

Julie Goodyear

From: Matthew Crockett <mrockett@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 Proposal
Attachments: RE: Invitation to Review Upcoming Bid Opportunity- Townsend Police Building

Wagamon Technology Group LLC

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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 too 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,

(7)

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.	\$ 90,000.00
2. Set up estimate, four box mod. Will forward name and license, insurance. Might use who manufacturer recommends. (Estimate is on the high end)	\$ 15,000.00
3. Electric connections including hook up of Generac generator (back up Generator) this might be necessary on commercial set up. Electric Integrity	\$ 15,000.00
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.)	\$ 10,000.00
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 Superior Muncy Homes (see speck sheet and letter about engineering)	\$180,000.00
10. Insulating floor/running duct work for air and heat. (If we use their baseboard electric heat is in every room.)	\$ 5,000.00
Total Item's 1-10	\$339,500.00
Consulting fee is a flat fee (under 10%)	\$ 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 would 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
as a Commercial Property?
Could I meet with you and Scott
to discuss this?

Thanks
Ed

6/30/25

Police Station Bid

(A) Amended Bid

B

10 year warranty on Mod

~~40% 135,800~~

~~$135,800 \times 40\% = 135,800.00$~~

339,500

135,800

bid with 40% Profit

Average for Builders is
40% - 50%

Bid with 40% Profit

\$475,300

My bid with less than 10% build in

is \$ 369,500.00

(c)

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 Townsend 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.

\$0

Deliver To Towsend DE

Foundation Full Basement

SERIAL #

Option Total		1,346.00
Base Price		115,400.00
Sub-Total	<i>New Castle</i>	116,745.00
Other Costs Incurred	.003983	455.00
Other Costs Incurred	<i>Sales Tax on Freight</i>	17.81
Estimated Freight	215	3,612.00
Estimated Permits		559.00
Site Delivery	Yes	225.00
Inspection & Label	DE	65.00
Field Installation		
Transporter Frame Deposit	3	3,000.00
RWQ Warranty	YES	100.00
Freight Surcharge	\$0.00	0.00
Estimated Escorts & Tolls		5,722.00
MHEA CAP Fee		40.00
Total Cost		130,549.50
Deposit Check #	0	0.00
Due on Delivery		130,549.50

Jim Dugan-Townsend Police Dept MOC

Superior Plan (F)

need to move

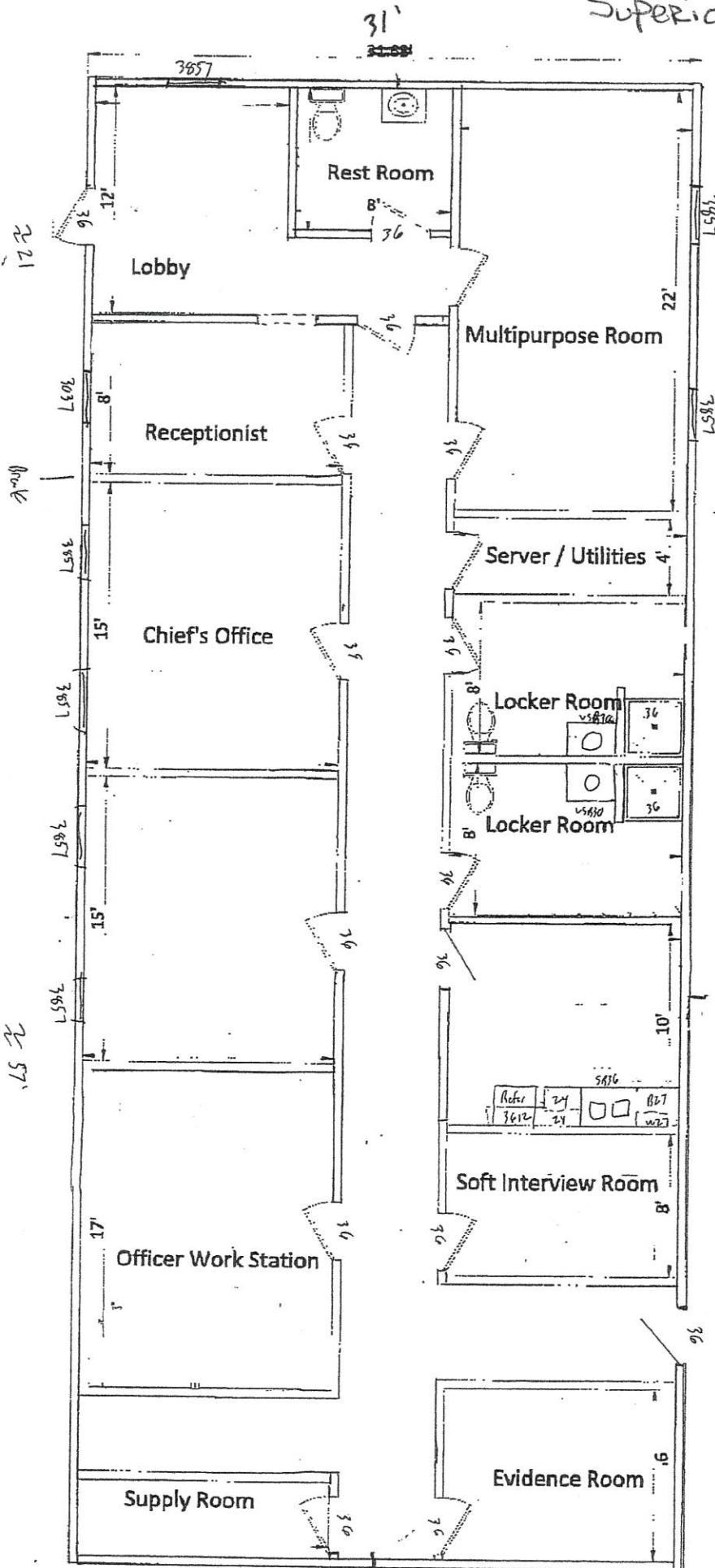
Center wall to make a marriage wall for ceiling hinges

hall need to be moved to allow for parking wall design

7' 5" 6"

on-site Sally Port 30'

walls need to be moved to have a



All Codes, Designs and Specifications TBO by Local ABJ and Professional Engineer.
Plans Subject to Change per design requirements

Existing Building

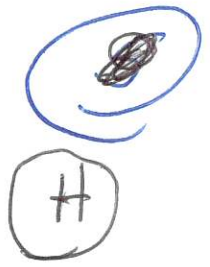
Ed Dugan / Townsend
Police Dept.
Townsend PE 19739
661 South St

(G)



Yellow
highlight
is the scope
of the Driveway
work area

your
PLAN



Existing Police Building



STATE OF DELAWARE

Department of Finance Division of Revenue

TEMPORARY BUSINESS LICENSE

10005046653



2025

06/30/2025 - 08/29/2025

EDGAR A DUGAN
CHOICE CONSULTING
PO BOX 608
TOWNSEND DE 19734-0608

CHOICE CONSULTING
513 MAIN ST
TOWNSEND, DE 19734-9177

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 pursuant to Title 30, Delaware Code.

POST CONSPICUOUSLY - NOT TRANSFERABLE

EFFECTIVE

ISSUED TO

LOCATION

TRADE, BUSINESS, OR
PROFESSIONAL ACTIVITY

ISSUED: 06/30/2025

FEE PAID: \$75.00

STATE OF DELAWARE

Department of Finance
Division of Revenue

ACTIVE BUSINESS LICENSE
2017101916

EFFECTIVE

01/01/2024 - 12/31/2026

ISSUED TO

CAMPBELL PLUMBING LLC
4244 HOLLETT'S CORNER RD
CLAYTON, DE 19938-3146

LOCATION

CAMPBELL PLUMBING LLC
4244 HOLLETT'S CORNER RD
CLAYTON, DE 19938-3146

TRADE, BUSINESS, OR PROFESSIONAL ACTIVITY

RESIDENT CONTRACTOR

ISSUED: 12/09/2023
FEE PAID: \$225.00

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2026



57

K

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/26/2025

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. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED AGENT OR PRODUCER, AND THE CERTIFICATE HOLDER.

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. COVERAGE 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).

Insurance, Inc.
Square
DE 19977

CONTACT

NAME:

PHONE (A/C, No, Ext): (302) 653-6681

FAX (A/C, No):

E-MAIL

ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Donegal Mutual Insurance Company

13692

INSURER B: Technology Insurance Company

INSURER C:

INSURER D:

INSURER E:

INSURER F:

AEO

Campbell Plumbing LLC
4244 Hollets Corner Rd
Clayton, DE 19938

COVERAGES

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.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ \$250 PD ded per ☒ Claim GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:			1000203597	6/30/2024	6/30/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 550,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ AGGREGATE \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			1000203597	6/30/2024	6/30/2025	EACH OCCURRENCE \$ AGGREGATE \$ DED RETENTIONS \$
	UMBRELLA LIAB EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE						EACH OCCURRENCE \$ AGGREGATE \$ DED RETENTIONS \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	TWC4435586	6/30/2024	6/30/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

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 Workers Compensation Coverage: Michael S. Campbell

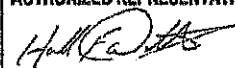
CERTIFICATE HOLDER

CANCELLATION

Town of Townsend
PO Box 223
Townsend, DE 19734

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



(L)

STATE OF DELAWARE

Department of Finance
Division of Revenue

ACTIVE BUSINESS LICENSE
2012605846

EXPIRATION DATE

01/01/2025 - 12/31/2025

ISSUED TO

ELECTRICAL INTEGRITY LLC
PO BOX 1061
MIDDLETOWN DE 19709-7061

LOCATION

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

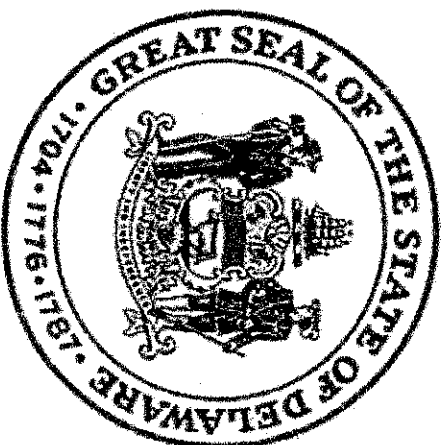
TRADE, BUSINESS, OR
PROFESSIONAL ACTIVITY

RESIDENT CONTRACTOR

ISSUED: 02/07/2025
FEE PAID: \$75.00

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accordance with the license application duly filed
pursuant to Title 30, Delaware Code.

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2025



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/26/2025

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. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED AGENT(S) OR PRODUCER, AND THE CERTIFICATE HOLDER.

NOTE: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. NO WAIVER OF 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 Ashmead Insurance Associates 2422 N. Broad Street Colmar, PA 18915	CONTACT NAME: Janine Ruiz PHONE (A/C, No, Ext): (215)822-7573 FAX (A/C, No): (215)822-5172 E-MAIL ADDRESS: certs@ashmeadins.com INSURER(S) AFFORDING COVERAGE <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">INSURER A: Atlantic States Insurance Company</td> <td style="width: 20%;">NAIC # 22586</td> </tr> <tr> <td>INSURER B: Southern Insurance Company Of Virginia</td> <td>26867</td> </tr> <tr> <td>INSURER C: Donsgal Mutual Insurance Company</td> <td>13692</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER A: Atlantic States Insurance Company	NAIC # 22586	INSURER B: Southern Insurance Company Of Virginia	26867	INSURER C: Donsgal Mutual Insurance Company	13692	INSURER D:		INSURER E:		INSURER F:	
INSURER A: Atlantic States Insurance Company	NAIC # 22586												
INSURER B: Southern Insurance Company Of Virginia	26867												
INSURER C: Donsgal Mutual Insurance Company	13692												
INSURER D:													
INSURER E:													
INSURER F:													
INSURED Electrical Integrity LLC 117 J and M Dr New Castle, DE 19720-3147													

COVERAGES **CERTIFICATE NUMBER: 00009736-241004142531** **REVISION NUMBER: 37**

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INSR LTR	TYPE OF INSURANCE	ADOL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER ☐ POLICY ☒ PROJECT ☐ LOC ☐ OTHER			CPA9675016	10/01/2024	10/01/2025	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY ANY AUTO ☐ OWNED ☐ AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED ☒ NON-OWNED ☐ AUTOS ONLY			1000261507	10/01/2024	10/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
C	☒ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS MADE ☒ RETENTION: 0			CXL9675016	10/01/2024	10/01/2025	EACH OCCURRENCE \$ 5,000,000
							AGGREGATE \$ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	1000261505	10/01/2024	10/01/2025	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Evidence of Insurance

CERTIFICATE HOLDER

CANCELLATION

Town of Townsend 141 Main Street Townsend, DE 19734	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE (JNR)
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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: Stephan Beachy <stephan.beachy@ilovepolebuildings.com>
Sent: Monday, June 9, 2025 11:32 AM
To: Julie Goodyear
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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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](tel:302-482-4826)

P [302-698-3636](tel: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.