



ADDENDUM 04 TO CONTRACT DOCUMENTS

Date: September 09, 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. 04**

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	N/A

RFI's

(Italicized questions still pending)

(Shaded questions answered in previous Addenda)

Item	Description
3.01	Question: Metal soffit panels are called out in both the roof-panel and metal-wall-panel specifications, and the drawings appear to indicate both perforated and non-perforated soffits. The plans appear to indicated non-preforated metal soffit pannels on the canopy area plan south, and all other exterior soffits area preforated. Please advise. Answer: Non-perforated metal is to be used at the front and rear canopy ceilings. All soffits are to

Addendum 04

James T. Vaughn Correctional Center – JTVCC New K-9 Facility
 Smyrna, Delaware
 Page 2

September 09, 2026

2025338.01

MC3804000169

	be perforated metal.
3.02	Question: Section 074113 – Metal Roof Panels lists ATAS International as the Basis of Design manufacturer for metal soffit panels but does not identify a specific product. Section 074213 – Metal Wall Panels identifies ATAS Wind-Lok Soffit MPS 120 as the Basis of Design. Drawing A301 indicates both perforated and non-perforated metal soffit conditions. Please confirm the Basis of Design product for each soffit condition and whether ATAS Wind-Lok MPS 120 is intended for both the perforated eave soffit and non-perforated covered porch soffit. Answer: ATAS Wind-Lok Soffit MPS 120 is the Basis of Design for all soffits.
3.03	Question: The specs include a Weather Barrier (Basis of Design DRYLine MP+ Drainage) and Air Barrier spec (Basis of Design Tyvek) which both a membrane wrap type product. Answer: Basis of Design is Tyvek air barrier. Section 072500 Weather Barriers does not apply and will be removed.
3.04	Question: Sheathing Sec 061600 2.02 C lists a densglass product with the integral weather resistive air barrier. Also, item B appears to list a stanard dens glass product. Please advise what Sheathing and air barrier system we are to include. Answer: Basis of Design is item B, item C has been removed.
3.05	Question: Ref. Sheet A101 Exterior Wall Type 1 Detail. The plans show below grade damproofing on the foundation wall. We do not have a spec section for damproofing. Please provide a basis of design for the damproofing. Answer: Section 077113 Bituminous Dampproofing has been added to the project manual.
3.06	Question: Please advise whether a geotechnical study has been performed for the project site. If so, please provide the geotechnical report. Answer: There is no geotechnical report for the site.
3.07	Question: Please confirm who is respible for the cost of the third party testing and inspections? This includes the following but is not limited to geo-tech/earthwork, concrete, wood framing, etc. Answer: The contractor is responsible for the costs of all third-party testing and inspections.
3.08	Question: Durning the pre-bid meeting, it was discussed that the Contractor will be responsible for obtaining the required permits and approvals. Please provide a list of all required permits/approvals and the applicable Authorities Having Jurisdiction (AHJs). Also, please confirm what permit-related documents, applications, drawings, or other supporting information will be provided by the Owner/Architect for the Contractor's use in obtaining these approvals. Answer: A list of required permits can be found on the New Castle County website. All permit related drawings and specifications will be provided to the contractor. Applications are the responsibility of the contractor.
3.09	Question: If any impact fees, capacity charges, tap fees, or similar jurisdictional fees are required in connection with obtaining the building permit or other project approvals, please confirm whether these fees are to be paid by the Owner or included in the Contractor's bid.. Answer: Impact fees, (et. al.) are the responsibility of the contractor and should be included in the bid.
3.10	Question: Please confirm that no asphalt paving, patching, or pavement restoration is required under this Contract, with the exception of the new pavement striping and signage indicated on Sheet 3 of 3. Answer: No asphalt work is required other that as described in the bid documents.
3.11	Question: Please confirm the required temporary erosion and sediment control measures for the project. Section 015713 requires silt fence along the downhill perimeter of disturbed areas; however, the drawings do not clearly indicate the limits. Please confirm whether silt fence or super silt fence is required around any or all portions of the project LOD and provide the required locations/limits.. Answer: Silt fence limits are the perimeter of the LOD.
3.12	Question: Please confirm if we need to provide temporary construction fence around the

Addendum 04

James T. Vaughn Correctional Center – JTVCC New K-9 Facility
 Smyrna, Delaware
 Page 3

September 09, 2026

2025338.01

MC3804000169

	LOD/perimeter of the construction site? Answer: Temporary fencing is per Section 015000 Temporary Facilities and Controls.
3.13	Question: Ref. Sheet A102 First Floor Reflected Ceiling Plan. Please confirm that the hatched area represents a mechanical mezzanine/access platform above the gypsum-board ceiling. Please identify the required platform decking material and thickness, design loading, and any associated framing requirements, and confirm whether this area is intended for mechanical/MEP access only or may also be used for storage. Answer: Refer to sheets A102, A201, and A301 as distributed in addendum ADD_03.
3.14	Question: Please confirm that an automatic fire sprinkler system is not required for this building based on the applicable occupancy classification, construction type, building area, and code requirements. Answer: Refer to the bidding documents.
3.15	Question: Please confirm the required permanent stabilization for all disturbed lawn/green areas surrounding the new building. Please identify the limits and type of stabilization required, including whether these areas are to receive topsoil and seed, sod, or other permanent stabilization. If seeded, please confirm that Section 329219 – Seeding applies to all disturbed lawn areas. Answer: Stabilization limits are the perimeter of the LOD.
3.16	Question: Addendum #2- Drawing E-001 is showing a 1-1/4" PVC conduit for the incoming High Voltage service conductors. I don't believe that (3) of the #2 HV cable will fit in a 1-1/4 conduit. Please advise. Answer: The contractor shall provide a 3" conduit instead of a 1-1/4". This typo will be fixed for the permit drawings.
3.17	Question: Is the electrical contractor to furnish the #2 HV cable from the metering cabinet to the pole? Answer: Yes, E.C. to furnish and install #2 HC cable from the metering cabinet to the proposed switch and then to the K-9 facility main transformer.

PROJECT MANUAL CHANGES:

Item	Description
4.01	000110 Table of Contents – Section 072500 Weather Barriers removed. Section 077113 Bituminous Dampproofing has been added to the TOC.
4.02	061600 Sheathing – Product item C has been removed.
4.03	071113 Bituminous Dampproofing – Section has been added to the project manual

DRAWING CHANGES:

Item	Description
5.01	N/A

LIST OF ATTACHMENTS

Item	Description
6.01	000110_Table of Contents
6.02	061600_Sheathing
6.03	071113_Bituminous Dampproofing

END OF ADDENDUM 04

Section 000110

Table of Contents
PROCUREMENT AND CONTRACTING REQUIREMENTS

Division 00 -- Procurement and Contracting Requirements

INTRODUCTORY INFORMATION

000101 - Project Title Page
000107 - Professional Seals Page
000110 - Table of Contents
000115 - List of Drawing Sheets

PROCUREMENT REQUIREMENTS

001116 - Invitation to Bid
002113 - Instructions to Bidders
002600 - Procurement Substitution Procedures
004113 - Bid Form
004313 - Bid Bond

CONTRACTING REQUIREMENTS

005213 - Standard Form of Agreement Between Owner and Contractor
(Sample AIA A101-2017)
(Sample AIA A101-2017 - Exhibit A)
005413 - Supplement to Agreement Between Owner and Contractor
005414 - Supplement to A101-2017 - Exhibit A - Insurance & Bonds
006113.12 - Performance Bond
006113.16 - Payment Bond
006276 - Application and Certificate for Payment Forms
(Sample AIA G702 & G703)
007213 - General Conditions
(Sample AIA A201-2017)
007313 - Supplementary General Conditions
007343 - Wage Rate Requirements
008113 - General Requirements
008114 - Drug Testing Forms
008115 - Affidavit of Craft Training Compliance

SPECIFICATIONS

Division 01 -- General Requirements

011000 - Summary
012000 - Price and Payment Procedures
012100 - Allowances
012300 - Alternates
012500 - Substitution Procedures
013000 - Administrative Requirements
013216 - Construction Progress Schedule
013553 - Security Procedures
014000 - Quality Requirements
014100 - Regulatory Requirements
014216 - Definitions
014219 - Reference Standards
014533 - Code-Required Special Inspections
015000 - Temporary Facilities and Controls
015500 - Vehicular Access and Parking
015713 - Temporary Erosion and Sediment Control

016000 - Product Requirements
017000 - Execution and Closeout Requirements
017419 - Construction Waste Management
017419 - Construction Waste Management and Disposal
017800 - Closeout Submittals
017900 - Demonstration and Training
019113 - General Commissioning Requirements

Division 02 -- Existing Conditions
024100 -- Demolition

Division 03 -- Concrete
031000 - Concrete Forming and Accessories
032000 - Concrete Reinforcing
033000 - Cast-in-Place Concrete

Division 04 -- Masonry (NOT USED)

Division 05 -- Metals (NOT USED)

Division 06 -- Wood, Plastics, and Composites
061000 - Rough Carpentry
061053 - Miscellaneous Rough Carpentry
061600 - Sheathing - USG
061753 - Shop-Fabricated Wood Trusses
062000 - Finish Carpentry

Division 07 -- Thermal and Moisture Protection
071113 - Bituminous Dampproofing
072100 - Thermal Insulation
072600 - Vapor Retarders
072700 - Air Barriers
074113 - Metal Roof Panels
074213 - Metal Wall Panels
076200 - Sheet Metal Flashing and Trim
077123 - Manufactured Gutters and Downspouts
078400 - Firestopping
079200 - Joint Sealants

Division 08 -- Openings
081113 - Hollow Metal Doors and Frames
081416 - Flush Wood Doors
083100 - Access Doors and Panels
085200 - Wood Windows
087100 - Door Hardware

Division 09 -- Finishes
092116 - Gypsum Board Assemblies
096700 - Fluid-Applied Flooring
099000 - Painting and Coating
099113 - Exterior Painting
099123 - Interior Painting

Division 10 -- Specialties
102600 - Wall and Door Protection
102800 - Toilet, Bath, and Laundry Accessories

Division 11 -- Equipment
113013 - Residential Appliances

Division 12 -- Furnishings
122400 - Window Shades
123200 - Manufactured Wood Casework

Division 13 -- Special Construction (NOT USED)

Division 14 -- Conveying Equipment (NOT USED)

Division 21 -- Fire Suppression
210500 - Common Work Results for Fire Suppression

Division 22 -- Plumbing
220513 - Common Motor Requirements for Plumbing Equipment
220548 - Vibration and Seismic Controls for Plumbing Piping and Equipment
220553 - Identification for Plumbing Piping and Equipment
220719 - Plumbing Piping Insulation
221005 - Plumbing Piping
221006 - Plumbing Piping Specialties
221119 - Domestic Water Piping Specialties
223000 - Plumbing Equipment
224000 - Plumbing Fixtures

Division 23 -- Heating, Ventilating, and Air-Conditioning (HVAC)
230513 - Common Motor Requirements for HVAC Equipment
230548 - Vibration and Seismic Controls for HVAC
230553 - Identification for HVAC Piping and Equipment
230713 - Duct Insulation
230800 - Commissioning of HVAC
230950 - Building Automation System (BAS) General
230951 - BAS Basic Materials, Interface Devices, and Sensors
230953 - BAS Field Panels
230954 - BAS Communication Devices
230955 - BAS Software and Programming
230958 - Sequence of Operation
230959 - Bas System Commissioning
233100 - HVAC Ducts and Casings
233300 - Air Duct Accessories
232700 - Air Outlets and Inlets
234000 - HVAC Air Cleaning Devices
237413 - Packaged Outdoor Central-Station Air-Handling Units
238129 - Variable Refrigerant Flow HVAC Systems

Division 25 -- Integrated Automation (NOT USED)

Division 26 -- Electrical
260513 - Medium Voltage Cables
260519 - Low-Voltage Electrical Power Conductors and Cables
260526 - Grounding and Bonding for Electrical Systems
260529 - Hangers and Supports for Electrical Systems
260533.13 - Conduit for Electrical Systems
260533.16 - Boxes for Electrical Systems
260533.23 - Surface Raceways for Electrical Systems
260553 - Identification for Electrical Systems
260573 - Power System Studies

260583 - Wiring Connections
260923 - Lighting Control Devices
261219 - Pad-Mounted, Liquid-Filled, Medium-Voltage Transformers
261321 - Air Interrupter Switches
262100 - Low-Voltage Electrical Service Entrance
262200 - Low-Voltage Transformers
262416 - Panelboards
262726 - Wiring Devices
262813 - Fuses
262816.13 - Enclosed Circuit Breakers
262816.16 - Enclosed Switches
265100 - Interior Lighting

Division 27 -- Communications
271000 - Structured Cabling

Division 28 -- Electronic Safety and Security
284600 - Fire Detection and Alarm

Division 31 -- Earthwork
311000 - Site Clearing
312200 -- Grading

Division 32 -- Exterior Improvements
329119 - Landscape Grading
329219 -- Seeding

Division 33 -- Utilities (NOT USED)

END OF SECTION 099113

**SECTION 061600
SHEATHING**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Sheathing.
- B. Subflooring.

1.02 RELATED REQUIREMENTS

- A. Section 072500 - Weather Barriers.

1.03 REFERENCE STANDARDS

- A. ASTM C1177/C1177M - Standard Specification for Glass Mat Gypsum Substrate for Use as Sheathing; 2024.
- B. ASTM C1185 - Standard Test Methods for Sampling and Testing Fiber-Cement Flat Sheet, Roofing and Siding Shingles, and Clapboards; 2023.
- C. ASTM D1037 - Standard Test Methods for Evaluating Properties of Wood-Base Fiber and Particle Panel Materials; 2012 (Reapproved 2020).
- D. ASTM D1293 - Standard Test Methods for pH of Water; 2018.
- E. ASTM D3273 - Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber; 2021.
- F. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2026.
- G. ASTM E96/E96M - Standard Test Methods for Gravimetric Determination of Water Vapor Transmission Rate of Materials; 2024a.
- H. ASTM E136 - Standard Test Method for Assessing Combustibility of Materials Using a Vertical Tube Furnace at 750 Degrees C; 2026.
- I. ASTM E2178 - Standard Test Method for Determining Air Leakage Rate and Calculation of Air Permeance of Building Materials; 2021a.
- J. ASTM E2357 - Standard Test Method for Determining Air Leakage Rate of Air Barrier Assemblies; 2025.

1.04 QUALITY ASSURANCE

- A. Use materials evaluated by Air Barrier Association of America (ABAA).

1.05 DELIVERY, STORAGE, AND HANDLING

- A. See Section 017419 - Construction Waste Management and Disposal for packaging waste requirements.
- B. Store products above ground in dry ventilated space to protect against moisture. Support stacked products to prevent deformation and allow air circulation.

1.06 WARRANTY

- A. See Section 017800 - Closeout Submittals for additional warranty requirements.
- B. Manufacturer Warranty: Provide warranty for material defects and fabrication as noted in manufacturer's documentation. Complete forms in Owner's name and register with manufacturer.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. USG Corporation - Basis of design: www.usg.com/.
- B. National Gypsum Company: www.nationalgypsum.com/.

- C. Gold Bond Building Products: www.goldbondbuilding.com/
- D. Substitutions: See Section 016000 - Product Requirements.

2.02 SHEATHING

- A. Structural cementitious roof sheathing panels.
 - 1. Size: 48 by 96 inches (1220 by 2440 mm), nominal.
 - 2. Thickness: 3/4 inch (19 mm), nominal.
 - 3. Edges: Square.
 - 4. Span: 48 inches (1220 mm), maximum.
 - 5. Fire Resistance: Noncombustible, when tested in accordance with ASTM E136.
 - 6. Surface Burning Characteristics: Flame spread index of 0; smoke developed index of 0; when tested in accordance with ASTM E84.
 - 7. Mold Resistance: Rating of 10, when tested in accordance with ASTM D3273.
 - 8. Density: 75 psf (3.59 kPa) in accordance with ASTM C1185.
 - 9. Weight: 5 psf (0.24 kPa) in accordance with ASTM D1037 at thickness of 3/4 inch (19 mm).
 - 10. pH Value: 10 when tested in accordance with ASTM D1293.
 - 11. Termite Resistance: 9.8 when tested in accordance with AWPA E1.
 - 12. Products:
 - a. USG Corporation; Structural Panel Concrete Roof Deck.
- B. Glass-mat-faced gypsum wall sheathing, comply with ASTM C1177/C1177M.
 - 1. Thickness: 1/2 inch (12.7 mm).
 - 2. Edges: Square.
 - 3. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
 - 4. Products:
 - a. USG Corporation; Securock Brand UltraLight Glass-Mat Sheathing Regular.
 - b. Substitutions: See Section 016000 - Product Requirements.

2.03 ACCESSORIES

- A. Fasteners and Anchors:
 - 1. General: Refer to manufacturer product information for fastener types and requirements.
 - 2. Anchors: Toggle bolt type for anchorage to hollow masonry.
- B. Air Barriers:
 - 1. Impermeable membrane with facer.
 - a. USG Corporation; ExoAir 110AT.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify roof and floor framing meet deflection criteria noted in drawings, as recommended by manufacturer and local building code requirements.
- B. Examine substrates and adjoining construction.
- C. Replace damaged framing before installation of cementitious panel subfloor. Proceed with installation only after unsatisfactory conditions corrected.

3.02 PREPARATION

- A. Coordinate installation of roof deck construction, framing of openings, and other assembly installation.
- B. Coordinate installation of rough carpentry members specified in other sections.

3.03 INSTALLATION

- A. Select material sizes to minimize waste.

- B. Reuse and clearly separate scrap for use on-site as accessory components, including shims, bracing, and blocking.
- C. Roof Sheathing: Secure panels with long dimension perpendicular to framing members, with ends staggered and over firm bearing.
- D. Wall Sheathing: Secure with long dimension perpendicular to wall studs, with ends over firm bearing and staggered, using screws.
- E. Wall Sheathing with Integrated Water-Resistive Barrier and Air Barrier: Secure to studs in accordance with manufacturer's installation instructions.
 - 1. Install with water-resistive and air barrier on exterior side of sheathing.
 - 2. Do not bridge building expansion joints; cut and space edges of panels to match spacing of structural support elements.
 - 3. Do not install directly over masonry surfaces; use furring strips or framing.
 - 4. Apply manufacturer's standard seam sealants and transition membranes.

3.04 FIELD QUALITY CONTROL

- A. See Section 014000 - Quality Requirements for additional requirements.

3.05 CLEANING

- A. Waste Disposal: See Section 017419 - Construction Waste Management and Disposal.
 - 1. Comply with applicable regulations.
 - 2. Do not burn scrap on project site.
 - 3. Do not burn pressure treated scraps.
- B. Clean material debris, shavings, and sawdust prior to Substantial Completion of project.

END OF SECTION 061600

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**SECTION 071113
BITUMINOUS DAMPPROOFING**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Bituminous dampproofing.
- B. Protection boards.
- C. Drainage panels.

1.02 RELATED REQUIREMENTS

- A. Section 072100 - Thermal Insulation: Rigid insulation board used as protection board.

1.03 REFERENCE STANDARDS

- A. ASTM D449/D449M - Standard Specification for Asphalt Used in Dampproofing and Waterproofing; 2003 (Reapproved 2021).
- B. ASTM D4479/D4479M - Standard Specification for Asphalt Roof Coatings - Asbestos-Free; 2007 (Reapproved 2024).
- C. NRCA (WM) - The NRCA Waterproofing Manual; 2021.

1.04 SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide properties of primer, bitumen, and mastics.
- C. Manufacturer's Installation Instructions: Indicate special procedures and perimeter conditions requiring special attention.
- D. Installer's qualification statement.

1.05 FIELD CONDITIONS

- A. Maintain ambient temperatures above 40 degrees F (5 degrees C) for 24 hours before and during application until dampproofing has cured.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Basis of Design: Karnak Corporation: www.karnakcorp.com.
- B. Mar-flex Waterproofing & Building Products: www.mar-flex.com.
- C. W. R. Meadows, Inc: www.wrmeadows.com.
- D. Substitutions: See Section 016000 - Product Requirements.
- E. Source Limitations: Furnish products produced by single manufacturer and obtained from single supplier.

2.02 BITUMINOUS DAMPPROOFING

- A. Bituminous Dampproofing: Cold-applied, spray-grade; asphalt base, volatile petroleum solvents, and other content, suitable for application by spray, brush, roller, or squeegee; asbestos-free; suitable for application on vertical and horizontal surfaces.
 - 1. Composition: ASTM D4479/D4479M Type I, asbestos free.
 - 2. VOC Content: Not more than permitted by local, State, and federal regulations.
 - 3. Applied Thickness: 1/16 inch (1.5 mm), minimum, wet film.
 - 4. Products:
 - a. Karnak Corporation; 112 Foundation Coating: www.karnakcorp.com.
 - b. Substitutions: See Section 016000 - Product Requirements.

2.03 ACCESSORIES

- A. Drainage Panel: 1/4-inch (6 mm) thick formed plastic, hollowed sandwich.

- B. Protection Board: 1/8-inch (3 mm) thick biodegradable hardboard.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify existing conditions are acceptable prior to starting this work.
- B. Verify substrate surfaces are durable, free of matter detrimental to adhesion or application of dampproofing system.
- C. Verify that items penetrating surfaces to receive dampproofing are securely installed.

3.02 PREPARATION

- A. Protect adjacent surfaces not designated to receive dampproofing.
- B. Clean and prepare surfaces to receive dampproofing in accordance with manufacturer's instructions.
- C. Do not apply dampproofing to surfaces unacceptable to manufacturer.
- D. Apply mastic to seal penetrations, small cracks, or minor honeycombs in substrate.

3.03 APPLICATION

- A. Foundation Walls: Apply two coats of asphalt dampproofing.
- B. Perform this work in accordance with manufacturer's instructions and NRCA (WM) applicable requirements.
- C. Place protection board over insulation, butt joints, and adhere with mastic.
- D. Scribe and cut boards around projections, penetrations, and interruptions.

END OF SECTION 071113