Boxx Modular RFI Response

Julie Goodyear

From: Matthew Crockett <mcrockett@boxxmodular.com>

Sent: Tuesday, June 24, 2025 4:36 PM

To: Julie Goodyear

Cc:Marcus Suhr; Dylan Wiggins; Kelsey Gallagher; Longo Robert (Townsend PD)Subject:RE: Request for Additional Information – Police Station Expansion ProposalAttachments:RE: Invitation to Review Upcoming Bid Opportunity- Townsend Police Building

Wagamon Technology Group LLC

Warning: Sender mcrockett@boxxmodular.com is not yet trusted by your organization. Please be careful before replying or clicking/downloading the attachment and URLs.

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Good afternoon Julie,

My proposal was based off the attached communication regarding what services in the bid we could and could not provide.

The floor plan represented with the bid would not work for modular construction. The floor plan I quoted was the one that I previously worked on with Robert and I kept it the same. The building as I have it quoted could be delivered in two 14'x60' modules. 34' is not an achievable width for modular. They can be built as 12' wide or 14' wide pieces. On the other side, 78' is to long for one individual module. If that length was needed, it would have to be broken into 4 modules instead of two. That creates two additional delivery charges and a lot more expensive setup seaming the modules together. The max length we could do is 70' and we can adjust the floor plan if needed. We could do three 12' wide modules and get you to a 36' width. That again though creates a third delivery charge and additional setup charges.

We do not do construction of Sally Ports. They cannot be built with modular due to them needing to be built at grade for ground level access.

I did not see any information with the bid information regarding details for the electrical and plumbing which makes it impossible to put a price on. As I have it quoted, the water/sewer lines would be stubbed out beneath the building, and you would need to make the final connections to your lines. All the electrical work in the building would be prewired back to an electrical panel. You would just have to connect your power source to the building and all the outlets, lights, etc. would go live. We do not currently have electricians or plumbers to work with in your area. If you would like to provide a

recommendation we would be happy to coordinate with them for the final plumbing and electrical connections.

- Where is the electrical coming from?
- Does the current service provide enough power to support the building?
- Is it single phase?
- Where do the water and sewer lines need to be tied into?
- Are there any underground obstructions that will need to be avoided?

I do not currently have a performance bond included but I can surely get it added if you would like to proceed with us on the project.

Safety and security access requirements for workers. On the safety side, it just means that the site is up to par with safety standards. Security access requirements for workers would only apply if you have those requirements in place. If there is anything required to allow the workers on site, that would be up to the owner to determine.

Site work on owner explanation. Do you plan on planting new grass or putting in plants or shrubs after the building goes in? Do you plan on putting security cameras in? Essentially, whatever site work you have planned outside our scope of work would be the owner's responsibility.

Technical approach. We will provide stamped engineered drawings for Delaware. They will include engineered plans for the structure itself along with how it needs to be setup. Those plans take around 6-8 weeks from receiving the upfront payment. Once we finish the plans they are stamped by a Delaware engineer for approval. They then must go to the state for approval. Once approved, the DE label will be approved for the building.

Let me know if you have any further questions and if not let me know how the next meeting goes.

If you would like to work together on the project, I would be happy to setup a call and we can discuss everything!

Thanks,

17.)

Choice Consulting Po Box 608 Townsend, De. 19734 302-528-6235

Amended bid for Police Station bid:

The prior bid was under AAA Direct Consulting LLC. The current bid is now under Choice Consulting. The bid is contingent on all of the items below:

1.	Basement and concrete work around existing and new police stations							
	Miller Masonry.	\$9	0,000.00					
2.	Set up estimate, four box mod. Will forward name and license,							
۷.	insurance. Might use who manufacturer recommends.	\$ 1	5,000.00					
	(Estimate is on the high end)		-,					
3.	Electric connections including hook up of Generac generator (back up							
	Generator) this might be necessary on commercial set up.							
	Electric Integrity	\$ 1	5,000.00					
4.	Plumbing est.							
	Campbell Plumbing	\$	8,000.00					
5.	Appliances installed on site supplied by Home Depot. (This estimate is							
	on the high side.)	\$	5,000.00					
6.	Central/Air and heating system (This could be much less if we go with							
	standard electric baseboard heat in home.)		0,000.00					
7.	Rain gutters	\$	1,500.00					
8.	Crane							
	First State Crane (This could be lower depending on hours on site. 12 hours							
	is \$7500.00	\$ 10,000.00						
9.	Modular	\$180,000.00						
10	. Insulating floor/running duct work for air and heat. (If we use	ф	E 000 00					
	their baseboard electric heat is in every room.)	\$	5,000.00					
Total It	\$3	\$339,500.00						
Consu	\$ 30,000.00							

Although I do not have the business licenses for all subcontractor's, I will have them before ordering this home.

(B)

I do have one question. Is this to be built as a commercial building? Superior/Muncy brought this to my attention. Normal specs are 16" certified floor joists which may be reduced to 12" which would take the price up. Even if I do not win this contract, this question must be answered for an accurate bid. This also may require a sprinkler system which is very expensive.

This bid should be within your number's, I hope. If something is under the estimate budget, you will receive a credit. You will only pay what the exact bill is.

As you can see, we have the home size you requested on a basement. Prior to order, the final spec will be signed by a town representative and myself. The slide over of walls was to make a centered load bearing wall. (See enclosed spec's)

Julie Goodyear, (Town Manager)

I woold to discuss items 1-10 on

Page A. I have most of the

license and Insurance Requirements for

all subs. I am not sure of the Set

Crew. Please give me a Call with

Any questions. Is everyone bidding this

ad a Commercial Reporty?

Could I meet with you and Scott

to discoss this?

Thanks Sel

6/30/25 Police Station Bid Amended bid B 10 year warranty on Mad 40 1 35, 800 135,000 + 40% = 135,800.00 339,500 bid with 40% Profit 135,800 Average for builders 15 40% - 50% Bid with 40% Profet \$475,300 My bid with less than 186 build in 15 \$ 369,500-00



From: Michael Earnest

Sent: Thursday, June 19, 2025 5:03 PM

To: edgar dugan

Subject: RE: Townsend police station spec

Please see attached for base estimated pricing for the Towsend police department

If you move forward, you will be responsible for working with a suggested PE to get this house designed. Estimated cost \$15,000-\$20,000.

Final pricing will depend on how this ends up being designed. I would not be surprised to see the price go up \$50,000

If you have any questions please give me a call

Thank you

Michael Earnest Superior Builders Sales Representative (570) 546-2265 Ext 1312 (800) 788-1555

----Original Message----

From: edgar dugan < edddugan@gmail.com>
Sent: Thursday, June 19, 2025 11:47 AM

To: Michael Earnest < mearnest@superiorbuilders.com>

Subject: Townsend police station spec

Hey Mike, just wondering if you got the spec done rough pricing on that police station I really need to throw numbers together. If you have any questions you can reach me at 302-528-6235. Thanks so much. Ed.

Date 8/19/25 16:57

MODULAR ORDER CONTRACT	Account #
Bullder Ed Dugan	<u> </u>
Address 0	/
City o	Phone 0
State 0	Zip Ø
ù yR hashr	

SUPERIOR BUILDERS 1567 Roule 442 Hwy Munoy, PA 17768 Phone 670-646-2264 Fax 570-548-2258

Builder's Customer Towsend Police Department
Present Address 0
City, State, Zip 0
Site Address 0

Site Address
Site City, State, Zip 0
Deliver To Towsend DE 1/0/1900 Idionael Earnest Ext 1312 Requested Date Approximate Del. Date W Length PLAN# MODEL STYLE Ranch Size 78 CUSTOM PLAN 310 Foundation Full Basement SERIAL#

		Foundation Full Basement						SERIAL#	
	Reverse Floorplan		XX	New Plan	بسجريسم			JOB#	0
	CONSTRUCTION	Price		UTILITIES/PLUMB)NG	Price		BATH		Price
	State Code Requir. DE	100,00	XX.	Healing System EBB w/PG T-stats			Fixture Color	White	
XX	Lower Floor Joisls 2x10@16 OC			HWBB Toe Kick in Kitchen		XX		Irgento Romano	
	Upper Floor Joists 2x8@1600		XX	HWH- Gallon/Type Cm/t	-350,00	-,,,,,	Cultured Top	40.00	
	Subfloor Type/Size 23/32 OSB			Loose or Installed		XX	Vanity Type	Sinclair Natural	
	Exterior Walls/O.C. 2 x 6 @ 24 O.C.	STD		Plumb & Wire for Dishwasher		₩	Medicine Cabinet Faucet	268P26 w/L-Bar See Below	
XX	Ext. Wall Sheathing 7/16 OSB			Plumb for Clothes Westier		<u>^^</u>			
	Cape Gable Endwalls			2" Future Vent for Basement			Garden Tub/Shower Co	ompination	
	Cape Gable Dormers			3" Radon Vent for Be					
	Gable End Overhang 16 Inch		XX	Water Supply Lines PEX Stubbed		ļ		 	- ,, ,,
	Roof Pitch/O.G. 5/12 @ 24" O.C.					-vv	arnal P Objects Perio		
XX.	Roof Sheathing 7/16 OSB						2532LF Chrome Fauc Panasonic Continuou	er In Tue For	Inc
	Calhedral Celling					^^	BATH		(IIC
	Roof Shingles See Below					4252		the state of the s	
XX	Ridge Vent Shingle-Over			· · · · · · · · · · · · · · · · · · ·			Fixture Color	White	
XX	Marriage Wall Sheati Plastic				.,	<u>^^</u>	Venity Top Color A Guitured Top	Argento Romano	
	Additional Foolege	********				XX		Sinclair Natural	
	Interior Braced Walls				·	1-22	Vanity Type Medicino Gabinet	.268P26 W/L-Bar	
	90/116 mph 3-SG		·			χχ		See Below	····
			نيــنـ				Feucet		
	Final Design to be Determined by						Garden Tub/Shower Co	ompination	
XX	Professionsi Engineer			ELECTRICAL	ļ <u>.</u>	ļ			
XX	Further Design and Costs TBD		XX.	Panel Box: Location TBD	260.00				
				Installed or Under Fir Under Ploor		 			
لتسا			XX	will feet of cable 21	375,00	ļ		····	
لسل				Furnage Safety Swits			Alarka a ar		
L			(0)	T-stat Wire(s), 18/5	 	XX.			transfer to the second
				Decreal Front Only	ļ	XX	Panasonic Continuou		270.00
L			XX	Range Outlet Omit	ļ		BATH		
				Dryer Gutlet		I XX	Fixture Color	White	·····
				B/R Ceiling Lights	<u> </u>	XX		rgento Romano	····
	INSULATION			Ext, Soffit Light Wire(<u> </u>	L	Cultured Top	<u></u>	
XX	Gelling R-38 F-Glass			Phone Jacks Three CAT-6		XX	Vanity Type	Sincialr Natural	
ХX	Walls R-21 FG		XX	TV Jacks Two			Medicine Cabinet	268P26 W/L-Bar	
	Foam Wall Sheathing			Fan Wire will Switch	1	XX	Faucet	See Balow	
	Floor (Ship Loose)			Fan Wire w/2 Switchr					
				Kitchen Soffit Lights		L			
				LED Recessed Lights		XX			
1	SIDING-DOORS-WINDOWS		XX	DR Chandeller Yes		XX			270.00
ХX	Front Door #1 - 2-Lite		XX	CO Delectors Four	180.00		FLCOR CO	VERINGS	
	Rear Door #1 - 2-Lite	0.00		Photo Elect Detectors			Föyer		
	Windows 70 Obl-Hung			PE/CO Delectors	1		Living Room		
XX.	Window Grills				1		Dining Room		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	Shutters: Color:				1	1	Family Room		
XX	Style: Louvered			j		1	Kitchen		
XX	Lucation: Front Only			and the feet of the second sec	· · · · · · · · · · · · · · · · · · ·	1	Nock/Moming Room		···
	Patio Door		,		l	1	Hall		
	Location;				l	1	Steirs		
	Bow Window	**************************************			1		Bath#1		
******	Sath #1 Window		· · · ·				Bath #2		
	Bath #2 Window				I		Bath #3		
	Bath #3 Window						BR州		
	Cape Gable Window		XX	CO/Smoke Detector S/L for Basement	l	1	BR #2		
****	Trapazold Windows			KITCHEN		1	BR.#3		
XX	Siding: Style 4×4		XX	Cabinets Sinclair Natural	1	1	BR#4	· · · · · · · · · · · · · · · · · ·	
XX	Color See Below			Cabinet Construction Standard		1	Laundry Room/Area		
XX	Fascia, etc. Color White			Roll-Out Trays	-	1			
1			XX	Countertop Color Argenta Romano		XX	Standard Flooring Inc	cluded	
			XX	Soffit Style . Open	I	XX	Color Selection TBI		
				Refrigerator Cabinet Yes				***************************************	
				Faircet SEE BELOW		XX	No SPC Under Cabin	ets	
			XX	Sink 8" S.Stl Dbl Bawl			I		
				9113-DST Chrome Faucet					
·						1	MISCELLA	ANEOUS	
T						Ε	Special Instruction Pa		
·						XX	Foundation	Full Basement	
							Fireplace		
							F/P Finish		
							Steel Plates-Qty:		
							Build C&D Modules t	o Ship	250,00
	INTERIOR DOORS/MOULDING					XX	on One Carrier		
	Molding White Colonial		XX	#MQR8 Quarter Round to Match					
XX	Doors White 6-Panel		XX	Base Cabinets. Install After SPC			ļ		
XX	Lockset Style LEVER				1	1			
	Bannister		Ĺ		1	ا			
	Handreli			APPLIANCES White					
XX	Caulk Base & Case Molding	Inc		Dishwasher					
r				Garbage Disposal					
I			Ĺ	Microwave Hood		XX	Material Surcharge 0:	5/15/23	
							Basement Stair Pkg.		
							Modification Change C		
			Print Drawing Charge						
	XX Snow Leep 26							G5L	
Option Total								1,345,00	
							Price	·····	115,400.00
						Sub-		New Castle	116,745,00
Other Cost								.003983	465.00
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							ated Permits		558.00
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	***************************************			ction & Label	ĎĒ	65,00			
			Land Hard		7/71/7/				

IT IS SUBJECT TO FURTHER PRICING CONFIRMATION.

Sub-Total
Other Costs Incurred
Other Costs Incurred
Eslimated Freight
Eslimated Permits
Site Delivery Site Denyery Inspection & Lebel Field Installation Transporter Frame Deposi RWO Warranty 3 YES Freight Surcharge Estimated Escorts & Tolls MHBA CAP Fee \$0.00 130,549.51 Total Cost Deposit Check # Due on Delivery

3,000.00 100.00 0.00 5,722.00 40,00

0.00 130,549.51



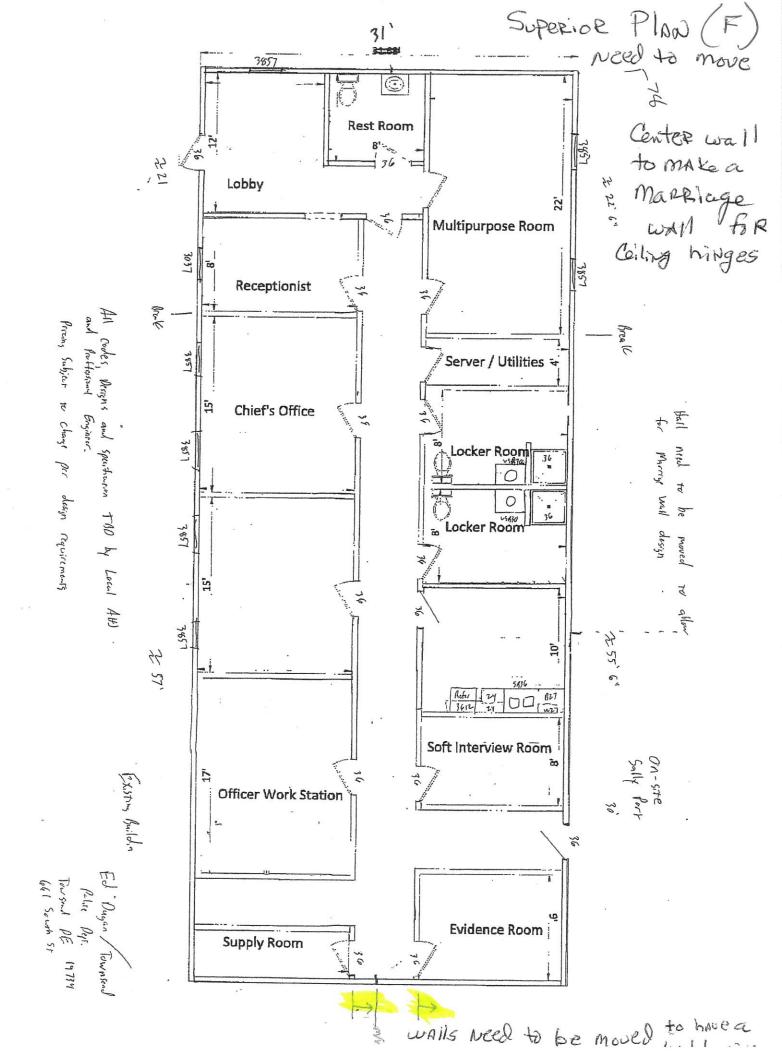
CERTIFICATE OF LIABILITY INSURANCE



DATE (MM/DD/YYYY) 06/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

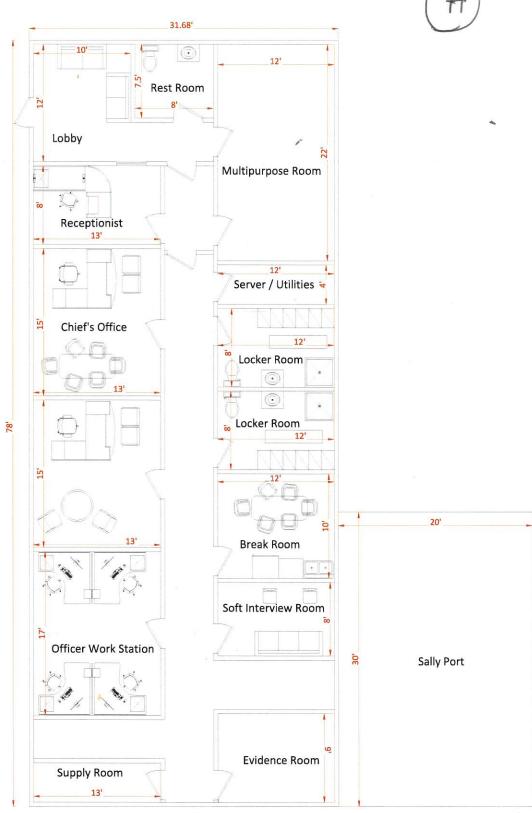
REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(les) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s), PRODUCER Kelly Spence The Hilb Group of Maryland FAX (A/C, No): 3601 MacCorkle Ave, Ste 50 kspence@hilbgroup.com ADDRESS: INSURER(8) AFFORDING COVERAGE NAIC # Charleston WV 25304 Goodville Mutual Casualty Company 14044 INSURER A: INSURED INSURER B: Miller's Masonry & Block LLC INSURER C: 1278 Yoder Dr INSURER D : INSURER E Hartiv DE 19953-2440 INSURER F COVERAGES 25-26 Master **CERTIFICATE NUMBER: REVISION NUMBER:** THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. ADDL SUBR INSD WVD POLICY EFF POLICY EXP (MM/DD/YYYY) (MM/DD/YYYY) TYPE OF INSURANCE POLICY NUMBER LIMITS **COMMERCIAL GENERAL LIABILITY** 1,000,000 EACH OCCURRENCE DAMAGE TO RENTED CLAIMS-MADE X OCCUR 100,000 PREMISES (Ea occurrence) 5,000 MED EXP (Any one person) TC921743 04/19/2025 04/19/2026 1,000,000 PERSONAL & ADV INJURY 2,000,000 GEN'L AGGREGATE LIMIT APPLIES PER: GENERAL AGGREGATE PRO-JECT 2,000,000 POLICY PRODUCTS - COMP/OP AGG \$ \$ OTHER: COMBINED SINGLE LIMIT AUTOMOBILE LIABILITY \$ ANY AUTO BODILY INJURY (Per person) \$ OWNED SCHEDULED BODILY INJURY (Per accident) \$ AUTOS ONLY HIRED NON-OWNED PROPERTY DAMAGE \$ AUTOS ONLY (Per accident \$ UMBRELLA LIAB OCCUR EACH OCCURRENCE **EXCESS LIAB** CLAIMS-MADE AGGREGATE DED RETENTION \$ WORKERS COMPENSATION PER STATUTE AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? E.L. EACH ACCIDENT N/A (Mandatory in NH) E.L. DISEASE - EA EMPLOYEE If yes, describe under DESCRIPTION OF OPERATIONS below E.L. DISEASE - POLICY LIMIT DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Evidence of Coverage **CERTIFICATE HOLDER** CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. Choice Consulting PO Box 608 **AUTHORIZED REPRESENTATIVE** Townsend DE 19734





YOUR PLAN





Existing Police Building

STATE OF DELAWARE

Department of Finance Division of Revenue

TEMPORARY BUSINESS LICENSE 10005046653

BEFECTIVE

06/30/2025 - 08/29/2025

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SSUED TO

EDGAR A DUGAN
CHOICE CONSULTING
PO BOX 608

TOWNSEND DE 19734-0608

LOCATION

CHOICE CONSULTING
513 MAIN ST
TOWNSEND, DE 19734-9177

104.1776.118°

TRADE, BUSINESS, OR ROFESSIONAL ACTIVITY

GENERAL SERVICES

Is hereby licensed to practice, conduct, or engage in the occupation or business activity indicated above in accordance with the license application duly filed

ISSUED: 06/30/2025 FEE PAID: \$75.00

2025

atturd new win the fitchise application day med pursuant to Title 30, Delaware Code. POST CONSPICUOUSLY - NOT TRANSFERABLE

STATE OF DELAWARE

Department of Finance Division of Revenue

ACTIVE BUSINESS LICENSE

CAMPBELL PLUMBING LLC
4244 HOLLETTS CORNER RD
CLATTON DE 19938 3146 °C
CAMPBELL PLUMBING LLC
CAMPBELL PLUMBING LLC

ISSUED TO

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6/26/2025

CERTIFICATE OF LIABILITY INSURANCE

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If the certificate holder is an ADDITIONAL INSURED, the policy(les) must have ADDITIONAL INSURED provisions or be endorsed. ATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on cate does not confer rights to the certificate holder in lieu of such endorsement(s). CONTACT PHONE (A/C, No, Ext): **(302) 653-6681** /ance, inc. Square DE 19977 E-MAIL ADDRÉSS: NAIC# INSURER(S) AFFORDING COVERAGE INSURER A: Donegal Mutual Insurance Company 13692 INSURER B: Technology Insurance Company ARD INSURER C: Campbell Plumbing LLC 4244 Holletts Corner Rd INSURER D: Clayton, DE 19938 INSURER E INSURER F COVERAGES REVISION NUMBER CERTIFICATE NUMBER: THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. POLICY EFF POLICY EXP (MM/DD/YYYY) (MM/DD/YYYY) ADDL SUBR LIMITS TYPE OF INSURANCE **POLICY NUMBER** 1,000,000 X COMMERCIAL GENERAL LIABILITY EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) 550,000 CLAIMS-MADE X OCCUR 6/30/2024 6/30/2025 1000203597 5,000 \$250 PD ded per X MED EXP (Any one person) 1.000,000 Claim X PERSONAL & ADV INJURY 2.000.000 GEN'L AGGREGATE LIMIT APPLIES PER: GENERAL AGGREGATE 2,000,000 TRO: POLICY PRODUCTS - COMP/OP AGG COMBINED SINGLE LIMIT (Ea accident) 1,000,000 **AUTOMOBILE LIABILITY** 6/30/2024 6/30/2025 1000203597 ANY AUTO **BODILY INJURY (Per person)** SCHEDULED AUTOS OWNED AUTOS ONLY BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) HIRED AUTOS ONLY NON-OWNED AUTOS ONLY occur UMBRELLA LIAB EACH OCCURRENCE **EXCESS LIAB** CLAIMS-MADE AGGREGATE DED RETENTIONS В X STATUTE WORKERS COMPENSATION AND EMPLOYERS' LIABILITY 6/30/2025 100,000 6/30/2024 TWC4435586 ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) E.L. EACH ACCIDENT 100.000 E.L. DISEASE - EA EMPLOYEE 500,000 If yes, describe under DESCRIPTION OF OPERATIONS below E.L. DISEASE - POLICY LIMIT | \$ DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required). The following executive officer(s) have elected to be excluded under WorkersCompensation Coverage; Michael S. Campbell CERTIFICATE HOLDER CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. **Town of Townsend** PO Box 223 Townsend, DE 19734 **AUTHORIZED REPRESENTATIVE**

ACORD 25 (2016/03)

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STATE OF DELAWARE

Department of Finance Division of Revenue

ACTIVE BUSINESS LICENSE 2012605846

THE STREET

01/01/2025 - 12/31/2025

ELECTRICAL INTEGRITY LLC PO BOX 1061
MIDDLETOWN DE 19709-7061

Their wilder

ELECTRICAL INTEGRITY LLC

117 J AND M DR NEW CASTLE, DE 19720-3147

AMMENT NOW SERVICE STORY

FEE PAID: \$75.00

RESIDENT CONTRACTOR

2025

is hereby licensed to practice, conduct, or engage in the occupation or business activity indicated above in accordance with the license application duly filed

POST CONSPICUOUSLY - NOT TRANSFERABLE

pursuant to Title 30, Delaware Code.







CERTIFICATE OF LIABILITY INSURANCE

DATE (MMDD/YYYY)

06/26/2025

ASSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES ARTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED AVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

of: If the certificate holder is an ADDITIONAL INSURED, the policy(les) must have ADDITIONAL INSURED provisions or be endorsed.

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	,dcer			·	CONTA NAME:	Janir	re Ruiz				
	Ashmead Insurance Ass	ocia	ites		FHORE: (215)822-7573 FAX NO. EXIL: (215)822-5172						
	2422 N. Broad Street										
	Colmar, PA 18915										
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Town of Townsend 141 Main Street						Should any of the above described policies be cancelled before The expiration date thereof, notice will be delivered in Accordance with the policy provisions.					
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Julie Goodyear

From: Madison Burtner-Meloni <Madison@pbuincde.com>

Sent: Friday, June 20, 2025 4:30 PM **To:** Julie Goodyear; Ladonna Palmer

Cc: Marcus Suhr; Dylan Wiggins; Kelsey Gallagher; Longo Robert (Townsend PD) **Subject:** Re: Request for Additional Information – Police Station Expansion Proposal

Wagamon Technology Group LLC

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Ms. Julie Goodyear:

Good afternoon – please see answers below and attached files.

1. Electric (please explain the exclusions)

The General contractor is the one who provided the bid bond and we are working under their bid bond.

The general contractor is taking responsibility for all trash removal.

Fire Alarm. The town had a vendor they are using already for existing fire alarm services in existing police building. With this being a design build we could not submit a set of plan for the vendor to price up and get fire marshal approval since we don't have an engineered set of prints.

Security wiring. Again there were no set of engineered or approved plans to submit to Advantech for a price and with no requirements as to what all is needed or required for security it is not possible to price accordingly.

Liquidating damages were not listed on bid form but we wanted to clearly state that J&B does not have any money in bid to cover potential costs of liquidating damages .

The vendors that hold the contracts now for security and fire alarm with the police station they need to sit down with the town and police station with the drawling's that the town is going to be going forward with to get it priced accordingly with the layout chosen. J&B can help with the leg work of getting everyone together and ironed out if contactor we bid with is chosen to help with the process.

2. Plumbing (please explain the items that are not included in the scope of work) – Answers from plumber below, for each line item of his exclusions

- a. Price includes the permit but does not include impact fees for sewer and water if there are any.
- b. No explanation needed.
- c. No explanation needed.
- d. No explanation needed.
- e. Dumpster for trash supplied by general contractor.
- f. Water meter and pit if needed not included in price.
- g. Bathroom grab bars, paper holders, mirrors supplied and installed by others
- h. Work includes stubbing sewer and water 5' out of building. Does not include any connection to town of county sewer or water.

3. Clear technical approach and proposed project timeline

Unfortunately, we cannot propose an exact timeline, but we will begin construction without 2-3 weeks of winning the bid. The breakdown of fees and costs in the draw schedule should help to show the order in which work will be completed.

- 4. Breakdown of fees and cost estimates for each service phase
 - a. 5% deposit due on contract signing
 - b. 15% due on start date
 - c. 13% due on exterior framing completion
 - d. 12% due on concrete completion
 - e. 15% due once framing inspection is passed
 - f. 15% due on drywall completion
 - g. 12% due on trim/interior door completion
 - h. 8% due once mechanicals pass final inspection
 - i. 5% due on project completion
- 5. Any additional expenses you anticipate this project would incur and the rational for each expense not listed
 - a. Sewer connection (if applicable)
 - b. Fill dirt (we will not know how much subbase we will need until we are on site this is always invoiced separately)
 - c. Electric Trenching (not included in electrician's price, always billed separately)
 - d. Electric Fixtures (such as pendant lights, coach lights, chandeliers, and ceiling fans electrician will install, client supplies)
 - e. Permit Fees

Please let me know if you need anything else. Thank you!

Julie Goodyear

From:

Sent:Monday, June 9, 2025 11:32 AMTo:Julie GoodyearCc:Marcus Suhr; Dylan Wiggins; Kelsey Gallagher; Longo Robert (Townsend PD)Subject:RE: Request for Additional Information – Police Station Expansion Proposal

Wagamon Technology Group LLC

Warning: Sender stephan.beachy@ilovepolebuildings.com is not yet trusted by your organization. Please be careful before replying or clicking on the URLs.

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Stephan Beachy <stephan.beachy@ilovepolebuildings.com>

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This message originated from outside the organization

Julie,

See responses to questions below in RED. If more information is needed please let me know.

Thank you,

Stephan



Stephan Beachy

Senior Building Consultant

A 317 N. Layton Ave., Wyoming, DE 19934

- P 302-482-4826
- P 302-698-3636 Ext. 117
- E stephan.beachy@ilovepolebuildings.com
- W https://ilovepolebuildings.com

From: Julie Goodyear < jgoodyear@townsend.delaware.gov>

Sent: Wednesday, May 28, 2025 2:47 PM

To: Stephan Beachy <stephan.beachy@ilovepolebuildings.com>

Cc: Marcus Suhr <msuhr@townsend.delaware.gov>; Dylan Wiggins <dwiggins@townsend.delaware.gov>; Kelsey Gallagher <KGallagher@townsend.delaware.gov>; Longo Robert (Townsend PD) <Robert.Longo@CJ.State.de.us>

Subject: Request for Additional Information – Police Station Expansion Proposal

Dear Mr. Beachy,

Thank you for submitting your proposal for the Town of Townsend Police Building Expansion project.

The Public Safety Committee convened a public meeting on May 23, 2025, at 2:00 PM to open and review the bids received in response to the Request for Proposal (RFP). Following the Committee's review of your submission, we determined that additional information is required in order to proceed with a full evaluation.

We ask that you provide a detailed response to each of the items outlined in the original RFP, including but not limited to:

- A comprehensive scope of services covering engineering, design, construction, and post-construction phases- RECEIVED, THANK YOU. A FEW QUESTIONS:
 - Our request was for a 34' X 78' building with a Sally Port of 20' X 30'... please explain the rationale for a smaller building

The budget listed on the bid proposal was \$375,000. At the proposed size we submitted we are still over budget. We tried our best to provide the largest size accommodating as much of the wish list as possible while giving consideration to overall budget.

 Drawings: What additional Construction administration and additional services are you anticipating for this project?

The construction administration language comes from our architect's standard proposal and therefore we include the language. We have never needed our architect's construction administration / additional services so I would not anticipate needing it for this project either.

Detailed architectural and engineering plans.

We will absolutely provide these once awarded the bid. It doesn't make sense to spend thousands of dollars on architectural and engineering plans prior to being awarded the bid. If I'm misunderstanding this statement let me know. Civil engineering plans will be provided by the Town as I understood from the Prebid meeting we had a few months ago.

- A clear technical approach and proposed project timeline- RECEIVED THANK YOU
- A breakdown of fees and cost estimates for each service phase.

Design phase (Architectural Plans, MEP Plans, and Structural Engineer Review & Seal: \$12,000.00

Construction Phase: \$451,644.00

- Shell Construction (Structure, Sally Port, Doors, Windows, Garage Doors, Concrete, Concrete Insulation): \$107,897.00
- HVAC, Electrical & Plumbing: \$217,074.00
- Interior Fit Out (Interior Framing, Insulation, Drywall, Flooring, Painting): \$126,673.00
- Required documentation including Delaware Business License, W-9, Certificate of Insurance, and bonding information- RECEIVED, THANK YOU
- References from comparable projects- RECEIVED, THANK YOU
- Any additional expenses you anticipate this project would incur and the rational for each expense not listed

Civil Engineering plans – required for building permit.

Permit fees – Required for building permit.

Any additional options if selected from our proposal.

Please review the attached RFP and your submitted proposal to ensure your supplemental materials align with the stated requirements.

The deadline to submit the requested additional information is June 30, 2025, as the Committee intends to review the updated submission at the next Public Safety Committee meeting. If you are interested in attending the next Public Safety Meeting, it is currently scheduled for Friday, July 11th, 2025 @ 2pm.

We appreciate your interest in working with the Town of Townsend and look forward to your timely response.