

Addendum #1

Date: June 22, 2026 @ 11:00 AM

Project: ARNG26004-USPFOROOF – USP&FO Partial Roof Replacement
DEARNG Contract No. 2026-04

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. Project Identification:

DFM Contract #2026-04**StudioJAED Project #22147****ARNG26004-USPFOROOF – USP&FO Partial Roof Replacement**

2. Attendance at this meeting is a prerequisite for bidding on this contract.

Each individual must sign in for themselves and not for anyone that is not present. All attendees shall indicate time when signed in and signed out on the sign-in sheet.

Sealed bids for **DEARNG Contract 2026-04; ARNG26004-USPFOROOF – USP&FO Partial Roof Replacement** will be received by the Delaware Army National Guard by mail or at the Security Officers Desk in the Main Lobby of the Biden National Guard/Reserve Center, 1 Vavala Way, New Castle, Delaware 19720 until **1:00 PM local time on Tuesday, July 14, 2026**, at which time they will be publicly read aloud in the Multi-Purpose Room.

Sealed bids shall be mailed and addressed to the Delaware Army National Guard, 1 Vavala Way, New Castle, Delaware 19720; **ATTN: NIKIA WONGUS**. The outer envelope should clearly indicate: **“DEARNG CONTRACT NO. 2026-04 – USP&FO – PARTIAL ROOF REPLACEMENT – SEALED BID – DO NOT OPEN.”**

3. The deadline for substitutions to StudioJAED is **Tuesday, July 7, 2026 at 1:00 pm**.
4. The deadline for RFIs to StudioJAED is **Sunday, July 4, 2026 at 1:00 pm**.
5. RFI and questions are to be submitted via email to Gabriel Cheung at StudioJAED.

cheungg@studiojaed.com
harrisonk@studiojaed.com

All questions will be responded to in an Addendum.

6. Digital and hardcopy bid documents can be purchased at RCI Printing and Graphics. All addendums will be distributed by RCI or found on the State of Delaware Bid Solicitation Directory website.

Pre-Bid Meeting Notes

1. Attendance at the Pre-Bid Meeting is mandatory. A copy of the sign in sheet is attached.
2. General Project Scope Review
 - a. The Project consists of the removal of the existing EPDM roof down to metal deck below.
 - b. New roof assembly shall be TPO roof membrane, cover board, R-30 minimum tapered insulation, densdeck sheathing, on existing metal deck.
 - c. Replacement of roof accessories including, but not limited to roof drains, piping, metal edge, curb flashing, downspouts, pipe guard protectors, etc.
3. Available Project Information
 - a. This section will be added to Addendum #1. ACM testing was performed and was found at the mechanical curb flashing.
 - b. After the pre-bid meeting, SJ confirmed with DEARNG that ACM abatement will fall under separate contract. It is expected the roof contractor shall coordinate ACM abatement with the abatement contractor.
4. Bid Form Review
 - a. Complete forms as presented, do not edit or alter.
 - b. Provide all information requested in full or bid will not be accepted.
 - c. Acknowledge all addendums as individual items.
 - d. Contract time shall indicate full contract time from Notice to Proceed through Closeout.
 - e. Contractor to provide Affidavit of Employee Drug Testing Program with submission of bids. Subcontractor's Employee Drug Testing Forms will be required, post bid, from the successful bidder.
 - f. List all Sub-contractors and any third-tier sub-contractors performing work.
 - g. If Contractor is self-performing work, please list as part of sub-contractor list.
5. Sub-Contractor List Review
 - a. Proposed trades will be included as listed contractors:
 - i. Roofing
 - ii. ~~Abatement removed after meeting~~
 - iii. Plumbing
6. Unit Prices Review
 - a. None

7. Allowances Review

- a. Allowance No. 1: Owner's Contingency – For general contingencies and repairs, the remaining balance of which is to be returned to the Owner by credit change order at project conclusion. Twenty thousand dollars (\$ 20,000.00)

8. Prevailing Wage Project

- a. 2026 wage rates apply. These are included on the Bid Solicitation Directory and are included in the bid documents.

9. Schedule

- a. The Owner anticipates Contract award within approximately (30) days of the bid opening. The successful Contractor will be required to execute the Contract and provide associated bonds and insurance certificates within 20 days of Notice of Award.

10. Contractor Use of Premises

- a. Construction Operations: Limited to the building premises.
 - i. Work hours shall be coordinate with DEARNG. Alternate hours will only be considered on a special-need basis.
 - ii. Laydown space limited to area of work and coordinated with the Owner.
 - iii. Contractor responsible to provide porta-potty.
 - iv. Background checks required for Contractor and all Sub-Contractors. See form in specifications.
 - v. Contractor shall be responsible for securing all materials.
- b. Provide access to and from site as required by law and by Owner:
 - i. Emergency building exits during construction: keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
 - ii. Do not obstruct roadways, sidewalks, or other public ways without permit.
 - iii. Parking is available on site, to be coordinated with Owner.
- c. Utility Outage and Shutdown:
 - i. Coordinate any interruption and/ or shutdown of utilities with Owner at least 14 days in advanced of anticipated interruption and/ or shutdown. Limit any interruptions/ shutdowns to the absolute minimum amount of time.
 - ii. Coordinate any access outside area of work with Owner at least 7 days in advanced of anticipated need for access. This is to provide ample time for notification to the occupants of the building.
 - iii. Owner reserves the right to reschedule constructions shutdowns with minimal warning to the contractor as required to respond to emergencies.

11. Owner Occupancy

- a. The owner will occupy the USP&FO Building and site throughout construction.

12. Permitting

- a. All construction permit submissions and fees shall be by the contractor.

13. Project falls under Buy American Act. Unless there is a significant cost saves of 20%, product shall comply with act.

14. If there is interest in a subcontractor walkthrough, e-mail Gabriel Cheung and one shall be scheduled.

Attachments:

1. Sign In Sheets
2. Revised/New Front Ends
 - a. 00 31 00 – Available Project Information
 - b. 00 41 13 – Bid Forms

END

Project: ARNG26004-USPFOROOF – USP&FO Partial Roof Replacement
Project No.: DEARNG Contract No. 2026-04
Time and Date: 11:00 am / June 22, 2026

Start Time:
End Time:

PRE-BID SIGN IN SHEET
(INDIVIDUALS MAY ONLY SIGN IN FOR THEMSELVES)

REPRESENTATIVE	FIRM / PHONE / FAX / EMAIL	TIME SIGNED
1. Spiros Cassinos	Firstline CONTRACTOR (FIRM) 718 721 0080 (PHONE) office@firstlinegc.com (EMAIL) 44 S. 1 street New Hyde Park.	10:55 IN
2. MARK CRIBB	CTA ROOFING (FIRM) 302 454 8551 (PHONE) mark@ctarofing.com (EMAIL)	10:58 IN
3. Dayton Cassel Lenny Szot marlin Fisher	Capital 360(coating) (FIRM) 717-442-0979 (PHONE) dayton.C@capitalcoating.com (EMAIL) marlin.F@capital360.net leonard.S@capitalcoating.com	10:58 AM IN June 22, 2026
4. Jon Letizio	Munn Roofing Corp (FIRM) 215 852 9977 (PHONE) jon@munnroofingcorp.com (EMAIL)	11:00 AM IN
5. JOHN M. PECK	GARVEY ROARK, LLC (FIRM) (610) 738-4661 (PHONE) john@garveyroark.com (EMAIL)	11:00 AM IN June 22, 2026

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REPRESENTATIVE	FIRM / PHONE / FAX / EMAIL	TIME SIGNED
6. <u>Al Snyder</u>	<u>Ryco Contracting</u> (FIRM) <u>267-218-0288</u> (PHONE) <u>asnyder@rycocontracting.com</u> (EMAIL)	<u>11:08 Am</u> IN
7. <u>ED LAUT</u>	<u>GAF</u> (FIRM) <u>610 633 7026</u> (PHONE) <u>ed.laut@gaf.com</u> (EMAIL)	<u>11:10</u> IN
8. <u>Don Campanese JR</u>	<u>Domar Contracting</u> (FIRM) <u>610-586-1910</u> (PHONE) <u>Domarcontracting@aol.com</u> (EMAIL)	<u>11:11</u> IN
9. <u>Micah Megaw</u>	<u>D. A. Nolt, Inc.</u> (FIRM) <u>856-753-9333</u> (PHONE) <u>Micah@danolt.com</u> (EMAIL)	<u>11:12</u> IN
10. <u>Mike Kristakis</u>	<u>Alpha Omega Construction</u> (FIRM) <u>917-453-0838</u> (PHONE) <u>michael@AOCGI.com</u> (EMAIL)	<u>11:12</u> IN

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**PRE-BID SIGN IN SHEET
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REPRESENTATIVE	FIRM / PHONE / FAX / EMAIL	TIME SIGNED
11. <u>Andreas Psaromatis</u>	<u>Island Contracting Inc</u> (FIRM) <u>3475800994</u> (PHONE) <u>ngpt58@gmail.com</u> (EMAIL)	<u>10:58</u> IN
12. <u>Michael Cuocolo</u>	<u>PeC Roofing Inc</u> (FIRM) <u>(302) 322-6767</u> (PHONE) <u>Michael@PCRoofinginc.com</u> (EMAIL)	<u>11:05</u> IN
13. <u>Matt Reoli</u>	<u>Detwiler Roofing</u> (FIRM) <u>717-200-4000</u> (PHONE) <u>info@detwilerroofing.com</u> (EMAIL)	<u>11:00</u> IN
14. <u>John Hudecheck</u>	<u>ACP Elevate</u> (FIRM) <u>484 883 8852</u> (PHONE) <u>johnh@acply.com</u> (EMAIL)	<u>IN</u>
15. <u>Nathan Stout</u>	<u>SRS</u> (FIRM) <u>267 377 9999</u> (PHONE) <u>Nathan.stout@SRSBuildingproducts.com</u> (EMAIL)	<u>IN</u>

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	REPRESENTATIVE	FIRM / PHONE / FAX / EMAIL	TIME SIGNED
16.	T.R. State the Roofers (302) 995-7027 RSama01@Comcast.net	Ron Sama (FIRM) (PHONE) (EMAIL)	11:20 IN
17.	ABE Supply Co. (302) 252-1045 Bryan.A. Alston @ ABEsupply.com	Bryan Alston (FIRM) (PHONE) (EMAIL)	11:22 IN
18.	Carlisle Syntec 610-496-8498 dandrews@crsrope.com	Doug Andrews (FIRM) (PHONE) (EMAIL)	11:22 IN
19.	Sotran Roofing (609) 447-6200 Nancy @ Sotran.com	Christian Locke & Andrew Newman (FIRM) (PHONE) (EMAIL)	11:22 IN
20.	Nikia Wongus DEARNG nikia.l.wongus.nfg@army.mil	 (FIRM) (PHONE) (EMAIL)	11:08 IN
	Eugene W. Bledsoe DEARNG eugene.w.bledsoe.nfg@army.mil	 (FIRM) (PHONE) (EMAIL)	1200

Project: ARNG26004-USPFOROOF-USP&FO Partial Roof Replacement
Project No.: DEARNG Contract No. 2026-04 Start Time: 11:00am
Time and Date: 11:00 am / June 22, 2026 End Time: 12:00pm

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REPRESENTATIVE	FIRM / PHONE / FAX / EMAIL	TIME SIGNED
1. Spiros Cassimos	Firstline Contractor (FIRM) 302 721 0080 (PHONE) office@firstlinegc.com (EMAIL) 44 S 1 st Street New Hyde Park	10:55 AM IN
2. Mark Cribb	CTA Roofing (FIRM) 302-454-8551 (PHONE) Mark@ctarroofing.com (EMAIL)	10:58 AM IN
3. Dayton Cassel, Marlin Szot, Marlin Fisher	Capital 360 (coating) (FIRM) 717-442-0979 (PHONE) Dayton.c@capitalcoating.com , Marlin.f@capiat360.net , Leonards@capitalcoating.com (EMAIL)	10:58AM IN
4. Jon Letizio	Munn Roofing Corp (FIRM) 215-822-9977 (PHONE) jon@munnroofingcorp.com (EMAIL)	11:00AM IN
5. John M Peck	Garvey Roark, LLC (FIRM) 610-738-4661 (PHONE) john@garveyroark.com (EMAIL)	11:00AM IN

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7. <u>Ed Laut</u>	<u>GAF</u> (FIRM) <u>610-633-7026</u> (PHONE) <u>Ed.laut@gaf.com</u> (EMAIL)	<u>11:10 AM</u> IN
8. <u>Don Campanese Jr</u>	<u>Domar Contracting</u> (FIRM) <u>610-586-1910</u> (PHONE) <u>Domarcontracting@aol.com</u> (EMAIL)	<u>11:11 AM</u> IN
9. <u>Mike Kriskakis</u>	<u>Alpha Omega Const</u> (FIRM) <u>717-453-0838</u> (PHONE) <u>Michael@AOCGI.com</u> (EMAIL)	<u>11:12 AM</u> IN
10. <u>Micah Megaw</u>	<u>D.A. Nolt</u> (FIRM) <u>856-753-9333</u> (PHONE) <u>micah@danolt.com</u> (EMAIL)	<u>11:12 AM</u> IN

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12. <u>Michael Cuocolo</u>	P&C Roofing Inc (FIRM) 302-322-6767 (PHONE) Michael@PCRoofinginc.com (EMAIL)	11:05AM IN
13. <u>Matt Reoli</u>	Detwiler Roofing (FIRM) 717-200-4000 (PHONE) info@detwilerroofing.com (EMAIL)	11:00AM IN
14. <u>John Hudecheck</u>	ACP Elevate (FIRM) 484-883-8852 (PHONE) johnh@acpllc.com (EMAIL)	11:00AM IN
15. <u>Nathan Stout</u>	SRS (FIRM) 267-377-9999 (PHONE) Nathan.stout@srsbuildingproducts.com (EMAIL)	11:00AM IN

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18. Doug Andrews	Carlisle Syntec (FIRM) 610-496-8498 (PHONE) dandrews@crsreps.com (EMAIL)	11:22AM IN
19. Christian Locke and Andrew Newman	Jottan Roofing (FIRM) 609-447-6200 (PHONE) Nancy@Jottan.com (EMAIL)	11:22AM IN
20. Nikia Wongus	DEARNG (FIRM) (PHONE) Nikia.l.wongus.nfg@army.mil (EMAIL)	11:00AM IN

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REPRESENTATIVE	FIRM / PHONE / FAX / EMAIL	TIME SIGNED
21. Eugene N. Bledsoe	DEARNG	11:00AM
	(FIRM)	IN
	(PHONE)	
	eugene.w.bledsoe.nfg@army.mil	
	(EMAIL)	
22. Gabe Cheung and Kanard Harrison	StudioJAED	11:00AM
	(FIRM)	IN
	302-832-1652	
	(PHONE)	
	Cheungg@studiojaed.com , Harrisonk@studiojaed.com	
	(EMAIL)	

**SECTION 00 31 00
AVAILABLE PROJECT INFORMATION**

PART 1 GENERAL

1.01 EXISTING CONDITIONS

- A. Certain information relating to existing surface and subsurface conditions and structures is available to bidders, as follows:
- B. Hazardous Material Survey: Entitled Asbestos NESHAP Inspection Final Report, dated May 29, 2026.
 - 1. A copy of the report is included as part of the bid documents.
 - 2. This report identifies asbestos containing materials that will impact the the roof replacement project.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

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**State of Delaware
Division of Facilities Management**

**Delaware Army National Guard
USPFO Building
Roof Project
1197 River Road
New Castle, Delaware 19720**

**Asbestos NESHAP Inspection
Final Report – May 29, 2026**

**Harvard Environmental Project # 24991
State Project # 0000780397**

**Prepared For: Mr. Robert Purnell
State of Delaware Division of Facilities Management
122 Martin Luther King Jr. Blvd South, 2nd Floor
Dover, Delaware 19901**

Prepared By: 
**Jacob Horwitz
Building Inspector
Harvard Environmental, Inc.**

Released By: 
**Mike Tessein
Project Manager
Harvard Environmental, Inc.**

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INTRODUCTIONS AND EXECUTIVE SUMMARY

Harvard Environmental, Inc. herein presents data associated with inspections performed at the USPFO Building located at 1197 River Road in New Castle, Delaware. This inspection was performed to provide compliance with 40 CFR Part 61, "Asbestos NESHAP. These Environmental Protection Agency, (EPA), regulations require inspections to be performed by certified asbestos building inspectors prior to renovations and/or demolition of facilities. This effort was performed at the request of the State of Delaware Division of Facilities Management.

This project was performed to identify asbestos containing materials that would be impacted during future roof replacement. Harvard Environmental Inc. assessed the impacted roofing materials which would be considered suspect asbestos containing. A listing of locations, systems and/or materials which were not assessed may be found under "Non-Assessed Conditions" found further in this report.

Based on the information provided to Harvard Environmental, coupled with field inspections and laboratory analysis of samples collected, asbestos materials are associated with the location of the proposed roof replacement, and that asbestos containing materials will be impacted by the proposed roof replacement.

Sampling was limited to accessible locations of the apparent impacted materials indicated by the State of Delaware Division of Facilities Management. Renovations or demolition are proposed at other locations and additional sampling is required, Harvard Environmental should be contacted to schedule intrusive subsurface investigations.

Provided is a summary listing of materials assessed under this inspection and testing. The detailed inspection data is provided as appendices further in the report.

This report is intended to provide "basic data" only. It is assumed that individuals reading and interpreting the sample locations and results, methods of analysis, and hazards associated with the materials are knowledgeable in all areas of discussion. Should any questions arise regarding the content of the information presented, contact should be exclusively to Harvard Environmental, Inc., at 302.326.2333.

In the event of changes to the condition of the materials or surfaces tested or changes to the scope of materials proposed to be impacted, Harvard Environmental should be contacted for additional testing and evaluation.

SUMMARY OF FIELD METHODS

Harvard requested drawings of the existing facility layouts/designs to assist in documenting field assessments and to provide insight as to the location of suspect materials which may be associated with the facility. Floor plans of the facility were not available as stated above.

To best document the assessment, Harvard Environmental, Inc. assessed the layout and design of locations requiring assessment and assigned each geographic area a unique alpha/numeric "grid" identifier. These identifiers are specific locations of the assessment and are the basis for orientation of the data.

The initial day of visitation to the site for the initial inspection was performed on 5/19/2026. Conditions described within this document are accurate as of the date of last visitation. Mr. Jacob Horwitz was the responsible Harvard Environmental, Inc. employee who led the field efforts associated with the work.

OVERVIEW OF ASBESTOS INSPECTION

Representative sampling of suspect asbestos containing materials was performed on impacted materials. The sampling effort was conducted in accordance with EPA regulations and industry accepted standards.

Asbestos analysis was completed utilizing Polarized Light Microscopy, (PLM). PLM utilizes an optical microscope equipped with a polarizing lens through which trained microscopist can identify asbestos fibers according to their crystalline structure. This method of analysis is recognized throughout the industry as standard practice. Prior to determining the type of fiber, the sample was placed under a "Stereo Microscope" at approximately 150X magnification for purposes of visual estimation. Various fiber types were pulled from the sample and oils applied to determine refractive indices under the polarized light microscope.

This recognized method of analysis has a detection limit of 1% by volume. Percentages of asbestos < 1% are reported as "trace" and are not considered asbestos containing materials under EPA regulations.

Based on the information provided to Harvard Environmental, Inc., coupled with field inspections and laboratory analysis of samples collected, asbestos will be impacted in the roofing materials.

Provided is a summary listing of materials assessed under this inspection. The detailed inspection data is provided as appendices further in the report.

SUMMARY OF MATERIALS ASSESSED

ID	Material Description	Analytical Results
001	Roof Material	No Asbestos Detected
002	Roof Flashing – Perimeter	No Asbestos Detected
003	Roof Flashing – Mechanical Curbs	5% Chrysotile Asbestos

NON-ASSESSED CONDITIONS

Systems and/or materials provided on the list below were not assessed under this inspection and therefore should not be disturbed. In the event that disturbance is required to accomplish the project objectives, additional investigations will be required.

- **This assessment was limited to accessible roofing materials. No intrusive or subsurface investigations were performed. Subsurface investigations must be performed prior to building demolition.**

Representative sampling of suspect asbestos roofing materials was performed at the locations requested. The sampling effort was conducted in general accordance with EPA regulations and industry accepted standards. The high degree of similarity provided distribution of homogeneous characterizations across the facility assessed. Representative samples were collected within the facility due to the unknown possibility of minor demolition or renovations over the years.

RECOMMENDATIONS

Based on the findings of the inspection, Harvard Environmental, Inc. is providing the following recommendations.

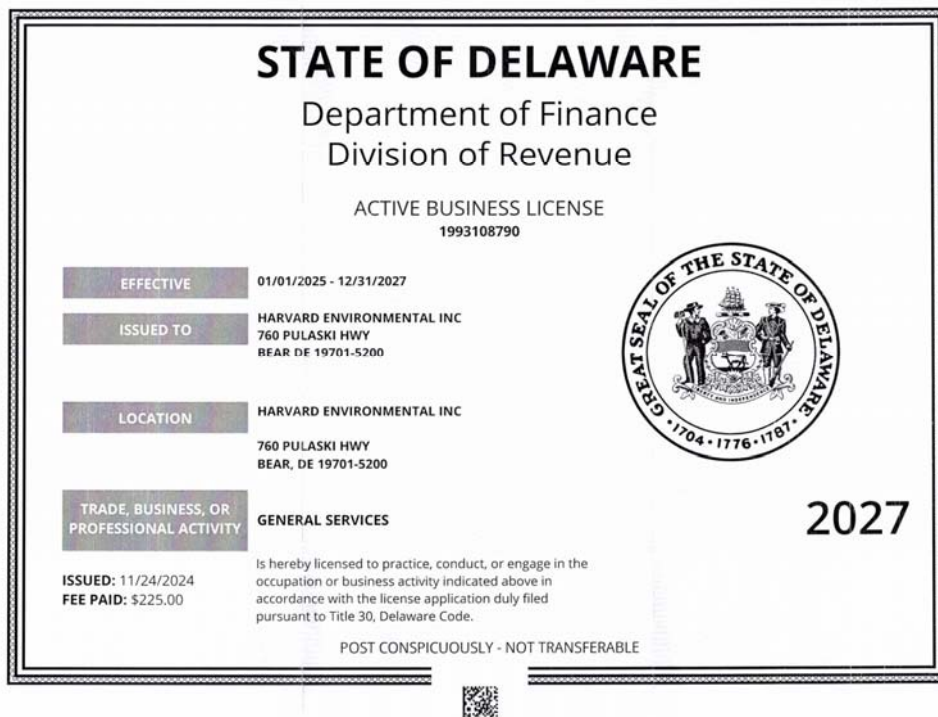
- Based on the information provided to Harvard Environmental, coupled with field inspections and laboratory analysis of samples collected, it is Harvard Environmental's opinion that asbestos materials are associated with the building, and that asbestos containing materials will be impacted by the proposed renovation.
- Removal of all asbestos containing materials associated with structures is required prior to renovations or demolition in the State of Delaware. Subsurface investigations must be performed prior to building demolition. Asbestos materials require removal by a State of Delaware Licensed Contractor and performed in compliance with OSHA 29 CFR 1926.1101, 40 CFR Part 61 and pertinent State of Delaware Regulations.
- All individuals are required to be informed of the presence of asbestos in these facilities if products possess the potential to be disturbed. This aspect of communication coupled with appropriate administrative measures as defined under OSHA and EPA regulations should be enlisted to assure potential exposures are avoided.
- If over the course of project execution, materials of questionable content are discovered, or should the Scope of Work expand beyond the parameters communicated to Harvard Environmental, Inc., additional inspections will be required to maintain compliance with Federal and State regulations.
- Development of a specification is recommended for asbestos abatement work. These specifications are intended to assist in defining specifics associated with asbestos abatement in support of compliance and auditing.
- Harvard Environmental, Inc. recommends meeting with the project team to discuss specifics associated with the materials assessed, areas within the structure requiring validation and aspects of managing the asbestos abatement to convey compliance and quality assurance issues. This meeting should be performed in the near future for purposes of front-end loading of the project.

This report is intended to provide "basic data" only. It is assumed that individuals reading and interpreting the sample locations and results, methods of analysis and hazards associated with the materials, are knowledgeable in all areas of discussion. Should any questions arise regarding the content of the information presented, contact should be exclusively to Harvard Environmental, Inc., Bear, Delaware, 1-302-326-2333.

This document should be archived by the Owner for historical reference.

CERTIFICATIONS AND ACCREDITATIONS

Appendix A





HOMOGENEOUS CHARACTERIZATIONS REPORT AND SCHEMATIC DIAGRAMS

Appendix B

Homogeneous Systems Report

Homogeneous System 001		26510 SF	☐ Asbestos	☐ PACM	☒ Non-Asbestos	☐ Friable	☒ Non-Friable
Analytical Results No Asbestos Detected	Sample Identification	001A	001B	001C			
	Collection Point Grid	EXT.R1	EXT.R2	EXT.R3			
Description Roof Material	Analytical Results	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected			
Homogeneous System 002		1241 LF	☐ Asbestos	☐ PACM	☒ Non-Asbestos	☐ Friable	☒ Non-Friable
Analytical Results No Asbestos Detected	Sample Identification	002A	002B	002C			
	Collection Point Grid	EXT.R3	EXT.R2	EXT.R1			
Description Roof Flashing - Perimeter	Analytical Results	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected			
Homogeneous System 003		192 LF	☒ Asbestos	☐ PACM	☐ Non-Asbestos	☐ Friable	☒ Non-Friable
Analytical Results 5% Chrysotile Asbestos	Sample Identification	003A	003B	003C			
	Collection Point Grid	EXT.R2	EXT.R1	EXT.R1			
Description Roof Flashing at Mechanical Curbs	Analytical Results	5% Chrysotile Asbestos	Sample Not Analyzed	Sample Not Analyzed			

Notes:

- "Total Materials" reflects the quantity of materials evaluated under this assessment. This value may not represent a complete inventory of all materials associated with a system, grid or building. Reference should be made to the descriptions provided in the "Executive Summary", to qualify the value indicated in this field. If no value is provided in this field, quantification of the material was not performed.
- "PACM" - Presumed Asbestos Containing Material - Sampling Not Performed.

MATERIALS INVENTORY REPORT

Appendix C

Grid Descriptions

EXT.R1	Roof 1	6" - 1.5" foam over 1" foam over built-up over fiberboard over metal deck
EXT.R2	Roof 2	6" - 1.5" foam over 1" foam over built-up over fiberboard over metal deck
EXT.R3	Roof 3	6" - 1.5" foam over 1" foam over built-up over fiberboard over metal deck
EXT.R4	Roof 4	Rubber over 2 layers of ISO over wood, no suspect materials

Materials Inventory Report

Grid	System	Homogeneous	Material	Description	Quantity		Analytical Results
EXT.R1	Roof 1						
	RM	001	Surfacing Material	Roof Material	9550	SF	No Asbestos Detected
	RF	002	Surfacing Material	Roof Flashing - Perimeter	500	LF	No Asbestos Detected
	RF	003	Surfacing Material	Roof Flashing at Mechanical Curbs	60	LF	5% Chrysotile Asbestos
EXT.R2	Roof 2						
	RM	001	Surfacing Material	Roof Material	9620	SF	No Asbestos Detected
	RF	002	Surfacing Material	Roof Flashing - Perimeter	396	LF	No Asbestos Detected
	RF	003	Surfacing Material	Roof Flashing at Mechanical Curbs	108	LF	5% Chrysotile Asbestos
EXT.R3	Roof 3						
	RM	001	Surfacing Material	Roof Material	7340	SF	No Asbestos Detected
	RF	002	Surfacing Material	Roof Flashing - Perimeter	345	LF	No Asbestos Detected
	RF	003	Surfacing Material	Roof Flashing at Mechanical Curbs	24	LF	5% Chrysotile Asbestos

LABORATORY ANALYSIS

Appendix D

5/26/2026

LR-407

CERTIFICATE OF ANALYSIS

24991

To: **Robert Purnell****0000780397**

Collected: 055 5/19/2026

State of Delaware Division of Facilities M

Lab Project Number: 30589

122 Martin Luther King Blvd South, 2nd Floor

Dover, DE

19901-

QTY

Received Michael Yearian 5/19/2026 9

Logged Michael Yearian 5/19/2026 9

Analyzed Asghar Keyvanfar 5/23/2026 7

Sample Number: 001A

COC Description: Roof Material - EXT.R1

LAB SAMPLE ID

189703

%	Asbestos Type	%	Other Fibrous Type	%	Non Fibrous Type
	None Detected			100	Other

Color: Black
Other Color
Homogeneity: Homogeneous
Treatment: Dissolved
Texture: Firm

Sample Number: 001B

COC Description: Roof Material - EXT.R2

LAB SAMPLE ID

189704

%	Asbestos Type	%	Other Fibrous Type	%	Non Fibrous Type
	None Detected			100	Other

Color: Black
Other Color
Homogeneity: Homogeneous
Treatment: Dissolved
Texture: Firm

Sample Number: 001C

COC Description: Roof Material - EXT.R3

LAB SAMPLE ID

189705

%	Asbestos Type	%	Other Fibrous Type	%	Non Fibrous Type
	None Detected			100	Other

Color: Black
Other Color
Homogeneity: Homogeneous
Treatment: Dissolved
Texture: Firm

Sample Number: 002A

COC Description: Roof Flashing - Perimeter - EXT.R3

LAB SAMPLE ID

189706

%	Asbestos Type	%	Other Fibrous Type	%	Non Fibrous Type
	None Detected			100	Other

Color: Black
Other Color
Homogeneity: Homogeneous
Treatment: Dissolved
Texture: Firm

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP or any agency of the U.S. government.
The Laboratory did not collect samples conveyed in this report. This report shall not be reproduced except in full, without written approval of the laboratory.

Analysis Methods: EPA 600/R-93/116 / 40 CFR Appendix E to Subpart E of Part 763, interim method
of the Determination of Asbestos in Bulk Samples

Comments: (PC) Indicates Point Count Method performed. Method not performed unless stated. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based on the sample matrix. Quantification at <1% by volume is possible with this method. Analyst specific measurements of uncertainty at lower concentrations are available upon request. Analysis indicates all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed.

Asghar Keyvanfar

Analyst



NVLAP Lab Code 200885-0

Approved For Release:

Page 1 of 3

H-PLM-24991-5/19/2026

CERTIFICATE OF ANALYSIS

24991

To: **Robert Purnell** **0000780397**

Tuesday, May 26, 2026

State of Delaware Division of Facilities M

122 Martin Luther King Blvd South, 2nd Floor
Dover, DE

19901-

Re: DEARNG-USPFO Building-Roof Project

Lab Project Number: 30589

QTY

Received Michael Yearian 5/19/2026 9

Logged Michael Yearian 5/19/2026 9

Analyzed Asghar Keyvanfar 5/23/2026 7

Sample Number: 002B

COC Description: Roof Flashing - Perimeter - EXT.R2

LAB SAMPLE ID

189707

%	Asbestos Type	%	Other Fibrous Type	%	Non Fibrous Type
	None Detected			100	Other

Color: Black
Other Color
Homogeneity: Homogeneous
Treatment: Dissolved
Texture: Firm

Sample Number: 002C

COC Description: Roof Flashing - Perimeter - EXT.R1

LAB SAMPLE ID

189708

%	Asbestos Type	%	Other Fibrous Type	%	Non Fibrous Type
	None Detected			100	Other

Color: Black
Other Color
Homogeneity: Homogeneous
Treatment: Dissolved
Texture: Firm

Sample Number: 003A

COC Description: Roof Flashing - Mechanical Curbs - R2

LAB SAMPLE ID

189709

%	Asbestos Type	%	Other Fibrous Type	%	Non Fibrous Type
5	% Chrysotile			95	Other

Color: Black
Other Color
Homogeneity: Homogeneous
Treatment: Dissolved
Texture: Firm

Sample Number: 003B

COC Description: Roof Flashing - Mechanical Curbs - R1

LAB SAMPLE ID

189710

%	Asbestos Type	%	Other Fibrous Type	%	Non Fibrous Type
	Not Analyzed				

Color:
Other Color
Homogeneity:
Treatment:
Texture:

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Analysis Methods: EPA 600/R-93/116 / 40 CFR Appendix E to Subpart E of Part 763, interim method of the Determination of Asbestos in Bulk Samples

Comments:

(PC) Indicates Point Count Method performed. Method not performed unless stated. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based on the sample matrix. Quantification at <1% by volume is possible with this method. Analyst specific measurements of uncertainty at lower concentrations are available upon request. Analysis indicates all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed.

Asghar Keyvanfar

Analyst



NVLAP Lab Code 200885-0

Approved For Release:

Page 2 of 3

H-PLM-24991-5/19/2026

CERTIFICATE OF ANALYSIS

24991

To: **Robert Purnell** **0000780397**

Tuesday, May 26, 2026

State of Delaware Division of Facilities M

122 Martin Luther King Blvd South, 2nd Floor

Dover, DE

19901-

Re: **DEARNG-USPFO Building-Roof Project**

Lab Project Number: 30589

QTY

Received Michael Yearian 5/19/2026 9

Logged Michael Yearian 5/19/2026 9

Analyzed Asghar Keyvanfar 5/23/2026 7

Sample Number: 003C

COC Description: Roof Flashing - Mechanical Curbs - R1

LAB SAMPLE ID

189711

%	Asbestos Type	%	Other Fibrous Type	%	Non Fibrous Type
	Not Analyzed				

Color:
Other Color
Homogeneity:
Treatment:
Texture:

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The Laboratory did not collect samples conveyed in this report. This report shall not be reproduced except in full, without written approval of the laboratory.

Analysis Methods: EPA 600/R-93/116 / 40 CFR Appendix E to Subpart E of Part 763, interim method
of the Determination of Asbestos in Bulk Samples

Comments: (PC) Indicates Point Count Method performed. Method not performed unless stated. Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, negative PLM results cannot be guaranteed. Electron Microscopy can be used as a confirming technique. Regulatory Limit is based on the sample matrix. Quantification at <1% by volume is possible with this method. Analyst specific measurements of uncertainty at lower concentrations are available upon request. Analysis indicates all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed.

Asghar Keyvanfar
Analyst

NVLAP
"Testing"
NVLAP Lab Code 200885-0

Approved For Release:

Page 3 of 3

H-PLM-24991-5/19/2026

Partial Roof Replacement
DEARNG Contract No. 2026-04
Issued per Addendum #1

BID FORM

To: Nikia Wongus
Business Manager
Delaware Army National Guard
Biden National Guard/Reserve Center
1 Vavala Wav, New Castle, DE 19720

(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 conform to applicable project specification section. Refer to the specifications for a complete description of the following Allowances:

ALLOWANCE No. 1: Include an allowance entitled "General Owner's Allowance" in the amount of \$20,000. This allowance will be utilized by the Owner for Owner-elected changes to the work. Any or all unused allowance monies shall be returned to the Owner via a credit change order at the end of the project. This allowance shall be carried as an individual line item on the Application for Payment.

Acknowledge / Initial: _____

There are no alternates on this project.

There are no unit prices on this project.

**USP&FO Building – Partial Roof Replacement
1161 River Road, New Castle DE 19720
DEARNG Contract No. 2026-04**

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:** _____
(SEAL) (Authorized Signature)

(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)

USP&FO Building – Partial Roof Replacement
1161 River Road, New Castle DE 19720
DEARNG Contract No. 2026-04

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.

<u>Subcontractor Category</u>	<u>Subcontractor</u>	<u>Address (City & State)</u>	<u>Subcontractors tax-payer ID # or Delaware Business license #</u>
1. Roofing			
A.			
B.			
C.			
2. Plumbings			
A.			
B.			
C.			

USP&FO Building – Partial Roof Replacement
1161 River Road, New Castle DE 19720
DEARNG Contract No. 2026-04

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 Delaware Army National Guard*).

All the terms and conditions of (*DEARNG Contract No. 2026-04*) 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.

**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.

**USP&FO Building – Partial Roof Replacement
1161 River Road, New Castle DE 19720
DEARNG Contract No. 2026-04**

**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.