



**CITY OF NEWARK
DELAWARE**

**CITY OF NEWARK
GEORGE WILSON CENTER IMPROVEMENTS
ITB NO. 25-01**

**ADDENDUM 1
NOVEMBER 4, 2025**

1. Notice to Bidders

- A. This Addendum is issued to all registered plan holders pursuant to the Conditions of the Contract. This Addendum serves to clarify, revise, and supersede information in the Project Specifications, Drawings, and previously issued Addenda. Portions of the Addendum affecting the Contract Documents will be incorporated into the Contract by enumeration of the Addendum in the Owner/Contractor Agreement.
- B. The Bidder shall acknowledge receipt of this Addendum with their submitted proposal.
- C. **The date for receipt of bids is unchanged by this Addendum.**
- D. **The cutoff date and time for questions is Wednesday November 12, 2025 at 5:00 p.m. Questions submitted after this date and time will not be answered.**

2. Responses to Questions Submitted Via Email

Question 1:	Can the prevailing wage sheet for this project be provided?
Response 1:	This is included in the bid package on the City's website under Attachment 3 (the very end of the document).
Question 2:	Confirming this project is federally funded and that the sam.gov registration requirement applies to primes and subcontractors?
Response 2:	This project is funded through the State of Delaware Community Reinvestment Fund (CRF). There are no federal dollars in this project. However, per City policy, all primes and subcontractors will go through a check on sam.gov to ensure they have no exceptions declared against them by the Federal Government. Sam.gov registration is not required to complete this check.

3. Attachments To This Addendum

- A. Pre-Bid Meeting Minutes
- B. Pre-Bid Meeting Sign In Sheet

END OF ADDENDUM #1



Meeting Minutes

ITB 25-01: George Wilson Center Improvements – Pre-Bid Meeting

JMT Project No. 20-03026-049

November 4, 2025

A Pre-Bid meeting was held on October 29, 2025 at the City of Newark George Wilson Center for the above referenced project. The following people were in attendance:

Name	Organization	Email	Phone
Tyler DeBruin	City of Newark	tdebruin@newark.de.us	(302) 366-7000
Chris LaPorte	City of Newark	claporte@newark.de.us	(302) 366-7000
Paula Ennis	City of Newark	pmartinson@newark.de.us	(302) 366-7000
Bill Johnson	City of Newark	wjohnson@newark.de.us	(302) 366-7000
Jeff Martindale	City of Newark	jmartindale@newark.de.us	(302) 366-7000
Adam Broxton	JMT	abroxton@jmt.com	(302) 273-6344
Jennifer Hensel	JMT	jhensel@jmt.com	(410) 372-4570
Nathan Riddell	JMT	nriddell@jmt.com	(302) 533-3971
Kim Lombardi	Amakor Inc	amakor@aol.com	(302) 834-8664
Robin Schurman	BRS Consulting	robin@brsconinc.com	(302) 786-2326
Kathy Lavallee	Ventresca Bros	tony@ventrescabros.com	(302) 658-6436
Tony Reynolds	Kent Construction Co	tony@kentconstructionco.com	(302) 382-5116
Sam Saxon	Donald E. Reisinger, Inc.	bids@donaldereisinger.com	(610) 696-6921
Dan Sweigart	BSS Contractors	bsmith@bsscontractor.com	(484) 256-4986
Angelo Pachew	ATG Construction	atgconstructiongroup@gmail.com	(302) 723-3704
Jose Waybright	ECPM	jose@ecpm.net	(302) 266-0830
Chris Emerson	MADCORP	chriseemerson@madcorpcl.com	(302) 293-2402
Richie Merigoi	The Borsello Companies	mark@borsellomasonryinc.com	(302) 559-9095
Vince Duobinis	ECPH	vince@ecph.net	(302) 943-6803
Bill Booth	Commonwealth Construction Co. Inc	bbooth@itscommonwealth.com	(302) 654-6611
Joe Filliben	Breslin Contracting	joefilliben@breslincorp.com	(302) 893-9594
Joe Drane	Leeco Construction	leeco1212@aol.com	(302) 275-1205
Al Hein	Wickersham Construction	heinas@wickcon.com	(717) 397-8282 x115
Phillip Simpson	Thomas Building Group	phil@tbgde.com	(302) 304-2762
Brian Hildick	Emory Hill	brianhildick@emoryhill.com	(302) 530-6938
Chris Ebright	TRICON	cebright@tricontristate.com	(302) 462-1420
John Nocket	Emory Hill	jnocket@emoryhill.com	(302) 668-6902
Adam Chronister	Kinsley Construction	achronister@kinsleyconstruction.com	(717) 324-1912
Luis Echevarria Jr.	SME Masonry Contractors	luisjr@smecontractors.com	(302) 743-7332



The sign-in sheet is attached. The purpose of this meeting was to provide an opportunity for prospective bidders to ask questions regarding the project. Provided below is a summary of the pertinent discussion items.

BIDDING ADMINISTRATION INFORMATION

- A. Sign In Sheet: Please sign in.
- B. Bid Opening: Tuesday November 18, 2025 at 2:00 pm.
- C. Addenda: An addendum will be issued to address questions and clarify issues discussed at the pre-bid meeting. The addendum will be emailed to all attendees listed on the sign in sheet AND uploaded to the City of Newark's website.
- D. Questions: Submit questions regarding the bidding process via email to contracts@newark.de.us no later than 5:00 p.m. on Wednesday November 12, 2025.

SCOPE OF WORK

- A. George Wilson Center Improvements:
 - 1. **Base Bid:**
 - Site and facility accessibility improvements, including exterior ramp replacement.
 - Complete renovation of existing toilet rooms, including correction of floor slab elevations, installation of new plumbing fixtures.
 - Addition of one all-gender restroom, and accessory upgrades.
 - General building improvements including flooring replacement, interior finishes replacement, and exterior finishes replacement.
 - Plumbing, electric, and HVAC improvements required for improvements, including upgrades to existing lighting, replacement of plumbing fixtures, relocation of existing hot water heaters, exhaust fans, and grease trap and new piping, venting, and insulation as required to ensure complete operational systems.
 - 2. **Alternate 1:** Remove and dispose of existing VCT flooring and vinyl wall base and prepare floor to receive new finish, then provide and install new epoxy resin flooring with 4" integral cove base in classroom #004 and corridor #001.
 - 3. **Alternate 2:** Prepare and paint all walls, prep and paint all metals handrails and railing, provide and install new rubber stair treads with integral risers, provide and install coordinating rubber flooring at landings in existing stair A and B (both levels).
 - 4. **Alternate 3:** Prepare and paint the existing areas of stucco on the east and west exterior facades.
 - 5. **Fire Alarm System Modification:** Removal and replacement of two smoke detectors, two pull stations, two horn strobes, and one strobe as well as installation of two heat detectors, all programming and electrical inspection by Marmic Fire and Safety.
- B. State of Delaware Prevailing Wage Rates are required.



- C. Anticipated Notice to Proceed is January 1, 2026, **although may be as soon as mid-December**. Contract duration is 150-days. Anticipated completion on or before May 31, 2026 **or mid-May with early NTP**. Liquidated damages are set to \$500 per day.
- D. Unit pricing shall include all incidental costs necessary to complete the scope of work item. This includes, but is not limited to, equipment, manpower, profit, overhead, materials, restoration, etc.
- E. Access and Laydown – Parking area adjacent to the building may be used as laydown. Access to building must be maintained at all times.
- F. Permits – Commercial renovation building permit will be required by the City of Newark. Permit fees are waived. City of Newark Contractors License is also required for all contractors working onsite.

QUESTIONS AND ANSWER SESSION

Question 1:	Has a hazardous materials study been completed?
Response 1:	Yes, an Environmental Assessment Report is included as Attachment 2 of the project manual.
Question 2:	Are the prevailing wage rates required for the project provided?
Response 2:	Yes, prevailing wage rates are included as Attachment 3 of the project manual.
Question 3:	If notice to proceed is issued early will the anticipated completion date change?
Response 3:	Yes, contract duration is set to 150 days. Contract completion will be 150 days from NTP.
Question 4:	Are mechanical improvements part of a separate contract?
Response 4:	No, all work is part of a single contract with the City of Newark.
Question 5:	Are designated subcontractors included in the contract.
Response 5:	No, contractors are free to use their own subcontractor but they must be licensed within the City of Newark.
Question 6:	Are there designated work hours or restrictions for construction?
Response 6:	The City's noise ordinance restrict work to 7:00 a.m. – 9:00 p.m. on Monday through Saturday, and 9:00 a.m. – 9:00 p.m. on Sunday.
Question 7:	Will there be any additional walkthroughs?
Response 7:	Submit question electronically. An additional site preview can be coordinated.



Pre-Bid Meeting Sign In Sheet

Tyler DeBruin - tdebruin@newark.de.us

Chris LaPorte - claporte@newark.de.us

Name	Organization	Phone Number	E-mail Address
Paula Ennis	City of Newark	302-366-7000	pmartinson@newark.de.us
Bill Johnson	City of Newark	302-366-7000	wjohnson@newark.de.us
Jeff Martindale	City of Newark	302-366-7000	jmartindale@newark.de.us
Adam Broxton	JMT	302-273-6344	abroxton@jmt.com
Jennifer Hensel	JMT	410-372-4570	jhensel@jmt.com
Nathan Riddell	JMT	302-533-3971	nriddell@jmt.com
Kim Lombardi	Amakor Inc	302-834-8664	AMAKOR@AOL.COM
Robin Schuerman	BRS Consulting	302-786-2326	robin@brsconinc.com
Kathy LaVallee	Ventresca Bros	302-658-6436	Tony@VentrescaBros.com
Tony Reynolds	Kent Construction Co	302-382-5116	Tony@KentConstructionCo.com
Sam Saxon	Donald E. Reisinger, Inc	610-696-6921	bids@donalddreisinger.com
DAN SWEIGART	BSS CONTRACTORS	484-256-4986	BSMITH@BSSCONTRACTOR.COM
Ange Pacheco	ATG Constaction	302-723-3704	ATG constaction group@gmail.com
JOSE WANSRIGHT	ECPH	312-266-0530	JOSE@ECPH.NET
Chris Emerson	MADCORP	302-293-2902	chrise Emerson@madcorpcl.com
Richie Merigoi	THE BORSELO Companies	302-559-9085	MARK@BORSELLOMASONRYINC.COM
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Adam Chronister	Kinsley Construction	717-324-1912	achronister@kinsleyconstruction.com