



ADDENDUM 01 TO CONTRACT DOCUMENTS

Date: August 24, 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. 01**

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.

PRE-BID MEETING MINUTES:

Item No.	Description
1.01	A MANDATORY Pre-Bid Meeting was held on Tuesday, August 18, 2026, at 10:00 a.m. in the Maintenance Facility at the James T. Vaughn Correctional Center. DFM and BMG conducted the meeting. Meeting concluded at approximately 10:45 am.
1.02	Project representatives were introduced: - Michael Bailey (DFM), michael.a.bailey@delaware.gov - Alisha McCullough (DOC), alisha.mccullough@delaware.gov - Matthew Fennemore (DOC), matthew.fennemore@delaware.gov - Ryan Malin (DEDC, Inc.), rmalin@dedc-eng.com - Derek Dutton (Becker Morgan Group), ddutton@beckermorgan.com
1.03	A list of bidders was created. See pre-bid attendance sheet attached.
1.04	Bids are due Thursday, September 03, 2026 @ 10:00 am , via the Bonfire Portal ONLY Any bids received after this time will not be included.
1.05	Bid submissions should include proper bid documents as enclosed in the project manual.
1.06	All bond forms and requirements are outlined in the project manual.
1.07	Subcontractor lists should be included with bid as per the design manual. - All attending were made aware that ALL Subcontractors must be listed, if self-performing, the General Contractor must list themselves, no Subcontractor shall be left blank or listed as "NA". - All attending was made aware the third-tier subcontractors MUST be listed on the Subcontractor List where indicated by line A, B & C. If additional third-tier subcontractors

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	are needed they should be penciled in and labeled as D, E, etc. If there are no third-tier subcontractor or less that the three indicated on the form, the lines are to be left “blank”, no third-tier Subcontractor shall be listed as “NA”. All attending were made aware that no abbreviations shall be used when filling out subcontractor list. Entries must reflect full names as shown on the party’s business license.
1.08	The project is a state project and will require State of Delaware current Prevailing Wage Rates. A certified, project specific copy of the PWR is attached.
1.09	Bidder’s Requests for Information (RFI) may be submitted electronically to Becker Morgan Group and DFM; Attn: Derek Dutton (ddutton@beckermorgan.com) and Michael Bailey (michael.a.bailey@delaware.gov). RFI’s must be submitted via email. Submissions must be a separate .pdf file attachment on company letterhead and the contractor’s RFI number. RFI’s submitted in the body of the email will be returned unanswered with a request for proper submission format. RFI’s may NOT be submitted directly to project consultants. Any RFI’s submitted in this manner will be ignored.
1.10	Any substitution requests should be submitted for architect’s approval per project manual instructions prior to use. Substitutions must comply with the physical and performance properties of the Basis of Design
1.11	Last date and time for RFI submission will be 4:00 pm on Monday, August 31, 2026. Last addendum will be issued no later than 4:00 pm on Tuesday, September 01, 2026.
1.12	Contracting requirements are as outlined in the project manual.
1.13	Bidders should include a contingency allowance of \$100,000.00. Any requests for use of allowance funds must be completed via the State of Delaware’s Allowance Authorization Form, included in the project manual.
1.14	Bid documents are available electronically at Becker Morgan Group, \$25.00 non-refundable, checks to be made out to Becker Morgan Group, Inc. Call or email in advance. Documents will be delivered via email. Payment may also be made electronically by visiting the bottom of the Becker Morgan Group website www.beckermorgan.com.
1.15	BMG/DFM reviewed the scope of the project.
1.16	All permitting required is the responsibility of the Contractor.
1.17	Access to the facility and all work must be coordinated through DOC (Mr. Fennemore). No work will be performed behind the security fence.
1.18	Use of Site: - An area on-site will be designated for contractor staging area. - An area on-site will be designated for contractor parking area. - Temporary power will be the responsibility of contractor and may be coordinated through DOC. - Contractor must provide portable toilets. No use of building facilities shall be permitted.
1.19	Work Restrictions: - Work hours per facility requirements and discretion. - Weekend or after hours work only per New Castle County requirements and facility discretion. - Drug screening and security clearance review are required for all workers on the site. - No tobacco, alcohol, controlled substances, or weapons are permitted on site at any time. - Additional security restrictions as required by DOC and JTVCC requirements.

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RFI's

(Italicized questions still pending)

(Shaded questions answered in previous Addenda)

Item	Description
2.01	<u>N/A</u>

PROJECT MANUAL CHANGES:

Item	Description
3.01	N/A

DRAWING CHANGES:

Item	Description
4.01	N/A

LIST OF ATTACHMENTS

Item	Description
5.01	01_ADD-01_MC3804000169_Pre-Bid-Attendance
5.02	02_ADD-01_MC3804000169_Bid-Forms
5.03	03_ADD-01_MC3804000169_Certified-PWR

END OF ADDENDUM 01

Pre-Bid Meeting Attendance

Date: 08/18/2026 Time: 10:00am

Project: James T. Vaughn Correction Center – New K-9 Facility

BMG Project #: 2025338.01

Location: 1181 Paddock Rd., Smyrna, DE 19977

Name	Company	Email
LEON WALKER	BLACKLION CONSTRUCTION	BLACKLIONCONSTRUCTION302@GMAIL.COM
MIKE TUCKER	DELMAR VETERAN BUILDERS	ESTIMATING@DELMARVETERANBUILDERS.COM
Beth Hasenick	Ventresca Bros. Inc.	tony@ventrescabros.com
Bill Booth	COMMONWEALTH CONCRETE CO., INC.	bbooth@itscommonwealth.com
LC Bathon	Lawrence C Bathon Builders Inc.	lc@bathonbuilders.com
Daniel Moltion	Helm Services	dmoltion@helmsvs.com
Martyn Murray	L.J. PAOLELLA	BIDS@LJSPINC.NET
Kim Lombardi	AMAKOR Inc	AMAKOR@AOL.COM
Grant Cole	Kent Construction Co	grant@kentconstructionco.com
ROBERT KLIPFEL	INFINITY CONST. & DEV	RKLIPFEL@INFINITY-CC.COM
STEVEN JACKSON	GREAT DIAMOND	steve@greatdiamondbuilders.com
Chidozie Dike	DK Construction Services LLC	cdike@dkconstructionservices@gmail.com

BID FORM

To: State of Delaware
Office of Management and Budget
Division of Facilities Management
122 Martin Luther King, Jr. Blvd. South
Dover, DE 19901

Phone No.: () _____ - _____ **Fax No.:** () _____ - _____

\$ _____
(\$ _____)

Contingency Allowance No. 1: One Hundred Thousand Dollars

_____ (\$ 100,000.00)

BID FORMS
00 41 13 - 1

JTVCC New K-9 Facility
Smyrna, Delaware
MC3804000169

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: _____
(SEAL)

By: _____
(Authorized Signature)

(Title)

Date: _____

JAMES T. VAUGHN CORRECTIONAL CENTER
May, 2026

JTVCC NEW K-9 FACILITY
MC3804000169

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)

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JTVCC New K-9 Facility
Smyrna, Delaware
MC3804000169

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. Fire Alarm	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____
2. Electrical	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____

3.	Masonry			
	A.			
	B.			
	C.			
4.	Mechanical			
	A.			
	B.			
	C.			
5.	Plumbing			
	A.			
	B.			
	C.			

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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 Office of Management and Budget, Division of Facilities Management)*.

All the terms and conditions of *(Project or Contract Number)* 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 _____ 2025.

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 _____ 2025.

My Commission expires _____. NOTARY PUBLIC _____

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.

JTVCC New K-9 Facility
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**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 _____ 2025.

My Commission expires _____. NOTARY PUBLIC _____

THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.

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**SECTION 007346
WAGE DETERMINATION SCHEDULE**

STATE OF DELAWARE
DEPARTMENT OF LABOR
DIVISION OF INDUSTRIAL AFFAIRS
OFFICE OF LABOR LAW ENFORCEMENT
PHONE: (302) 318-2769

Mailing Address:
252 Chapman Road
Suite 210
Newark, DE 19702

Located at:
252 Chapman Road
Suite 210
Newark, DE 19702

PREVAILING WAGES FOR BUILDING CONSTRUCTION EFFECTIVE MARCH 13, 2026

CLASSIFICATION	NEW CASTLE	KENT	SUSSEX
ASBESTOS WORKERS	30.70	37.78	55.01
BOILERMAKERS	91.87	46.61	68.52
BRICKLAYERS	68.29	68.29	68.29
CARPENTERS	64.06	64.06	52.30
CEMENT FINISHERS	96.91	68.92	53.44
ELECTRICAL LINE WORKERS	61.02	52.34	39.90
ELECTRICIANS	86.87	86.87	86.87
ELEVATOR CONSTRUCTORS	121.73	86.57	109.37
GLAZIERS	88.42	88.42	76.04
INSULATORS	71.54	71.54	71.54
IRON WORKERS	79.33	79.33	79.33
LABORERS	59.65	59.65	59.65
MILLWRIGHTS	91.00	91.00	73.10
PAINTERS	61.53	61.53	61.53
PILEDRIVERS	93.37	52.83	42.72
PLASTERERS	40.06	40.06	29.69
PLUMBERS/PIPEFITTERS/STEAMFITTERS	82.05	85.29	78.26
POWER EQUIPMENT OPERATORS	85.29	85.29	85.29
ROOFERS-COMPOSITION	36.41	31.28	33.64
ROOFERS-SHINGLE/SLATE/TILE	24.68	29.36	23.08
SHEET METAL WORKERS	87.84	87.84	87.84
SOFT FLOOR LAYERS	63.69	63.69	50.43
SPRINKLER FITTERS	77.63	77.63	77.63
TERRAZZO/MARBLE/TILE FNRS	73.75	73.75	84.10
TERRAZZO/MARBLE/TILE STRS	81.93	81.93	93.27
TRUCK DRIVERS	58.41	36.83	28.66

CERTIFIED: 8-17-2026 BY: Salma Ahmed /a
ADMINISTRATOR, OFFICE OF LABOR LAW ENFORCEMENT

NOTE: THESE RATES ARE PROMULGATED AND ENFORCED PURSUANT TO THE PREVAILING WAGE REGULATIONS ADOPTED BY THE DEPARTMENT OF LABOR ON APRIL 3, 1992.

CLASSIFICATIONS OF WORKERS ARE DETERMINED BY THE DEPARTMENT OF LABOR. FOR ASSISTANCE IN CLASSIFYING WORKERS, OR FOR A COPY OF THE REGULATIONS OR CLASSIFICATIONS, PHONE (302) 318-2769.

NON-REGISTERED APPRENTICES MUST BE PAID THE MECHANIC'S RATE.

PROJECT: MC3804000169 JTVCC NEW K 9 FACILITY, Kent County

END OF SECTION 007346

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