

Addendum #02

TO : Delaware Army National Guard

FROM : StudioJAED

DATE : June 26, 2026

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

Drawing Clarifications

The list of drawing clarifications below includes revised drawings that comprise Addendum #2, updating the current status of submitted drawings and narrative.

Changes to drawings include the following:

1. Drawing A-101: Roof Demolition Plan
 - a. Revised demolition key notes legend to reference new scope of demolition work.
 - b. Added new demolition key notes to plan.
 - c. Modified existing roof drain pipe configuration.
 - d. Added demolition key notes to existing conditions photo.
2. Drawing A-102: Roof Plan
 - a. Revised construction key notes legend to reference new scope of new construction work.
 - b. Added new construction key notes to plan.
 - c. Modified new roof drain pipe configuration.
 - d. Added new exterior elevation 2/A-102 to show extent of new work.
3. Drawing A-601: Roof Details
 - a. Added new detail 8/A-601 for reinstallation of existing roof ladder.
4. Drawing P-101: Plumbing Demolition Plan
 - a. Revised key notes legend.
5. Drawing P-102: Plumbing Demolition Plan
 - a. Revised key notes legend.
 - b. Added roof slope arrows to overall roof plan.
 - c. Removed note referencing plywood to access drain.

Changes to the Specifications

1. 00 41 13 – Bid Forms
 - a. Added Alternate #1.
 - b. Added Painting Subcontractor.

2. 01 23 00 – Alternates
 - a. Added section.
3. 04 01 00 – Maintenance of Masonry
 - a. Added section.
4. 04 05 11 – Masonry Mortaring and Grouting
 - a. Added section.
5. 09 91 13 – Exterior Painting
 - a. Added section.

Substitution Requests

1. 07 54 00 – Thermoplastic Membrane Roofing
 - a. Mule-Hide is an approved manufacturer.

Attachments

1. Specifications
 - a. 00 41 13 – Bid Forms
 - b. 01 23 00 – Alternates
 - c. 04 01 00 – Maintenance of Masonry
 - d. 04 05 11 – Masonry Mortaring and Grouting
 - e. 09 91 13 – Exterior Painting
2. Drawing A-101: Roof Demolition Plan
3. Drawing A-102: Roof Plan
4. Drawing A-601: Roof Details
5. Drawing P-101: Plumbing Demolition Plan
6. Drawing P-102: Plumbing Demolition Plan

END OF Addendum #02

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

BID FORM

For Bids Due: July 14, 2026

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

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

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: _____

ALTERNATES

Alternate prices conform to applicable project specification section. Refer to specifications for a complete description of the following Alternates.

ALTERNATE No. 1: Paint remainder of the exterior walls as indicated in the Bidding Documents.

ADD: _____
 (\$ _____)

UNIT PRICES

There are no unit prices on this project.

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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
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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. Plumbing			
A.			
B.			
C.			

Partial Roof Replacement
DEARNG Contract No. 2026-04
Issued per Addendum #2

USP&FO Building
April 6, 2026

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

BID FORM (Continued)

3.	Painting			
	A.			
	B.			
	C.			

USP&FO Building
April 6, 2026

Partial Roof Replacement
DEARNG Contract No. 2026-04
Issued per Addendum #2

**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
April 6, 2026

Partial Roof Replacement
DEARNG Contract No. 2026-04
Issued per Addendum #2

**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.

**SECTION 01 23 00
ALTERNATES**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Description of Alternates.

1.02 ACCEPTANCE OF ALTERNATES

- A. Alternates quoted on Bid Forms will be reviewed and accepted or rejected at Owner's option. Accepted Alternates will be identified in the Owner-Contractor Agreement.
- B. Coordinate related work and modify surrounding work to integrate the Work of each Alternate.

1.03 DESCRIPTION OF BASE BID

- A. Base Bid - Roof Replacement:
 - 1. Provide all work of removal and replacement of roof systems including associated demolition and construction indicated in the Construction Documents.

1.04 SCHEDULE OF ALTERNATES

- A. Alternate No. 1 - Provide all work associated with painting the remainder of the exterior walls as indicated in the Bidding Documents.:

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

**SECTION 04 01 00
MAINTENANCE OF MASONRY**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Water and Chemical cleaning of masonry surfaces.
- B. Repointing mortar joints.

1.02 RELATED REQUIREMENTS

- A. Section 04 05 11 - Masonry Mortaring and Grouting.

1.03 ADMINISTRATIVE REQUIREMENTS

- A. Preinstallation Meeting: Convene one week prior to commencing work of this section.
 - 1. Require attendance of parties directly affecting work of this section.

1.04 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide data on cleaning compounds.
- C. Manufacturer's Instructions: For cleaning materials, indicate special procedures, conditions requiring special attention.

1.05 QUALITY ASSURANCE

- A. Comply with provisions of TMS 402/602, except where exceeded by requirements of Contract Documents.

1.06 FIELD CONDITIONS

- A. Maintain materials and surrounding air temperature to minimum 40 degrees F prior to, during, and 48 hours after completion of CFRP work.
- B. Maintain materials and surrounding air temperature to maximum 90 degrees F prior to, during, and 48 hours after completion of CFRP work.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Restoration and Cleaning Chemicals:
 - 1. Diedrich Technologies, Inc: www.diedrichtechnologies.com/#sle.
 - 2. HMK Stone Care System: www.hmkstonecare.com/#sle.
 - 3. PROSOCO: www.prosoco.com/#sle.
 - 4. Substitutions: See Section 01 60 00 - Product Requirements.

2.02 CLEANING MATERIALS

- A. Cleaning Agent: Detergent type.

2.03 MORTAR MATERIALS

- A. Comply with requirements of Section 04 05 11.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that surfaces to be cleaned are ready for work of this section.

3.02 PREPARATION

- A. Protect surrounding elements from damage due to restoration procedures.
- B. Carefully remove and store removable items located in areas to be restored, including fixtures, fittings, finish hardware, and accessories; reinstall upon completion.

Issued per Addendum #2

- C. Separate areas to be protected from restoration areas using means adequate to prevent damage.
- D. Cover existing landscaping with tarpaulins or similar covers.
- E. Mask immediately adjacent surfaces with material that will withstand cleaning and restoration procedures.
- F. When using cleaning methods that involve water or other liquids, install drainage devices to prevent runoff over adjacent surfaces unless those surfaces are impervious to damage from runoff.
- G. Do not allow cleaning runoff to drain into sanitary or storm sewers.

3.03 REPOINTING

- A. Perform repointing prior to cleaning masonry surfaces.
- B. Cut out loose or disintegrated mortar in joints to minimum 1/2 inch depth or until sound mortar is reached.
- C. Do not damage masonry units.
- D. When cutting is complete, remove dust and loose material by brushing.
- E. Premoisten joint and apply mortar. Pack tightly in maximum 1/4 inch layers. Form a smooth, compact concave joint to match existing.
- F. Moist cure for 72 hours.

3.04 CLEANING EXISTING MASONRY

- A. Cleaning Detergent: Brush clean masonry surfaces at noted locations with cleaning agent in accordance with the manufacturer's instructions. Saturate masonry with clean water and flush loose mortar and dirt.

3.05 CLEANING

- A. Immediately remove stains, efflorescence, or other excess resulting from the work of this section.
- B. Remove excess mortar, smears, and droppings as work proceeds and upon completion.
- C. Clean surrounding surfaces.

END OF SECTION

**SECTION 04 05 11
MASONRY MORTARING AND GROUTING**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Mortar for masonry.

1.02 REFERENCE STANDARDS

- A. ASTM C91/C91M - Standard Specification for Masonry Cement; 2025.
- B. ASTM C270 - Standard Specification for Mortar for Unit Masonry; 2025b.
- C. ASTM C780 - Standard Test Methods for Preconstruction and Construction Evaluation of Mortars for Plain and Reinforced Unit Masonry; 2025a.
- D. TMS 402/602 - Building Code Requirements and Specification for Masonry Structures; 2022, with Errata (2024).

1.03 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
- B. Product Data: Include design mix and indicate whether the Proportion or Property specification of ASTM C270 is to be used. Also include required environmental conditions and admixture limitations.

1.04 QUALITY ASSURANCE

- A. Comply with provisions of TMS 402/602, except where exceeded by requirements of Contract Documents.

1.05 PRECONSTRUCTION TESTING

- A. Mortar Mixes: Test mortars prebatched by weight in accordance with ASTM C780 recommendations for preconstruction testing.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Maintain packaged materials clean, dry, and protected against dampness, freezing, and foreign matter.

1.07 FIELD CONDITIONS

- A. Cold and Hot Weather Requirements: Comply with requirements of TMS 402/602 or applicable building code, whichever is more stringent.

PART 2 PRODUCTS

2.01 MORTAR AND GROUT APPLICATIONS

- A. Use only factory premixed packaged dry materials for mortar and grout, with addition of water only at project site.
 - 1. Exception: If a specified mix design is not available in a premixed dry package, provide equivalent mix design using standard non-premixed materials.
- B. Mortar Mix Designs: ASTM C270, Property Specification.
 - 1. Exterior, Loadbearing Masonry: Type N.

2.02 MATERIALS

- A. Packaged Dry Material for Mortar for Repointing: Premixed Portland cement, graded sand, and chemical admixtures complying with ASTM C91/C91M with the addition of water only.
 - 1. Color: To match adjacent mortar color.
- B. Water: Clean and potable.

Issued per Addendum #2

2.03 MORTAR MIXING

- A. Thoroughly mix mortar ingredients using mechanical batch mixer, in accordance with ASTM C270 and in quantities needed for immediate use.
- B. Maintain sand uniformly damp immediately before the mixing process.
- C. Do not use anti-freeze compounds to lower the freezing point of mortar.
- D. If water is lost by evaporation, re-temper only within two hours of mixing.

PART 3 EXECUTION

3.01 INSTALLATION

- A. Install mortar to requirements of section(s) in which masonry is specified.

END OF SECTION

SECTION 09 91 13 EXTERIOR PAINTING

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Surface preparation.
- B. Field application of paints.
- C. Scope: Finish exterior surfaces exposed to view, unless fully factory-finished _____.
- D. Do Not Paint or Finish the Following Items:
 - 1. Items factory-finished unless otherwise indicated; materials and products having factory-applied primers are not considered factory finished.
 - 2. Items indicated to receive other finishes.
 - 3. Items indicated to remain unfinished.
 - 4. Fire rating labels, equipment serial number and capacity labels, and operating parts of equipment.
 - 5. Floors, unless specifically indicated.
 - 6. Glass.
 - 7. Concealed pipes, ducts, and conduits.

1.02 REFERENCE STANDARDS

- A. MPI (APSM) - Master Painters Institute Architectural Painting Specification Manual; Current Edition.

1.03 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide complete list of products to be used, with the following information for each:
 - 1. Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").
 - 2. MPI product number (e.g. MPI #47).
 - 3. Cross-reference to specified paint system(s) product is to be used in; include description of each system.
- C. Samples: Submit three paper "draw down" samples, 8-1/2 by 11 inches in size, illustrating range of colors available for each finishing product specified.
 - 1. Where sheen is specified, submit samples in only that sheen.

1.04 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified, with minimum three years documented experience.
- B. Applicator Qualifications: Company specializing in performing the type of work specified with minimum 5 years experience and approved by manufacturer.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
- B. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.
- C. Paint Materials: Store at minimum ambient temperature of 45 degrees F and a maximum of 90 degrees F, in ventilated area, and as required by manufacturer's instructions.

1.06 FIELD CONDITIONS

- A. Do not apply materials when surface and ambient temperatures are outside the paint product manufacturer's temperature ranges.

Issued per Addendum #2

- B. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.
- C. Provide lighting level of 80 ft candles measured mid-height at substrate surface.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Paints:
 - 1. BEHR Paint Company: www.behr.com/#sle.
 - 2. Pittsburgh Paints: www.pittsburghpaints.com/#sle.
 - 3. Sherwin-Williams Company: www.sherwin-williams.com/#sle.
- B. Substitutions: See Section 01 60 00 - Product Requirements.

2.02 PAINTS AND FINISHES - GENERAL

- A. Paints and Finishes: Ready-mixed, unless required to be a field-catalyzed paint.
 - 1. Provide paints and finishes of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
 - 2. Supply each paint material in quantity required to complete entire project's work from a single production run.
 - 3. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is described explicitly in manufacturer's product instructions.

2.03 PAINT SYSTEMS - EXTERIOR

- A. Exterior Surfaces to be Painted, Unless Otherwise Indicated: Including concrete masonry units.
 - 1. Two top coats and one coat primer.
 - 2. Top Coat(s): Exterior Latex; MPI #10, 11, 15, 119, or 214.
 - a. Products:
 - 1) Basis of Design: Sherwin-Williams Loxon XP Exterior. (MPI #10)
 - 2) Or Approved Equal.
 - 3) Substitutions: See Section 01 60 00 - Product Requirements

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that surfaces are ready to receive work as instructed by the product manufacturer.
- B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.
- C. Test shop-applied primer for compatibility with subsequent cover materials.

3.02 PREPARATION

- A. Clean surfaces thoroughly and correct defects prior to application.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces for finishing.
- D. Seal surfaces that might cause bleed through or staining of topcoat.
- E. Remove mildew from impervious surfaces by scrubbing with solution of tetra-sodium phosphate and bleach. Rinse with clean water and allow surface to dry.
- F. Masonry:
 - 1. Remove efflorescence and chalk. Do not coat surfaces if moisture content or alkalinity of surfaces or if alkalinity of mortar joints exceed that permitted in manufacturer's written instructions. Allow to dry.
 - 2. Prepare surface as recommended by top coat manufacturer.

3.03 APPLICATION

- A. Apply products in accordance with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual".
- B. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.
- C. Apply each coat to uniform appearance.
- D. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.
- E. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

END OF SECTION