

COUNTY OF DELAWARE
ADDENDUM # 1
REBID - 1724 CHESTER COURTHOUSE REHABILITATION PROJECT (eDPW-040225)

The County of Delaware advertised on the County of Delaware's website/PennBid and in the Philadelphia Inquirer and Daily Times newspapers the Invitation to Bid for: REBID - 1724 CHESTER COURTHOUSE REHABILITATION PROJECT (eDPW-040225) on August 26, 2025. Submissions are to be received via PennBid on Wednesday, October 15, 2025 @ 11:00 a.m.

*****BID QUESTIONS, CLARIFICATIONS AND ANSWERS*****

REVISED DRAWINGS HAVE BEEN UPLOADED.

2011 ASBESTOS REPORTS HAS BEEN UPLOADED.

Questions #1: Is there any asbestos or mold to be abated for this project?

Answer: Mold and Asbestos abatement are not part of this project.

Questions #2: How does a GC become approved by the National Park Service?

Answer: The County of Delaware will facilitate the review process by submitting the qualifications statement as stated in Section K to National Park Service for review and approval.

Questions #3: Does this fire alarm system get total replaced? If not what make is the system and does the up keep on the system?

Answer: See full set of rebid drawings, drawings labeled "Set Chester Courthouse 25.08.21 issued for rebid combine pdf". See Sheets E101, E102, E103, E211, E212, and E213 for fire alarm information, and specification 283101 Fire Alarm Detection Systems Addressable.

Questions #4: The floor plans show Bid Alternate 1A & 1B. The Bid Form only states Bid Alternate 1 - Non-historic 2nd floor partition walls. Where is the costs to be included for Alternate 1A, demolish non-loading bearing partitions and patch intersecting perimeter walls and stone floor patching?

Answer: See full set of rebid drawings, drawings labeled "Set Chester Courthouse 25.08.21 issued for rebid combine pdf". There is no longer a Bid Alt 1A and 1B.

Questions #5: Unit Price No. 1 & No. 2 refer to Sanitary Pipe and Domestic Pipe replacement. Please indicate that these are service laterals illustrating via a plan view of their location runs, invert elevations, tie-in points, valves and cleanout details.

Answer: See full set of rebid drawings, drawings labeled "Set Chester Courthouse 25.08.21 issued for rebid combine pdf". See plans P211, P213, and P600.

Questions #6: The Proposal Form states that a SOV must be submitted with the bid, but there is no spot on Pennbid to do so. Please add a line on PennBid to upload the SOV.

Answer: A section for Schedule of Values (SOV) has been created. The SOV must include a comprehensive breakdown of the various tasks or scopes associated with this project, along with their respective costs or values. When these individual amounts are summed up, they must equate to the total bid value of the entire project. Alternates should also be included in the SOV, but in a separate section.

Questions #7: PennBid says you want an AIA 2020 Qualification Statement, but the Spec includes Section C Contractor Qualification Statement. Which one is to be submitted?

Answer: Both are to be submitted as part of the bid.

Questions #8: Which version of the AIA Qualification Statement is required? Section K says AIA A305 1986. PennBid says AIA A305 2020. If AIA 2020, which exhibits are required (A thru D)?

Answer: AIA A305 2020. The following Exhibits are required: Exhibit A – General Information, Exhibit B – Financial and Performance Information, Exhibit C – Project Specific Information, Exhibit D – Past Project Experience and Exhibit E – Past Project Experience (Continued).

Questions #9: Section Q states that background checks are required as per Appendix B. There is no Appendix B. Which clearances will be required as some incur a cost and others do not?

Answer: Background checks are not required for this project.

Questions #10: PennBid has a spot to upload a Contractor Responsibility Form. There is no such form in the Spec. Does an RCO apply to this project? If so, please provide the form to be uploaded.

Answer: RCOs are only required for Bids greater than \$500,000.00.

Questions #11: The Penn Bid Pricing Section (BT-28GI) bid form is not showing line items for the Allowance and the Unit prices. Also, there is no Line Items on the form for Alternate Item #4B (Prep & Paint Wainscot, ect.) and Item #5 (Prep & Paint Walls, Ceiling, Trim 2nd Floor) as shown on the Proposal Form Section C in the Specification.

Answer: BidTable has been updated to reflect the appropriate Alternates and Allowances. Please include unit pricing within the Section C-2 of the Proposal Form.

Questions #12: Who is responsible for the Fuel for the High Reach Boom Lift?

Answer: The County will be responsible for fuel.

Questions #13: After sketching a rough schedule I have masonry restoration falling in December - mid January. Should I carry an allowance for tenting, heating, hot water for mortar - or should we clarify a schedule which shows exterior restoration taking place once weather breaks? Please advise.

Answer: Please review the specs in 040342-5, 1.9 for the appropriate field conditions for masonry repair.

Questions #14: Drawing 212 Note 1. calls for new fire alarm system and to replace all devices. During the walk-thru the question was asked, and it was stated that the fire alarm was not in the bid this time. Please confirm.

Answer: See full set of rebid drawings, drawings labeled "Set Chester Courthouse 25.08.21 issued for rebid combine pdf". See answer to question #3.

Questions #15: Drawing 211 Level 01 shows a new strobe on the one outside wall that was not there on the 1st walk-thru. That was to be installed on the first bid. Please Confirm.

Answer: There is only (1) strobe on the first floor and it is an existing location.

Questions #16: Drawing 211 Note 7 states to contract Robert Bernstein for information on the fire alarm system. Please provide the make of the fire alarm system, devices, and size of the fire alarm wire to use on the current system.

Answer: See full set of rebid drawings, drawings labeled "Set Chester Courthouse 25.08.21 issued for rebid combine pdf". The existing system is from Honeywell. See answer #3.

Questions #17: In Specification Sections 264100-3.5-C and 264100-3.5-D, the requirements call for both a UL Master Label and an LPI Master Installation Certificate. Please note that these two inspections are materially equivalent and serve the same purpose. Requiring both is redundant and results in unnecessary additional cost to the project. Kindly confirm whether the intent is for both certifications to be provided, or if either certificate will be acceptable to demonstrate compliance.

Answer: Obtain a UL Master Label for the system.

Questions #18: Are there prevailing wage requirements for this project?

Answer: Yes, this project is subject to Prevailing Wage. Wage rates have been included as part of the bid documents.

Questions #19: Roof plan shows existing cedar shingles, flashing, gutters. Notes say, "roofing by others." Confirm no roofing (repair or replacement) aside from trim/cupola wood repairs. See: A1.3/ A1.4

Answer: Correct, the roofing repairs and replacement are not in the scope of the project. Solely focus on the trim/ cupola wood repairs.

Questions #20: Specs request unit pricing for repointing PSF but extent of required repointing is not quantified. Confirm Owner intends to direct work based on unit prices. See: CS Unit Prices and Elevation repair legend.

Answer: The elevations show what is included in the base bid. Contractor shall calculate from the drawing set. The unit price per square foot is what the owner will use to direct additional work in correlation with the elevation drawings, beyond the base bid.

Questions #21: Access Notes state Owner will provide high reach for 3 months with certified operator required. Confirm if contractor must furnish certified operator or if Owner provides. Also - will the brick handle the weight off the high reach?

Answer: The contractor is to provide the certified operator. Temporary protections should be included to protect the brick paving.

Questions #22: There is mention of replacing schist stone in the spec, but I don't see any replacement on the drawings just patching of the stone. Please advise.

Answer: The replacement of the schist stone is an "as needed" spec if it is found that the stone can not be properly patched with Jahn Repair Mortars.

Questions #23: Please confirm if appliances are furnished by Owner or contractor.

Answer: The appliances would be furnished by the contractor.