

Date: October 22, 2025
Project: Legislative Hall Parking Garage
OMB/DFM Contract No. MJ1002000071

Addendum #3

The work herein shall be considered part of the bid documents for the referenced project and carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Acknowledge receipt of addendum on the bid form as indicated.

General:

1. Correction to Addendum #1, Pre Bid Minutes, Item #13, Owner Scope of Work: **Telecom is by Contractor as documented in the bid documents.**
2. Groundwater monitoring well data provided by Verdantas.

RFIs:

1. Drawing S001 – Concrete Note #6 requires epoxy coated reinforcing steel for all reinforcement within 3” of the floor surface. Does this include the reinforcement in areas such as walls and/or columns that pass vertically within 3” of the floor surface?
 - a. **Response: Reinforcing steel for precast concrete columns and wall panels is not required to be epoxy coated.**
2. Bid documents specify that an allowance of \$750,000 is to be carried. Is this to be “included” in the base bid or is this outside the Base Bid. The Bid Form provided seems to imply the allowance will be added to the Base Bid. Please clarify.
 - a. **Response: The allowance amount shall be included in the base bid.**
3. Article 2.2.4 in instructions to bidders states the Contractor will be responsible for all cost increases due to tariffs and any other occurrence effective costs “regardless of when they occur”. Based on current fluctuations in these political issues, it is impossible to project what might occur, the magnitude of the change, and the timing that might be effective. It is unreasonable to expect Subcontractors to take this risk of unlimited exposure. We would request that this be reconsidered, and the Contractor only be responsible for these things which are in effect at time of bid. If this cannot be done, then we are concerned about how many Subcontractors can actually bid this project.
 - a. **Response: This is under further review and will be addressed in a future addendum.**
4. The Contract, in Supplemental General Conditions Article 3.5, calls for a 2-year warranty period and a requirement that the equipment be maintained in “perfect condition” for 2 years and turned over at the end of 2 years in “perfect condition”. Is it the intent of the Contract that all routine

maintenance, including annual and semiannual inspections and maintenance be performed by the Contract and Subcontractors for 2 years and then recondition the equipment to “as new” after 2 years? Please clarify exactly what is required and to which equipment this applied.

- a. **Response: Routine maintenance will be handled by DFM once the owner accepts the building, except for the duration indicated in the specifications for Elevator (14 05 00 – 1.3) and Generator (26 32 13 – 1.08). This does not alleviate the contractor from any of their responsibilities as it relates to the warranty period.**
5. Spec Section 01-10000-1.03 and 1.04 says that the Owner will perform all Low Voltage, Security Access, and Elevator Construction. The remainder of the bid documents say that this work is part of the Base Contract and to be performed by the General Contractor. Please clarify if Elevators, Low Voltage, and Security, etc., is part of the General Contractor’s bid.
- a. **Response: Elevators and Low Voltage (network cabling) are part of the General Contractor’s bid. Security is by Owner’s Vendor. The network cabling contractor shall be one of the State of Delaware, DTI approved structured cabling contractors who shall be responsible for furnishing, installing, and testing the entire network system.**
6. Throughout the bid documents, testing is specified to be by the Owner and the Contractor. Could you please clarify exactly what testing and inspection is by the Owner, and which is by the Contractor? Especially those items which are normally by the Owner such as soils testing and inspections, concrete material testing, structural inspection and testing, etc.
- a. **Response: As specified in Section 01 45 00 Article 1.11, where quality-control services are indicated as Owner’s responsibility, Owner will engage a qualified testing agency to perform these services. The contractor is responsible to review Division 01 and technical sections for specific testing requirements and ensure all required tests are scheduled, performed, and documented. If additional testing is performed by the Owner, the contractor may be responsible for reimbursement of testing required due to non-compliance or retesting after failed tests.**

The Owner’s Independent Testing Agency’s scope is expected to include the following performed during construction at the site. If approved by the Owner, the Owner’s testing agency may observe other tests that are the responsibility of the contractor. Additional testing may be required to be performed by the Contractor as indicated in the project specifications. Tests may also be required by the City of Dover as part of the Building Permit Requirements.

- I. **Certified Construction Reviewer (CCR) Services.**
- II. **Soils laboratory testing. Environmental analysis of samples by the Owner or Owner’s testing agency is not anticipated at this time.**

- III. Review of subgrade conditions prior to the placement of fill, utilities, concrete construction, or pavement construction.
 - IV. Fill placement review and testing.
 - V. Observation of load testing and installation of short aggregate pier foundations. Actual loading testing will be performed by contractor.
 - VI. Reinforcing steel placement review.
 - VII. Concrete review, sampling, field testing, and compressive strength testing.
 - VIII. Structural masonry review, sampling, field testing, and compressive strength testing of mortar and grout.
 - IX. Review of structural steel, including visual review of framing, bolted connections, field welds, and steel decking. The Owner's testing agency will subcontract the performance non-destructive field weld testing and review by an American Welding Society Certified Welding Inspector (AWS CWI), if required. Review or weld testing at the structural steel fabricator's facility is not anticipated, although the Owner may request that the Owner's testing agency perform a shop visit. Surveying, plumbness, and layout of the structural steel will be the responsibility of the contractor.
 - X. Review of precast field construction. Review of precast, reinforcing steel placement, or concrete testing at the precast production facility is not anticipated, although the Owner may request that the Owner's testing agency perform a shop visit. Refer to precast concrete specification for testing procedures by contractor. Surveying, plumbness, and layout of the precast concrete will be the responsibility of the contractor.
 - XI. Visual review of cold-formed metal structural framing.
 - XII. Pavement construction review and field testing, including temperature, thickness, and compaction.
7. Appendix 8, page 8, had a list of unit prices for piles and specifies the method of payment. However, this is not part of the bid documents. Please clarify what is to be included in the base bid. Are the piles part of the lump sum bid or is the bid a unit price for piles? How is this form to be used and what is the basis of the bid? Are we to include a specific quantity of stone and if so what is that quantity?
- a. **Response: Specifications Section 31 23 21 supersedes Appendix 8 of the March 21, 2024 geotechnical report.**
8. The contract drawing S001 has a note under Short Aggregate Piers note 6 that says bearing should be 6,000 PSF. Under Foundation note 2, it says the bearing should be 4,000 PSF. Please clarify.
- a. **Response: Correct Short Aggregate Pier Foundation Note 6 to read "Piers shall be 24" diameter minimum and extend at least 15'-0" below bottom of footing unless otherwise indicated by design of specialty contractor. Piers shall be rated to develop safe**

bearing capacity of 4000 psf". This correction will align Note 6 with Short Aggregate Pier Foundation Note 6 and Drawings S101 and S102.

9. Please provide specification for flooring type LINO-1.
 - a. **Response: See specification section 09 65 00 – Resilient Flooring.**
10. Please verify that ONLY six (6) rooms (102 Riser, 105 IDF2, 106 Office, 106A IDF1, 106B Jan, and 302 Elev Ctrl) are to receive RB-1 Base Finish.
 - a. **Response: Confirmed only the rooms listed above receive RB-1.**
11. There are the Contract Document Specifications Division 00 thru Division 33. There are then Referenced Specifications "Delaware Department of Transportation" sections 201-1072 listed. We assume that the Contract Specs specific to the Project take precedence over the Department of Transportation reference. Please clarify.
 - a. **Response: Sheet C102 of the Site Construction Plans outlines the Hierarchy of Contract Documents.**
12. Can the AISC Certification be waived for this project?
 - a. **Response: The AISC requirements presented on the drawings and in the specifications will not be waived.**
13. Please confirm that consequential, direct, and/or liquid damages do not apply to this project. If they do apply, please specify which type of damages and provide the circumstances upon which they would be levied.
 - a. **Response: There are no liquidated damages. There are other provisions in the bidding documents that the Owner can pursue should the contractor fail to perform the requirements of the contract.**
14. Please confirm there are no sustainability goals required for this project such as LEED, Energy Star, Green Enterprise Communities, etc.
 - a. **Response: Confirmed no sustainability goals are required.**
15. Is there any record of an Asbestos Abatement report when we enter the Tatnall Building for Telecomm Room 811 or any of the subsequent rooms along the conduit pathway?
 - a. **Response: No records are currently available. Testing is underway and results will be shared in a future addendum if available.**
16. Contractor's Insurance coverage requirements are mentioned in various specification sections, sometimes with conflicting information. Determining scope and limits of insurance coverage is difficult to interpret.
 - AIA 2017 Exhibit A Insurance and Bonds indicates under A3.3.2 no additional contractor's insurance is required other than general liability
 - Section 005414 AIA 101-2017 Exhibit A Insurance and Bonds reflects General Liability coverage Only

- 007313 11.4 states contractor shall take out loss of use, business interruption and delay in completion insurance. This requirement is not mentioned anywhere else in the specifications
- 008113 11.5 states...."Builders Risk (including Standard Extended Coverage Insurance) on the existing building during the entire construction period, may be provided by the Contractor under this contract.

The Owner shall insure the existing building and all of its contents and all this new alteration work under this contract during entire construction period for the full insurable value of the entire work at the site. Note, however, that the Contractor and their Subcontractors shall be responsible for insuring building materials (installed and stored) and their tools and equipment whenever in use on the project, against fire damage, theft, vandalism, etc.

Considering the above information please clarify insurance policy requirements and coverage limits and confirm the contractor is not required to carry builder's risk insurance for any of the new work or existing structures.

- a. **Response: As the specifications indicate, the owner only insures existing buildings. This project, with the exception of the work in the Tatnall Building, is an entirely new structure. The contractor is responsible for insuring installations including, but not limited to, all equipment, materials (installed and/or stored), tools, etc. as outlined in the bidding documents. The Owner will not be purchasing builders risk insurance.**
17. Will the groundwater removed during construction operations need to be treated prior to discharge? If so, please provide the treatment requirements.
 - a. **Response: Groundwater pumped from an excavation or sump pit will need to be filtered through either a portable settling tank or dewatering bag before being discharged to a stabilized outfall. Groundwater pumped from a well pointing system will need to be discharged to a stabilized outfall. Refer to attached memo from Verdantas for additional actions.**
 18. Can Revit files be provided for use by delegated design contractors?
 - a. **Response: Revit files can be provided to the delegated design contractors after the project is awarded.**
 19. The referenced specification sections include references to sustainable design submittals, typical of LEED submittals. Please clarify whether the project is intended to be a LEED-certified project. Please also clarify whether the GC will be responsible for submitting the LEED documentation to GBCI.
 - a. **Response: This is not a LEED-certified project. No LEED documentation is required.**

20. Please provide a specification for the 2-tier lockers shown on elevation 2/A-121.

a. Response: Specifications for lockers provided.

21. Please clarify whether the intent of the Bid Form is for GC's to include the \$750,000 allowance value within the total lump sum value, or for the allowance value to be added onto the lump sum value submitted on the bid form.

a. Response: The allowance amount shall be included in the base bid.

22. Are there any access restrictions (work hours, restricted access locations, etc.) for the work to be completed within, and around the perimeter of, the Tatnall Building? Are there any noise restrictions for the work? Will the contractor be allowed to close the work area to traffic, or will daily cleanup and reopening of the area be required?

a. Response: Work will need to be figured to take place at night and or on weekends. All Offices, work spaces, etc. will need to be put back as they were before the contractors leave on any given day.

23. As there are no liquidated damages for the project, will consequential or other damages be considered if the project is completed late?

a. Response: There are other provisions in the bidding documents that the Owner can pursue should the contractor fail to perform the requirements of the contract.

24. Per specification section 011000-1.03, the Owner will supply and install: low voltage wiring and systems and security and access control devices.

Response: Refer to General #1 and RFI #5 above for clarification on contractor owned scope of work.

- Please confirm all of the telecommunications scope will be completed by the Owner's contractor, except conduit pathways.

Response: No, the bidding contractor shall provide type C outlets with cabling, fiber optic cabling between Tatnall building and the IDFs, IDF racks, patch panels, etc. See drawings for complete scope.

- Please also confirm that the security and access control wiring will be completed by the owner's telecommunications contractor.
- **Response: See sheet E-000 symbol legend for division of scope regarding access control.**
- Please clarify whether any of the work shown on the 2/E-500 Door Wiring Diagram will be the responsibility of the GC/EC.
- **Response: See sheet E-000 symbol legend for division of scope regarding access control.**
- Please clarify whether the low voltage wiring is intended to include the lighting control system.

- **Response: The bidding contractor shall provide the lighting control system in its entirety, including low voltage wiring**
 - Please confirm the Owner's telecommunication contractor will provide the independent analog phone connection for use by the elevator.
 - **Response: The bidding contractor shall provide the independent analog phone connection for the elevator. Refer to drawing T-101.**
25. The referenced southern elevations show conflicting finishes for the precast columns. Please clarify whether the columns shown are intended to be PC-1 or PC-2 finish.
- a. **Response: Precast columns D-2, D-3, D-4, D-5, and D-6 shall have PC-1 finish. All other columns shall have PC-2 finish.**
26. Please confirm that standard sales tax will apply to the materials installed.
- a. **Response: Section 00 72 13, AIA Document A201-2017, section 3.6 states "The Contractor shall pay sales, consumer, use and similar taxes for the Work provided by the Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect."**
27. Please list all work that is required within the base bid for the future generator installation.
- a. **Response: All future generator work noted on the drawings is NOT in contract.**
28. When will the RFIs be answered? Is there any possibility of extending the bid deadline so that all contractors have adequate time to review RFI responses before submission?
- a. **Response: It is our intent to answer RFI's as expeditiously as possible, however, the final addendum for any technical information will be sent out no later than two days prior to the bid opening.**
29. Signs C1-C3, Sign-1, and Sign-2: would we be providing just printed vinyl that is mounted to an existing hanging rigid substrate, or do we need to provide the entire piece? In other words, are these being fully replaced or just refaced?
- a. **Response: Signage scope includes new signs, brackets, and attachments as indicated on the drawings and in specifications section 10 40 00.**
30. Is a signage schedule available for quantity of all signage?
- a. **Response: The quantity and location of signs are indicated on Drawings PK101-PK103.**
31. Drawing S003 general note #1 says "provide pipe guards, fire extinguishers at all vertical risers". Please clarify. Are fire extinguishers required at all risers in addition to those shown on other civil drawings? Or are these

35. If we are able to do the tie-ins under pump station shut down, are we required to handle bypassing and/or pumping down of the pump stations?
- Response: See response to #34, above regarding work on the sanitary forcemain (Kent County). The Contractor is responsible for handling bypass pumping of the gravity sanitary sewer system. Kent County may be able to redirect some, or all of the flow away from the sanitary forcemain. However, the Contractor must coordinate with Kent County on this work.**
36. Where is the upstream location of the pump station/stations?
- Response: Any work on the Kent County-owned pump stations must be coordinated directly with Kent County. The Contractor cannot, and is not expected to do any work on the upstream or downstream pump stations.**
37. What is the estimated peak flow for force main/gravity?
- Response: See responses above regarding the County-owned sanitary forcemain. The average monthly flow through the City-owned gravity sewer is approximately 35 million gallons. This equates to 1.1 million gallons per day, average flow. The average flow is about 800 gpm with peak flow of approximately 2400 gpm, estimated.**
38. To by-pass this operation, we will need to have our discharge pipes run across the road. Are we allowed to do a full road shut down/detour? Estimated shutdown time will be 2 weeks.
- Response: Century is working on a solution to the by-pass. Further information will be provided via future addendum.**
39. The drawings call out to install new 36" PVC. What type of PVC is required?
- Response: SDR 26 pipe should be used for the 36" gravity sanitary sewer pipe.**
40. The plan view shows the existing pipe to be 36" RCP. The profile shows the pipe starting with 36" RCP and going into 36" DIP. Please clarify.
- Response: There was some discrepancies with the data, but it can be assumed the pipe is DIP.**
41. Please provide additional information on existing manhole & pump station locations.
- Response: This is very vague. The existing manhole information pertinent to the project are provided on the plans. The Contractor shall not perform work on the County-owned pump stations. Any work required at the pump stations shall be coordinated directly with Kent County Levy Court Department of Public Works.**
42. Please confirm if concrete between brick pavers/building along east avenue street is sidewalk per detail 5/C106.

- a. Response: Refer to Detail 2/C106 in the Site Construction Plans for concrete at the vehicle entrances to the parking garage. Any non-vehicular or non-pedestrian area between the brick pavers and building shall be graded and landscaped.**
43. Is sitework contractor involved with any of the work regarding the ground improvements? If so, please provide more information on ground improvements. Will need ground improvements plan.
 - a. Response: Ground improvements are typically provided by a specialized firm. Information on the ground improvements can be found in the structural drawings.**
44. Please confirm Parking Garage slab on grade sectional thickness concrete/stone.
 - a. Response: Slab on Grade thickness and reinforcement is provided on Drawing S201. Granular fill subbase thickness shall be per Details 1 and 4 on Drawing S002. This thickness and composition supersedes that indicated in Detail 3/S002.**
45. Please clarify what is meant by "Plastic weld between HDPE sleeve" and sheet pile for sheet pile inlet detail on drawing SSMP510.
 - a. Response: The HDPE sleeve must be fastened to the vinyl sheetpile to provide a waterproof and physically sound connection between the two. This may be accomplished by a waterproof mechanical connector, a mechanical connector with a waterproof adhesive, or plastic welding between the HDPE pipe and an HDPE plate that is waterproof and mechanically connected to the vinyl sheetpile.**
46. Does this detail apply to both pipe penetrations into the stormwater management basin? The detail calls out 10" HDPE but sheet SSMP509 calls for 10" PVC. Please clarify.
 - a. Response: This detail and requirement for a waterproof and physically sound connection between the vinyl sheetpile and the pipe penetration applies to all pipe penetrations through the sheetpile. HDPE will be used for all pipes passing through the sheetpile wall.**
47. The Room Finish Schedule on sheet A121 shows a majority of the rooms with the concrete sealer floor finish also having a concrete sealer base finish. Three (3) rooms with concrete sealer floor finish (102 Riser, 105 IDF 2, 302 Elev CTRL) call for RB-1 base finish. Please confirm that the finish schedule is accurate and those 3 rooms are to have RB-1 base finish. Please see attached.

Number	Name	Sign Type	Floor Finish	Base Finish
001	TUNNEL LOBBY		CONCRETE SEALER	CONCRETE SEALER
002	MECH		CONCRETE SEALER	CONCRETE SEALER
100	LOBBY		CONCRETE SEALER	CONCRETE SEALER
101	LEGISLATOR PARKING		TRAFFIC COATING	N/A
102	RISER		CONCRETE SEALER	RB-1
103	ELEC		CONCRETE SEALER	CONCRETE SEALER
104	STORAGE		CONCRETE SEALER	N/A
105	IDF 2		CONCRETE SEALER	RB-1
106	OFFICE		LINO-1	RB-1
106A	IDF 1		LINO-1	RB-1
106B	JAN		LINO-1	RB-1
106C	TOILET		CFT-1	CWB-1
107	PUBLIC PARKING		TRAFFIC COATING	N/A
200	LOBBY		CONCRETE SEALER	CONCRETE SEALER
201	PUBLIC PARKING		TRAFFIC COATING	TRAFFIC COATING
300	LOBBY		CONCRETE SEALER	CONCRETE SEALER
301	PUBLIC PARKING		TRAFFIC COATING	TRAFFIC COATING
302	ELEV CTRL		CONCRETE SEALER	RB-1
ELV-A	PUBLIC ELEV		RFT-1	STAINLESS STEEL
STR-A	STAIR A		CONCRETE SEALER	CONCRETE SEALER
STR-B	STAIR B		CONCRETE SEALER	CONCRETE SEALER

Finish Schedule A-121

- a. **Response: It is confirmed the (3) rooms identified above are to receive RB-1 finish.**

Substitution Requests:

1. Specification Section 03 41 00 – Structural Precast Concrete, Article 2.9, Paragraph A, Add the following subparagraph to Materials:
 5. Summitville Thin Brick in color Landmark 01034
2. Specifications Section 04 26 16 – Adhered Masonry Veneer, Article 2.01 Thin Brick, Paragraph A. Add the following subparagraph to Manufacturers:
 7. Summitville Thin Brick in color Landmark 01034
3. Specification Section 06 60 00 Cellular PVC Fabrications, Article 2.1: Add the following subparagraph to Manufacturers:
 - H. Spectis Moulders, Inc.
4. Specification Section 06 82 00 – Glass Fiber Reinforced Plastic Architectural Elements, Article 2.01, Paragraph A: Add the following subparagraph to list of Manufacturers:
 5. Wilson Composites, LLC

5. Specification Section 07 31 39 – Synthetic Slate Shingles, Article 3.01, Paragraph B: Add the following subparagraph to Available Manufacturers:
 5. Brava Roof Tile
6. Specification Section 07 53 23 EPDM Thermoset Single-Ply Roofing, Article 2.01 Manufacturers: Add the following subparagraph to Manufacturers:
 - F. Versico Roofing Systems
7. Specification Section 07 95 10 Expansion Joint Seal, Article 2.1D Materials: Add the following subparagraph to Approved Products:
 6. CR w/ Polycrete by Erie Metal Specialties (EMS)

Specification Revisions:

1. Added 10 51 13 – Metal Lockers

Drawing Revisions:

1. C-113a, C-113b, and C-114
 - a. Vehicle detour traffic drawings added.

Attachments:

1. Drawings indicated in the drawing revisions section above.
2. Specifications indicated in the specification revisions section above.
3. Groundwater Monitoring Well Data.
4. Groundwater Discharge RFI Memo.

END

**SECTION 10 51 13
METAL LOCKERS**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Metal lockers.

1.02 RELATED REQUIREMENTS

- A. Section 06 10 00 - Rough Carpentry: Wood blocking and nailers.

1.03 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
- B. Product Data: Manufacturer's published data on locker construction, sizes, and accessories.
- C. Color Chart: Manufacturer's standard range of color options for selection.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Metal Lockers:
 - 1. Art Metal Products: www.artmetalproducts.com/#sle.
 - 2. ASI Storage Solutions; Traditional, Double Tier (Basis-of-Design): www.asi-storage.com/#sle.
 - 3. Best Access Doors: www.bestaccessdoors.com/#sle.
 - 4. Penco Products, Inc: www.pencoproducts.com/#sle.
 - 5. Republic Storage Systems Co: www.republicstorage.com/#sle.
 - 6. Spacesaver Corporation: www.spacesaver.com/#sle.
 - 7. Tennsco Storage: www.tennsco.com/#sle.
 - 8. Approved Equal.
 - 9. Substitutions: See Section 01 60 00 - Product Requirements.

2.02 METAL LOCKERS

- A. Locker Case Construction:
 - 1. Standard-Duty, Fully Assembled Construction: Made of formed sheet steel; metal edges finished smooth without burrs; baked enamel or powder coat finished inside and out.
 - a. Dimensions: 12" wide x 12" deep x 72" high.
 - b. Tiers: 2
 - c. Locker Body Components: Formed and flanged from steel sheet of the following type and minimum thicknesses:
 - 1) Louvered doors, frames and bottoms: 16 gauge, 0.0598 inch.
 - 2) Backs, tops, sides, and shelves: 24 gauge, 0.0239 inch.
 - 3) Base: 16 gauge, 0.0598 inch.
 - (a) Height: 4 inch.
 - d. Where ends or sides are exposed, provide flush panel closures.
 - e. Provide filler strips on right-hand side, securely attached to lockers.
- B. Latches and Door Handles: Manufacturer's standard.
- C. Hinges: Heavy-duty, 7-knuckle type; two for doors under 42 inches high; three for doors over 42 inches high.
- D. Coat Hooks: Stainless steel or zinc-plated steel.
- E. Locks: Locker manufacturer's standard type indicated in Applications article above.

PART 3 EXECUTION


3.01 INSTALLATION

- A. Install in accordance with manufacturer's instructions.

- B. Place and secure on prepared base.
- C. Install lockers plumb and square.
- D. Install fittings if not factory installed.
- E. Replace components that do not operate smoothly.

END OF SECTION

Memo

Date	October 21, 2025
To	Mr. Robert Purnell – State of Delaware OMB/DFM
From	Joseph Jakubowski, PE, LEED AP – Verdantas LLC 
Subject	Legislative Hall Parking Garage
Project Number	30180

Verdantas LLC (Verdantas) completed limited geotechnical and limited environmental evaluations for the proposed Legislative Hall Parking Garage and Legislative Hall Addition, located in Dover, Delaware. The evaluations included the performance of Standard Penetration Test (SPT) borings and Cone Penetration Test (CPT) borings and the installation of groundwater monitoring wells and soil vapor points. The field programs for the limited evaluations were performed in December 2024 and February 2025.

As part of the field programs, five groundwater monitoring wells were constructed using 2-inch diameter PVC well casing and a 10-foot PVC pre-pack well screen to evaluate the depth to groundwater and to obtain samples for laboratory analysis. Groundwater well MW-1 was installed adjacent to Legislative Hall at 411 Legislative Ave. Groundwater wells MW-2, MW-3, and MW-4 were installed in the existing parking lot located at Martin Luther King Jr. Blvd and E. Water St. MW-5 was installed northeast of the intersection of Legislative Ave. and Martin Luther King Jr. Blvd.

Following the installation of the groundwater monitoring wells, periodic measurements were obtained to estimate the depth to groundwater and the groundwater elevation. Attached are summaries documenting the locations of the groundwater monitoring wells and measurements performed periodically during and after the installation of the wells.

Cc: Mr. Dean Seely – State of Delaware OMB/DFM
Gabe Cheung, NCARB, LEED AP, ALEP – StudioJAED
Mr. Robert Smagala, Jr. – Verdantas LLC

Memo

Date	October 22, 2025
To	Mr. Dean Seely – State of Delaware OMB/DFM
From	Robert Smagala – Verdantas LLC
Subject	Groundwater Discharge RFI - Legislative Hall Parking Garage
Project Number	40059

Verdantas LLC (Verdantas) has prepared the following response to the Request For Information (RFI) received by StudioJAED regarding groundwater discharge during construction activities related to the Legislative Hall Parking Garage project located at Martin Luther King Jr. Blvd and E. Water Street in Dover, Delaware (the Property). The RFI included the following:

- Will the groundwater removed during construction operations need to be treated prior to discharge? If so, please provide the treatment requirements.

The Property has not been identified as a Hazardous Substance Cleanup Act (HSCA) Site by the State of Delaware, Department of Natural Resources and Environmental Control-Remediation Section (DNREC-RS). However, there is a nearby groundwater plume (North Street Plume Site DE-1522) located to the northwest and upgradient of the Property. Contaminants of Concern (COCs) in groundwater at the North Street Plume Site includes volatile organic compounds (VOCs) such as tetrachloroethylene (PCE) presumed to be the result of a release from Capital Dry Cleaning, located at 221 S. State Street in Dover, Delaware. Therefore, in December 2024 and February 2025, Verdantas performed fieldwork and sampling for a Limited Environmental Evaluation at the Property to determine whether impacted media, including groundwater, may be encountered during intrusive activities associated with the construction of the parking garage.

One temporary groundwater monitoring well and three permanent groundwater monitoring wells were installed within the existing parking lot at the Property (see attached Figure). Groundwater samples were collected from each of the monitoring wells and submitted for laboratory analysis of VOCs. Several VOCs, including PCE, were detected in one of the monitoring wells (MW-03), however, the reported concentrations did not exceed respective DNREC-RS Reporting Levels. No VOCs were detected in the remaining three monitoring wells.

It is our understanding that an existing force main and sanitary sewer line will need to be relocated during construction to the east and south of the existing parking lot. Each of the four monitoring wells appears to be located upgradient from the proposed force main and sanitary sewer line locations.

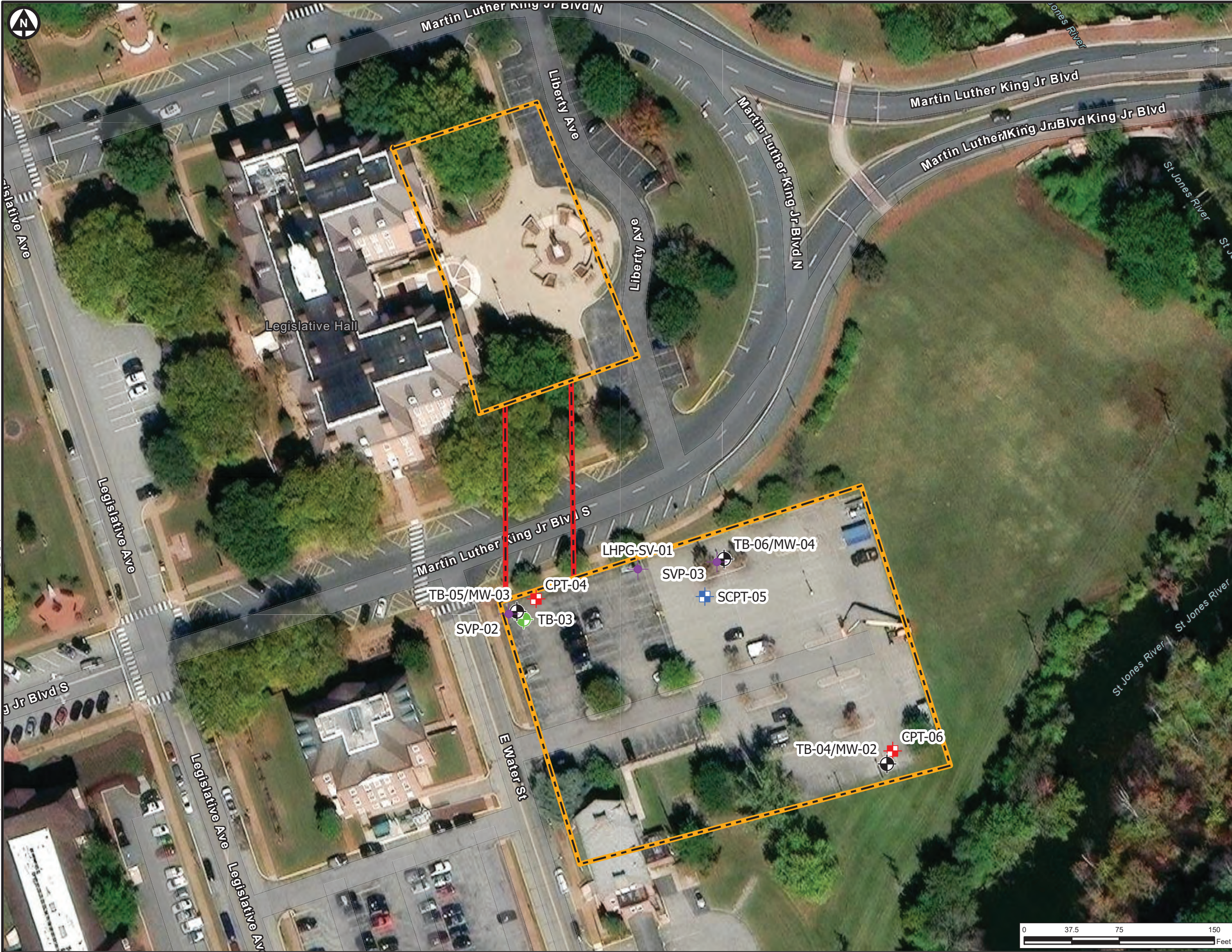
The Property is not a regulated by DNREC-RS and the regional groundwater plume does not appear to have COCs at concentrations that would pose adverse human health risk. However,








due to the identification of COCs in groundwater at the Property, Verdantas recommends that site contractors responsible for dewatering activities follow DNREC's "Contaminated Material Management Plan (CMMP) for Generic Use including Utility Construction, November 2023" (DNREC Generic CMMP) during site construction activities. The DNREC Generic CMMP provides general guidance for the safe handling of contaminated materials (soil and groundwater) at sites potentially contaminated with hazardous substances. A copy of the DNREC Generic CMMP is attached. Conformance with this CMMP does not preclude contractors from obtaining other necessary environmental permits for dewatering or discharge of groundwater during construction activities. Due to the presence of VOCs in groundwater, the DNREC Division of Water or City of Dover may require additional testing as part of permit requirements.

If groundwater indicates environmental impact, such as solvent-odors, sheen, or free product, during construction activities, the site contractor should immediately cease dewatering activities and notify the State of Delaware Office of Management and Budget-Division of Facilities Management (OMB/DFM) and Verdantas for determination of whether additional testing, treatment, or management of groundwater is needed.

Attachments: A – Figure: Limited Environmental Evaluation Sample Locations
B – DNREC Generic CMMP

Cc: Gabe Cheung, NCARB, LEED AP, ALEP – StudioJAED
Joseph Jakubowski, PE, LEED AP – Verdantas LLC



-  Soil-Vapor Point Location
-  Soil Boring/Monitoring Well Location
-  Soil Boring Location
-  Seismic Cone Penetration Test Location
-  Cone Penetration Test Location
-  Approximate Proposed Redevelopment Area (Project Area)
-  Approximate Tunnel Location

Note: The aerial photo was acquired through the Esri Imagery Web Service. Aerial photography dated 2024.

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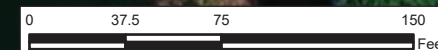


Limited Environmental Evaluation
Legislative Hall Parking Garage

Drilling and Sampling Locations

150 E Water St, Dover, DE

Project Number	30054
Date	04/2025
Author	efayaz
Scale	1 in = 75 ft
Figure	2





Contaminated Material Management Plan (CMMP)- For Generic Use including Utility Construction

Delaware Department of Natural Resources and Environmental Control
(DNREC)
Remediation Section (RS)

The purpose of this generic CMMP is to provide general guidance to utility companies or others as directed and/or approved by DNREC-RS for the safe handling of contaminated materials (soil and groundwater) at DNREC Sites contaminated or potentially contaminated with hazardous substances and/or petroleum. The CMMP addresses the management of material related to soil excavation activities to be performed for installation or replacement of underground utilities by workers under their own utility company contract or for use as directed by DNREC-RS.

Background

There are hundreds of sites contaminated or potentially contaminated with hazardous substances that are being addressed by DNREC Remediation Section (RS) and thousands of sites contaminated or potentially contaminated with petroleum releases from underground and aboveground storage tanks that are being addressed by DNREC Tanks Program. These sites are at different stages of investigation and cleanup process and the amount of information regarding contamination at these sites varies. Some sites are at the beginning of the investigation and have only limited information whereas at other sites the remedy is in place such as a cap. Sites with remedy in place such as engineered cap might have special instructions on the advisory ticket to contact DNREC prior to excavation.

Intrusive Activities

Intrusive activities are defined as activities penetrating the existing ground surface which include, but are not limited to:

- Excavation and proper material management (soil and groundwater) associated with trenches for utility excavation due to utility installations or utility system repairs.
- Backfilling excavated areas.
- Management of underground storage tanks (USTs) and associated piping, components, and foundations, if encountered.
- Excavation of landscaped areas or site grading.

Excavation, Handling and Management of Contaminated Materials

The contaminant of concern for the site where excavation is taking place will be listed in the advisory. However, some of these sites are in the initial stages of investigations and may not have a detailed list. It is not possible to sample every location on a site, so there is potential for encountering contamination other than the ones listed. So, the following measures should be taken as standard procedures.

Soil

The advisory for the ticket should give a general idea of what types of contaminants are likely to be encountered during the excavation. The advisory may also provide any special information about the site such as there is a 1 to 2 feet thick soil cap present at the site. The advisory should be consulted to determine how to handle the excavated soil.

Soil that is excavated or disturbed at a location with known Volatile Organic Compounds (VOCs), semi volatile Organic Compounds (SVOCs), gasoline, or diesel contamination will require special treatment in the following cases. These contaminants are generally identifiable by characteristic petroleum odors or staining.

-If these signs are identified during excavation, and the soil is not immediately scheduled to be reused in the excavation, soil should be stockpiled on top of double 6 mil thick polyethylene sheeting and be covered with a similar material at the end of each workday and secured by weights to minimize removal of the cover by wind. If the soil is stored in the staging area for more than 14 days after stockpiling, the excavator will install silt fencing around the stockpile and temporarily stabilize using DNREC approved best management practices.

-If the purpose of the excavation is to install or replace a water supply line, organic impacted soils (i.e., petroleum, chlorinated solvents, etc.) cannot be reused in the excavation without DNREC approval. Clean imported soil and the use of non-permeable materials including water mains and organic-resistant gaskets are standard practices in these cases.

-Any non-reusable soils generated that are not going to be used to fill the excavation should not be considered as "clean fill". These soils need to be characterized prior to off-site disposal. Contact DNREC person listed on your ticket for coordination on testing and soil disposal requirements.

-In the event that soil is heavily contaminated with petroleum compounds to a point that there is free product mixed with the soil or grossly contaminated with other contaminants indicated by heavy staining or strong odor, backfilling activities cannot proceed without DNREC approval.

If the advisory indicates inorganic contamination in soil such as metals only and the excavated soil does not show indication of contamination determined using visual, olfactory, or instrumental evidence then the soil can be put back into the excavation.

If the advisory indicates that a 1- or 2-foot-thick cap is present at the site, then the soil encountered in the upper 1 or 2 feet of the excavation should be separated from the rest of the soil generated from the excavation. This clean soil is required to be put back on the excavation as an upper fill, as encountered prior to excavation. In this way, we can minimize exposure to deeper potentially contaminated soils.

Fill/Debris Material

If visually contaminated, the debris materials (timber, treated wood, railroad ties and/or concrete) encountered during excavation activities will be segregated and stockpiled on 6 mil polyethylene sheeting. If debris material is determined to be hazardous, it will be managed following RCRA generator, transportation, and disposal requirements.

USTs, ASTs, and Piping

If USTs, ASTs, or associated piping are encountered during any of the intrusive activities at the site, they will be properly drained of liquids, removed, decontaminated, and disposed offsite in accordance with the Delaware Regulations Governing Underground Storage Tank Systems or the Delaware Regulations Governing Aboveground Storage Tank Systems. If a regulated UST or piping associated with a regulated AST or UST is discovered, you must contact the DNREC Tanks Program. In general, if any component of an AST or UST system is encountered, the DNREC Tank Program can be contacted at 302-395-2500 to answer any questions.

Groundwater

If groundwater is encountered during excavation activities, the utility company is responsible for obtaining a wastewater discharge permit prior to dewatering activities from the appropriate local and state agency. All dewatering operations require DNREC approval. Please contact DNREC Water Supply Section for permits at 302-739-9945. For the City of Wilmington, all dewatering fluids are required to be routed into one of the designated sanitary sewer manholes approved by the City in accordance with the Wastewater Discharge Permit. Initial pretreatment of the groundwater may include a sedimentation tank, a filtration unit, an oil/water separator, or a carbon filtration unit, if necessary, before discharging into the sewer system. Water pumped from the excavation shall be treated, as necessary, to meet the discharge concentrations specified by the wastewater permit issue by the City or a state agency.

Health and Safety

The intrusive activities shall be conducted under the guidance of the Health and Safety (H&S) plan of each utility company. The H&S plan should indicate what level of training the worker would need such as OSHA 24-hour HAZWOPER training or 40-hour HAZWOPER training. In general, a modified level D OSHA personal protective equipment (PPE) within the project area is required. However, a higher level of protection may be required based on the contaminants as indicated in the H&S plan. The excavator shall provide adequate protective measures to limit potential public exposure to environmentally impacted materials.

Transportation of Contaminated Materials

a) Soil Disposal

1. Contaminated soil shall either be loaded or temporarily stockpiled in preparation for loading into dump trucks or trailers by the excavator. The excavator is responsible for monitoring the loading and stockpiling the soil. The soil will be transported to a DNREC approved disposal location and copies of completed waste manifests shall be forwarded to DNREC contact listed in the ticket.
2. The trucks shall be loaded so that the solids are at least six (6) inches below the top of the trailer bed.
3. The trucks shall be covered during transport.
4. The excavator should remove accumulated material from the truck tires prior to the trucks leaving the site. Soil removed from the truck tires shall be collected and managed as per the specifications of this plan.
5. The excavator shall keep all roadways entering and leaving the site free from soil. If necessary, a tracking pad or street sweeper will be used to prevent any soil tracked on roadways from trucks leaving the site.
6. A manifest record should be kept by the excavator.

b) Fill/Debris Materials

1. Excavator should be responsible for transportation and disposal of all concrete, asphalt, metal, and untreated wood resulting from the excavation. If debris material is determined to be hazardous, it will be managed following RCRA generator, transportation, and disposal requirements. Copies of Completed waste manifests shall be forwarded to DNREC contact listed in the ticket.

c) Petroleum Contaminated Water and Oil (if encountered)

1. Petroleum contaminated water will be pre-treated, as necessary, and then pumped to a treatment water plant or sewer system if applicable and permitted.
2. The transporter of any recovered oil will be a fully licensed, insured and permitted company to transport petroleum contaminated liquids in the State of Delaware.
3. The excavator is responsible for keeping all disposal records as appropriated.

Site Restoration

Restoring the site conditions to conditions prior to excavation activities is a requirement to protect the integrity of any remedy in place. Therefore, after excavation is complete, the utility company is required to restore the site to a condition that prevents potential contact with contaminated materials.

-Procedure for backfilling: The upper 1 to 2 feet of clean soil indicated in ticket as a cap needs to be put back on the excavation as an upper fill.

-Impervious surfaces (asphalt, concrete, etc.): Asphalt and concrete from utility trenches must be restored to a previous excavation condition of the cap. This would prevent exposure to the soil underneath the cap.

-Landscaped areas: materials from the landscape areas at sites with cap must be restored to a condition previous to excavation. This would prevent exposure to the soil underneath the cap.

Emergency Utility Repair

For emergency utility repairs, except for water lines replacement or installation, reusing the onsite excavating materials from the utility trench back into the trench is an acceptable procedure for DNREC. However, if evidence of contamination was detected and if possible, the soil should be stockpiled. If that is not possible, soil can be temporarily put back in the excavation, but DNREC should be informed by the next working day. However, if free product is encountered during the excavation, the excavator should contain the material and notify DNREC emergency response team immediately.

Further Support

For further support regarding safe handling of contaminated materials please contact DNREC. For best response select the DNREC Tanks Program for petroleum related contamination, or the Remediation Section for non-petroleum related contamination:

- **DNREC Tanks Program:**
302-395-2500
- **DNREC Remediation Section:**
302-395-2600
- **DNREC Emergency Response Team:**
800-662-8802