BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

ADDENDUM 01
TO CONTRACT DOCUMENTS

Date: November 10, 2026

To: Bidders

From: Becker Morgan Group, Inc.

Copies: State of Delaware
Office of Management & Budget
Division of Facilities Management

Project: **Richardson & Robbins Building - R&R Restroom Renovation**
Richardson & Robbins Building, 89 Kings Hwy SW, Dover, DE 19901

Project Number: BMG Project No. 2024336.00
State Contract No. MJ1002000085

Subject: **ADDENDUM No. 01**

NOTICE: Attention is called to the following item(s), effective as of the date above, which shall be added to, deleted from, or changed in the contract documents dated June 12, 2026 and any previously issued addenda, thereby incorporating these items into the contract.

PRE-BID MEETING MINUTES:

Item No.	Description
1.01	**A MANDATORY Pre-Bid Meeting was held on Tuesday, November 10, 2026, at 10:30 a.m. in the conference room of Haslet Armory and then onsite at R&R Building**. DFM and BMG conducted the meeting. Meeting concluded at approximately 12:10 pm.
1.02	Project representatives were introduced: • Dean Seely (OMB), joseph.seely@delaware.gov • Eric Dawson (DNREC), eric.dawson@delaware.gov • Derek Dutton (Becker Morgan Group), ddutton@beckermorgan.com
1.03	A list of bidders was created. See pre-bid attendance sheet attached.
1.04	Bids are due Thursday, **December 03, 2026 @ 1:00 pm**, via the Bonfire Portal or delivered to Haslet Armory. • Any bids received after this time will not be included. • Bids will be opened and read allowed on Thursday, **December 03, 2026 @ 2:00 pm the conference room of Haslet Armory.** All bidders are invited to attend.
1.05	Bid submissions should include proper bid documents as enclosed in the project manual.
1.06	All bond forms and requirements are outlined in the project manual.
1.07	Subcontractor lists should be included with bid as per the design manual. • All attending were made aware that ALL Subcontractors must be listed, if self-performing, the General Contractor must list themselves, no Subcontractor shall be left blank or listed as "NA". • All attending was made aware the third-tier subcontractors MUST be listed on the

	Subcontractor List where indicated by line A, B & C. If additional third-tier subcontractors are needed they should be penciled in and labeled as D, E, etc. If there are no third-tier subcontractor or less that the three indicated on the form, the lines are to be left "blank", no third-tier Subcontractor shall be listed as "NA". • All attending were made aware that no abbreviations shall be used when filling out subcontractor list. Entries must reflect full names as shown on the party's business license.
1.08	The project is a state project and will require State of Delaware current Prevailing Wage Rates. A certified, project specific copy of the PWR is attached.
1.09	Bidder's Requests for Information (RFI) may be submitted electronically to Becker Morgan Group and DFM; Attn: Derek Dutton (ddutton@beckermorgan.com) and Dean Seely (joseph.seely@delaware.gov). RFI's must be submitted via email. Submissions must be a separate .pdf file attachment on company letterhead and the contractor's RFI number. RFI's submitted in the body of the email will be returned unanswered with a request for proper submission format. RFI's may NOT be submitted directly to project consultants. Any RFI's submitted in this manner will be ignored.
1.10	Any substitution requests should be submitted for architect's approval per project manual instructions prior to use. Substitutions must comply with the physical and performance properties of the Basis of Design
1.11	Last date and time for RFI submission will be **4:00 pm on Monday, November 30, 2026**. Last addendum will be issued no later than **4:00 pm on Tuesday, December 01, 2026**.
1.12	Contracting requirements are as outlined in the project manual.
1.13	Bidders should include a contingency allowance of $25,000.00. Any requests for use of allowance funds must be completed via the State of Delaware's Allowance Authorization Form, included in the project manual.
1.14	Bid documents are available electronically at Becker Morgan Group, $25.00 non-refundable, checks to be made out to **Becker Morgan Group, Inc.** Call or email in advance. Documents will be delivered via email. - Payment may also be made electronically by visiting the bottom of the Becker Morgan Group website www.beckermorgan.com .
1.15	BMG/DFM reviewed the scope of the project.
1.16	All permitting required is the responsibility of the Contractor.
1.17	Access to the facility and all work must be coordinated through DNREC (Mr. Dawson).
1.18	Use of Site: • An area on-site will be designated for contractor staging area. • An area on-site will be designated for contractor parking area. • Temporary power will be the responsibility of contractor and may be coordinated through DNREC. • Contractor must provide portable toilets. No use of building facilities shall be permitted.
1.19	Work Restrictions: • Work hours per facility requirements and discretion. • Weekend or after hours work only per City of Dover requirements and facility discretion. • Drug screenings are required for all workers on the site. • No tobacco, alcohol, controlled substances, or weapons are permitted on site at any time. • Additional security restrictions as required by DNREC.

RFI's

(Italicized questions still pending)

(Shaded questions answered in previous Addenda)

Item	Description
2.01	N/A

PROJECT MANUAL CHANGES:

Item	Description
3.01	N/A

DRAWING CHANGES:

Item	Description
4.01	N/A

LIST OF ATTACHMENTS

Item	Description
5.01	OMB-MJ1002000085-Pre-Bid-Attendance
5.02	OMB-MJ1002000085-Bid-Forms
5.03	OMB-MJ1002000085-wages

END OF ADDENDUM 01

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Pre-Bid Meeting Attendance

Date: 11/10/2026 **Time:** 10:30 am

Project: R&R Restroom Renovation

BMG Project #: **2024336.00**

Location: Haslet Armory / Richardson & Robbins Building

Name	Company	Email
Maia LaPenta	The Restoration Group	maia@TRG247.com
Larry Bethon	Bethon Bldrs	kwilhelm@bethonBuilders.com
DAN DRISCOLL	SCHEIBEL CONST	BIDS@SCHEIBELCONSTRUCTION.COM
Edward Welch	FIO Mech LLC	jamesc@fiomechanical.com
Vince Duobinis East Coast Plumbing & HVAC 26 Brookhill Drive, Newark, DE 19702 302-743-6803 – vince@ECPH.Net		
TOM WELDEN	KENT CONSTRUCTION	TOM@KENTCONSTRUCTIONCO.COM
Kim Lombardi	Amakor Inc	AMAKOR@AOL.com
Robin Schurman	BRS Consulting, Inc.	robin@brsconinc.com
Paul Lisnyj	Jessco Construction	Mark.Lupinetti@Jesscoconstruction.com
NICHOLAS FURMAN	NCFURMAN LLC	OFFICE@NCFURMAN.com

Marguerite Connolly Stratified Inc estimating@stratified.us

Anthony DiMarco Tricon adimarco@tricontristate.com

MIKE TUCKER DELMARVAVETERANBUILDERS ESTIMATING@DELMARVAVETERANBUILDERS.COM

Mia Freer Integrity Construction Management agwin@icm-va.net

Alex Dike DK Construction Services cdike.dkconstructionservices@gmail.com

MID-ATLANTIC DISMANTLEMENT

Chris Emerson Chrisemerson@madcorpde.com

PHILLIP JIMPSON PHIL@TBGDE.COM THOMAS BUILDING GROUP

Daniel Trice dtrice@alsco.com Alsco Inc.

Brian Thompson. Conventional Builders Inc. Info@conventionalbuildersinc.com.

Benson Harper Harper & Sons, Inc bharper@harperandson.com

Dean Seely

Eric Deuson

309 SOUTH GOVERNORS AVENUE, DOVER, DELAWARE 19904 302.734.7950 FAX 302.734.7965

RICHARDSON & ROBBINS BUILDING – R&R RESTROOM RENOVATION
DOVER, KENT COUNTY, DELAWARE
MJ1002000085

BID FORM

For Bids Due: 12/03/2026 **To:** State of Delaware
Office of Management and Budget
Division of Facilities Management
122 Martin Luther King, Jr. Blvd. South
Dover, DE 19901

Name of Bidder: _____

Delaware Business License No.: _____ **Taxpayer ID No.:** _____

(Other License Nos.): _____

Phone No.: ( ) _____ - _____ **Fax No.: ( ) _____ - _____**

The undersigned, representing that he has read and understands the Bidding Documents and that this bid is made in accordance therewith, that he has visited the site and has familiarized himself with the local conditions under which the Work is to be performed, and that his bid is based upon the materials, systems and equipment described in the Bidding Documents without exception, hereby proposes and agrees to provide all labor, materials, plant, equipment, supplies, transport and other facilities required to execute the work described by the aforesaid documents for the lump sum itemized below:

$_____
($)

ALLOWANCES

Allowance value(s) indicated are included in the Base Bid as indicated in the Bid Form.

ALLOWANCE No. 1: Contingency Allowance: Include a contingency allowance of $25,000.00 for use according to Owner's written instructions.

Contingency Allowance No. 1: Twenty Five Thousand Dollars
($ 25,000.00)

Allowance Inclusion Acknowledged by: _____ (Bidder to Initial)

BID FORM

I/We acknowledge Addendums numbered _____ and the price(s) submitted include any cost/schedule impact they may have.

This bid shall remain valid and cannot be withdrawn for thirty (30) days from the date of opening of bids (60 days for School Districts and Department of Education), and the undersigned shall abide by the Bid Security forfeiture provisions. Bid Security is attached to this Bid.

The Owner shall have the right to reject any or all bids, and to waive any informality or irregularity in any bid received.

This bid is based upon work being accomplished by the Sub-Contractors named on the list attached to this bid.

Should I/We be awarded this contract, I/We pledge to achieve substantial completion of all the work within _____calendar days of the Notice to Proceed.

The undersigned represents and warrants that he has complied and shall comply with all requirements of local, state, and national laws; that no legal requirement has been or shall be violated in making or accepting this bid, in awarding the contract to him or in the prosecution of the work required; that the bid is legal and firm; that he has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken action in restraint of free competitive bidding.

Upon receipt of written notice of the acceptance of this Bid, the Bidder shall, within twenty (20) calendar days, execute the agreement in the required form and deliver the Contract Bonds, and Insurance Certificates, required by the Contract Documents.

I am / We are an Individual / a Partnership / a Corporation

By _____ Trading as _____
(Individual's / General Partner's / Corporate Name)

_____
(State of Corporation)

Business Address:_____
_____
_____
_____

Witness: _____ **By:** _____
(Authorized Signature)

(SEAL)

_____
(Title)

Date: _____

ATTACHMENTS

Sub-Contractor List
Non-Collusion Statement
Affidavit of Employee Drug Testing Program
Affidavit of Contractor Qualifications
Bid Security
(Others as Required by Project Manuals)

BID FORM

SUBCONTRACTOR LIST

In accordance with Title 29, Chapter 69, Section 6962(d)(10)b of the Delaware Code, the following subcontractor listing must accompany any bid submittal. The bidder must list **in each category** the full name and address (City & State) of the sub-contractor that the bidder will be using to perform the work and provide material for that subcontractor category. Should the bidder's listed subcontractor intend to provide any of their subcontractor category of work through a third-tier contractor, the bidder shall list that third-tier contractor's full name and address (City & State). **If the bidder intends to perform any category of work itself, it must list its full name and address.** For clarification, if the bidder intends to perform the work themselves, the bidder **may not** insert "not applicable", "N/A", "self" or anything other than its own full name and address (City & State). To do so shall cause the bid to be rejected. In addition, the failure to produce a completed subcontractor list with the bid submittal shall cause the bid to be rejected. If you have more than three (3) third-tier contractors to report in any subcontractor category, print out additional page(s) containing the appropriate category, complete the rest of your list of third-tier contractors for that category, notate the addition in parentheses as (CONTINUATION) next to the subcontractor category and an asterisk (*) next to any additional third-tier contractors, and submit it with your bid.

Subcontractor Category		Subcontractor	Address (City & State)	Subcontractors tax-payer ID # or Delaware Business license #
1.	Fire Alarm			
	A.			
	B.			
	C.			
2.	Sprinkler			
	A.			
	B.			
	C.			

BID FORM (Continued)

3.	Mechanical	_____	_____	_____
	A.	_____	_____	_____
	B.	_____	_____	_____
	C.	_____	_____	_____
4.	Electrical	_____	_____	_____
	A.	_____	_____	_____
	B.	_____	_____	_____
	C.	_____	_____	_____
5.	Plumbing	_____	_____	_____
	A.	_____	_____	_____
	B.	_____	_____	_____
	C.	_____	_____	_____

BID FORM

NON-COLLUSION STATEMENT

This is to certify that the undersigned bidder has neither directly nor indirectly, entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free competitive bidding in connection with this proposal submitted this date *(to the Office of Management and Budget, Division of Facilities Management)*.

All the terms and conditions of MJ1002000085 have been thoroughly examined and are understood.

NAME OF BIDDER: _____

AUTHORIZED REPRESENTATIVE (TYPED): _____

AUTHORIZED REPRESENTATIVE (SIGNATURE): _____

TITLE: _____

ADDRESS OF BIDDER: _____

_____

_____

E-MAIL: _____

PHONE NUMBER: _____

Sworn to and Subscribed before me this _____ day of _____ 20____.

My Commission expires _____. NOTARY PUBLIC _____.

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.

RICHARDSON & ROBBINS BUILDING – R&R RESTROOM RENOVATION
DOVER, KENT COUNTY, DELAWARE
MJ1002000085

AFFIDAVIT
OF
CONTRACTOR QUALIFICATIONS

We hereby certify that we will abide by the contractor's qualifications outlined in the construction bid specifications for the duration of the contract term.

In accordance with Title 29, Chapter 69, Section 6962(d)(10)b.3 of the Delaware Code, after a contract has been awarded the successful bidder shall not substitute another subcontractor whose name was submitted on the Subcontractor Form except for the reasons in the statute and not without written consent from the awarding agency. Failure to utilize the subcontractors on the list will subject the successful bidder to penalties as outlined in the General Requirements Section 5.2 of the contract.

Contractor Name: _____

Contractor Address: _____

_____

_____

Authorized Representative (typed or printed): _____

Authorized Representative (signature): _____

Title: _____

Sworn to and Subscribed before me this _____day of _____ 20____.

My Commission expires _____. NOTARY PUBLIC _____.

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.

AFFIDAVIT
OF
EMPLOYEE DRUG TESTING PROGRAM

4104 Regulations for the Drug Testing of Contractor and Subcontractor Employees Working on Large Public Works Projects requires that Contractors and Subcontractors implement a program of mandatory drug testing for Employees who work on Large Public Works Contracts funded all or in part with public funds.

We hereby certify that we have in place or will implement during the entire term of the contract a Mandatory Drug Testing Program for our employees on the jobsite, including subcontractors, that complies with this regulation:

Contractor/Subcontractor Name: _____

Contractor/Subcontractor Address: _____

_____

_____

Authorized Representative (typed or printed): _____

Authorized Representative (signature): _____

Title: _____

Sworn to and Subscribed before me this _____day of _____ 20____.

My Commission expires _____. NOTARY PUBLIC _____.

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.

SECTION 00 73 46
WAGE RATE DETERMINATION SCHEDULE

STATE OF DELAWARE
DEPARTMENT OF LABOR
DIVISION OF INDUSTRIAL AFFAIRS
OFFICE OF LABOR LAW ENFORCEMENT
PHONE: (302) 318-2769

Mailing Address:
252 Chapman Road
Suite 210
Newark, DE 19702

Located at:
252 Chapman Road
Suite 210
Newark, DE 19702

PREVAILING WAGES FOR **BUILDING CONSTRUCTION** EFFECTIVE MARCH 13, 2026

CLASSIFICATION	NEW CASTLE	KENT	SUSSEX
ASBESTOS WORKERS	30.70	37.78	55.01
BOILERMAKERS	91.87	46.61	68.52
BRICKLAYERS	68.29	68.29	68.29
CARPENTERS	64.06	64.06	52.30
CEMENT FINISHERS	96.91	68.92	53.44
ELECTRICAL LINE WORKERS	61.02	52.34	39.90
ELECTRICIANS	86.87	86.87	86.87
ELEVATOR CONSTRUCTORS	121.73	86.57	109.37
GLAZIERS	88.42	88.42	76.04
INSULATORS	71.54	71.54	71.54
IRON WORKERS	79.33	79.33	79.33
LABORERS	59.65	59.65	59.65
MILLWRIGHTS	91.00	91.00	73.10
PAINTERS	61.53	61.53	61.53
PILEDRIVERS	93.37	52.83	42.72
PLASTERERS	40.06	40.06	29.69
PLUMBERS/PIPEFITTERS/STEAMFITTERS	82.05	85.29	78.26
POWER EQUIPMENT OPERATORS	85.29	85.29	85.29
ROOFERS-COMPOSITION	36.41	31.28	33.64
ROOFERS-SHINGLE/SLATE/TILE	24.68	29.36	23.08
SHEET METAL WORKERS	87.84	87.84	87.84
SOFT FLOOR LAYERS	63.69	63.69	50.43
SPRINKLER FITTERS	77.63	77.63	77.63
TERRAZZO/MARBLE/TILE FNRS	73.75	73.75	84.10
TERRAZZO/MARBLE/TILE STRS	81.93	81.93	93.27
TRUCK DRIVERS	58.41	36.83	28.66

CERTIFIED: 8/5/2026 BY: Salena Crosland /Re
ADMINISTRATOR, OFFICE OF LABOR LAW ENFORCEMENT

NOTE: THESE RATES ARE PROMULGATED AND ENFORCED PURSUANT TO THE PREVAILING WAGE REGULATIONS ADOPTED BY THE DEPARTMENT OF LABOR ON APRIL 3, 1992.

CLASSIFICATIONS OF WORKERS ARE DETERMINED BY THE DEPARTMENT OF LABOR. FOR ASSISTANCE IN CLASSIFYING WORKERS, OR FOR A COPY OF THE REGULATIONS OR CLASSIFICATIONS, PHONE (302) 318-2769.

NON-REGISTERED APPRENTICES MUST BE PAID THE MECHANIC'S RATE.

PROJECT: MJ1002000085 Richardson and Robbins Building - R and R Restroom Renovation, Kent County

END OF SECTION