



ADDENDUM 05 TO CONTRACT DOCUMENTS

Date: September 11, 2026

To: Bidders

From: Becker Morgan Group, Inc.

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

Project: James T. Vaughn Correctional Center – JTVCC New K-9 Facility
1181 Paddock Rd., Smyrna, DE 19977

Project Number: BMG Project No. 2024038.02
State Contract No. MC3804000169

Subject: **ADDENDUM No. 05**

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 July 29, 2026 and any previously issued addenda, thereby incorporating these items into the contract.

OLD BUSINESS:

Item No.	Description
1.01	Bids are due by 10:00 am on Tuesday, September 15, 2026 , via the Bonfire Portal ONLY . Any bids received after this time will not be included.
1.02	Last date and time for RFI submission will be 4:00 pm on Thursday, September 10, 2026 . Last addendum will be issued no later than 4:00 pm on Friday, September 11, 2026 .

NEW BUSINESS:

Item No.	Description
2.01	Bids will be opened and read aloud at 11:00 am local time on Tuesday, September 15, 2026 at the office of the Division of Facilities Management, Haslet Armory, 122 Martin Luther King Jr. Blvd. South, Dover, DE 19901.

RFI's

(Italicized questions still pending)

Item	Description
3.01	Question: Please provide Make and Model number for the Fire/CO2 Detectors that were added. Answer: The contractor shall provide a combination smoke/carbon monoxide alarm equal to First Alert Model SC2-W10 and shall be listed to UL 217 and UL 2034. This alarm shall be hardwired through a dedicated 120v circuit from panel PP-1.

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3.02	Question: Indoor Unit label as IDU #2 is not shown on the drawing. I believe the IDU #5 unit called out should be IDU #2 and the IDU #5 (Larger Unit is Outside by the DOAS-1) Please Confirm. Answer: IDU in office 108 was mislabeled on the electrical drawings, should be IDU-2 (was labeled as IDU-5).
3.03	Question: Distribution Panel DP1 shown on Single Line is not shown on Dwg. E100 (Add #2). Please provide location for this Panel. Answer: Main Service Distribution panel HDP1 is shown in storage room 110 along the plan east wall.
3.04	Question: Item 3.07 in Add 4 states the contractor is responsible for 3rd party testing. Generally the State/Owner hires Verdantas for the 3rd party inspection. Please confirm that the State is not responsible for the 3rd party testing. Answer: The Contractor will NOT be responsible for 3rd party testing and inspections. These fees will be the responsibility of the Owner.
3.05	Question: Question 3.11 in Add 4. Part of the question was answered about where the silt fence was to be installed, however, the question on whether its regular or super silt fence was not answered. Answer: Regular silt fence is appropriate for the project.
3.06	Question: Question 3.09 in Add 4. Impact Fees are the responsibility of the contractor. We agree that the building permit and all other permit fees are to be paid by the contractor. However, the impact fees for water/sewer as well as other utility fees are typically paid for by Owner or on other projects an allowance was part of the bid for these fees. We have attempted to retrieve the cost for impact fees to include them on our bid but have been unsuccessful. Can an allowance be created for any impact fees? Answer: The Contractor will NOT be responsible for impact and utility fees. These fees will be the responsibility of the Owner.
3.07	Question: The drawings call for a new utility meter cabinet but there are no specifications for it. Is this utility owned and provided or the responsibility of the Electrical Contractor? Answer: The utility shall provide the meter cabinet.
3.08	Question: The specs call out an air switch, but non is shown on the electrical drawings. Is this required? Answer: The PME switch is shown on the electrical drawings E001 and E200. Yes, it is required, and it is the responsibility of the contractor to provide and install the switch.
3.09	Question: Bid Bond Form - Didn't see this updated in any of the addendums, so we're assuming we use the bid bond form from the specs? Answer: The Bid Bond form has not been revised. Please use form included in the project manual.
3.10	Question: Subcontractor List - This wasn't updated in Addendum 4, so we're assuming we are to use the forms included in Addendum 3? Answer: Please use the subcontractor list included in the updated bid forms provided in addendum 03.

PROJECT MANUAL CHANGES:

Item	Description
4.01	N/A

DRAWING CHANGES:

Item	Description
5.01	N/A

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LIST OF ATTACHMENTS

Item	Description
6.01	N/A

END OF ADDENDUM 05