BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

ADDENDUM 02
TO CONTRACT DOCUMENTS

Date: November 18, 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. 02**

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.

OLD BUSINESS:

Item No.	Description
1.01	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.
1.02	Last date and time for RFI submission will be **4:00 pm on Monday, November 30, 2026**.
1.03	Last addendum will be issued no later than **1:00 pm on Tuesday, December 01, 2026**.

RFI's:
(Duplicate questions have been combined and filtered for efficiency)
(Italicized questions still pending)
(Shaded questions answered in previous Addenda)

Item	Description
2.01	Question: Addendum 01 states contractors to provide temp power, will generators be required to supply the contractors with electricity? Answer: General Contractor can utilize building circuits in areas of work if available. Any temporary power distribution for contract work use will be the responsibility of the General Contractor. If temporary power cannot be provided by the facility, the General Contractor will be responsible for supplying temporary power at their own expense. Contractor will not have access to facility power outside of the building. Power for staging area work will be the responsibility of the Contractor.

2.02	Question: Drawing A001 Detail 7 shows concrete slab, is the slab only required in area A restroom on 1st floor? Answer: Concrete slab detail is for any concrete slab removal and replacement.
2.03	Question: Have the drawings been reviewed by the State Fire Marshal? Answer: The AHJ is City of Dover. COD has preliminarily reviewed the drawings, but an official review will be required for permit submission.
2.04	Question: Will the contractor be responsible for any payment required to the Fire Marshal? Answer: Contractor responsible for obtaining and paying for all associated permits.
2.05	Question: Has the City of Dover reviewed the drawings? Answer: COD has preliminarily reviewed the drawings, but an official review will be required for permit submission.
2.06	Question: Will a sprinkler drawing be issued? Answer: Sprinkler drawing is per sprinkler vendor.
2.07	Question: Does the owner provide a fire alarm contractor, who services the building? Answer: The owner does not provide/dictate a fire alarm vendor to the contractor. Testing and service is performed by The Hiller Companies, LLC. Programming adjustments to the current system performed by Johnson Controls.
2.08	Question: Drawing AD101 Note 23 calls to remove substrate below ceramic tile. What type of material is the substrate? Answer: On first floor, remove ceramic tile down to existing concrete slab. On second floor remove tile and any substrate down to existing subfloor. Existing second floor substrate is unknown.
2.09	Question: Will the contractor get 1st & 2nd floor restrooms? Answer: Extent of contract is for all restrooms shown in construction documents and as described in Section 00 11 16 Invitation To Bid of the project manual.
2.10	Question: Will a walk-through be scheduled? Answer: A second walkthrough is scheduled for Tuesday, 11/24 @ 2:30pm. We will meet at the main entrance.
2.11	Question: Will electric lighting demo drawings be issued? Answer: See drawing ED100. The lighting demolition is noted on here.
2.12	Question: Are there any masonry walls to be demolished? If so, please provide locations & heights. Answer: All demolition is as described in the bidding drawings.
2.13	Question: There are no notes or comments referencing the light switches or controls. Are the existing light switches and/or controls remaining in place? Answer: See updated E200 issued with this Addendum.
2.14	Question: Are the recirculating pumps circuits existing? if not provide location and manufacture of electrical panels Answer: Direction for powering the new recirc pumps is provided in note #3 on drawing E100
2.15	Question: What is the manufacturer and model number of the existing building fire alarm system (fire alarm control panel)?

	Answer: The existing fire alarm control panel is manufactured by Simplex. The model number in not known.
2.16	Question: Is the security film applied inside or outside of the windows? Answer: The film is to be applied to the interior face of the glazing.
2.17	Question: Please provide the window sizes. Answer: The existing window units are approximately 3'-4" x 7'-0"

PROJECT MANUAL CHANGES:

Item	Description
3.01	N/A

DRAWING CHANGES:

Item	Description
4.01	N/A

LIST OF ATTACHMENTS

Item	Description
5.01	E200 - ADDENDUM 02.pdf

END OF ADDENDUM 02