #1 - DHCI—Dining Roof Area 2

Core 2:

- Metal Roof Deck
- Single Layer of 2.5" Polyisocyanurate Insulation Board
- TPO Single Ply Roof Membrane
- White Coating System

Overall Core Depth: 2.5" inches

No Moisture Observed



Photo Core #2 - DHCI—Dining Roof Area 2

Roof Area: DHCI - Dining Roof Area 3

Core 1:

- Metal Roof Deck
- One Layer of 2.5" Polyisocyanurate Insulation
- TPO Single Ply Roof Membrane
- White Coating System

Overall Core Depth: 2.5" inches

No Moisture Observed



Photo Core #1 - DHCI—Dining Roof Area 3

Core 2:

- Metal Roof Deck
- One Layer of 2.5" Polyisocyanurate Insulation
- TPO Single Ply Roof Membrane
- White Coating System

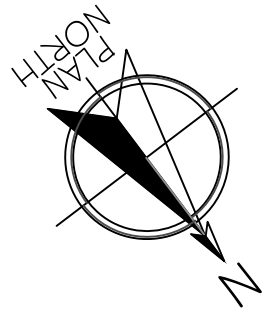
Overall Core Depth: 2.5" inches

No Moisture Observed



Photo Core #2 - DHCI—Dining Roof Area 3

APPENDIX A - ROOF PLAN



COURT YARD



ROOF PLAN

Not to Scale (NTS)

RA - ROOF AREA LOCATIONS
C# - ROOF CORE
LOCATIONS AND NUMBERS

PLEASE NOTE THAT KEY SYMBOLS MAY
NOT BE APPLICABLE TO ALL ROOF
PLANS AND DRAWINGS

- Notes

- General Notes

A. All contractors are required to verify all dimensions and conditions in the field prior to bidding and commencing work.
B. Existing projections and equipment indicated are approximate and are indicated for the contractors general information only. It is the contractors responsibility to determine existing projections and equipment on roof areas for purposes of bidding and construction.
C. Contractor shall verify that all roof drainage systems are free of debris and flow properly. If they do not it shall be the contractor's responsibility, to see that they do. This shall include, but may not be limited to, drain lines, downspouts, and underground systems.
D. Contractor shall be responsible to furnish materials and labor to raise any curbs to meet the minimum 8" flashing height.
E. All metal flashings, scuppers, copings, and etc. are to be manufactured or fabricated in accordance to SMACNA specifications.



ROOFING RESOURCES, INC.
PROFESSIONAL ROOFING SPECIALISTS
423 MCARDAN RD. SUITE 100
KENNET SQUARE, PA 19348
610-558-4000
WWW.TEARRR.COM

SEAL:

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT INFORMATION:
BUILDING NAME:
DELAWARE HOSPITAL FOR THE
CHRONICALLY ILL DIETARY & DINING
ADDRESS:
100 SUNNYSIDE ROAD
SMYRNA, DE 19977

PROJECT TITLE:
ROOF CORE REPORT

ISSUED FOR:
NOT APPLICABLE

SHEET NAME:
CORE LOCATION REPORT

SHEET ISSUE DATE:
09/02/2025

DRAWN BY:
CJM

CHECKED BY:
WPJ

SHEET NO.

A-101