



R G Architects, LLC

200 West Main Street
Middletown, DE 19709
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RGA No. 25022
20 April 2026

ADDENDUM NO. 4

OLD SUSSEX COUNTY FAMILY COURT BUILDING
DEMOLITION PACKAGE
OMB/DFM Contract No. MJ0208000003
22 The Circle
Georgetown, DE 19947

R G Architects
200 West Main Street
Middletown, DE 19709
Phone: 302-376-8100 (office)

Email: bob@rgarchitects.net

BIDS DUE:

Thursday, April 23, 2026, at 1:00 p.m.

BIDS RECEIVED BY WAY OF THE BONFIRE PORTAL at <https://DFM.bonfirehub.com>

BIDS SHALL BE READ ALOUD AT 2:00p.m. on April 23, 2026 at the following location:

**Division of Facilities Management
Haslet Armory
122 Martin Luther King Jr Blvd. S
Dover, DE 19901**

NOTICE TO ALL BIDDERS

1.0 GENERAL NOTES:

- 1.1 Bidders are hereby notified that this Addendum shall be and hereby becomes part of their Contract Documents, and shall be attached to the Project Manual for this project.
- 1.2 The following items are intended to revise and clarify the Drawings and Project Manual, and shall be included by the Bidder in their proposal.
- 1.3 Bidders shall verify that their Sub-bidders are in full receipt of the information contained herein.
- 1.4 A copy of the current bid set register is available upon request indicating individuals that have purchased project documents from R G Architects, LLC.
- 1.5 All addenda will be sent out to contractors via email. Contractors are encouraged to check their email accounts during the bidding period for any and all updates.

ADDENDUM # 4**2.0 Bid schedule is as follows:**

- A. The bids are due by 1:00 p.m. on **Thursday, April 23, 2026.**
- B. Questions regarding the bid documents will be received until 4:00 p.m. on **April 15, 2026.** All questions must be submitted in writing (via email, addressed to Bob Grove, bob@rgarchitects.net) to R G Architects. Neither R G Architects nor the Owner will answer questions verbally.
- C. The last day for addenda to be issued, if required, shall be **April 20, 2026.**

3.0 Revisions to the SPECIFICATIONS

- 3.1 SECTION 00 41 13 – BID FORMS has been updated. It is attached to this addendum.

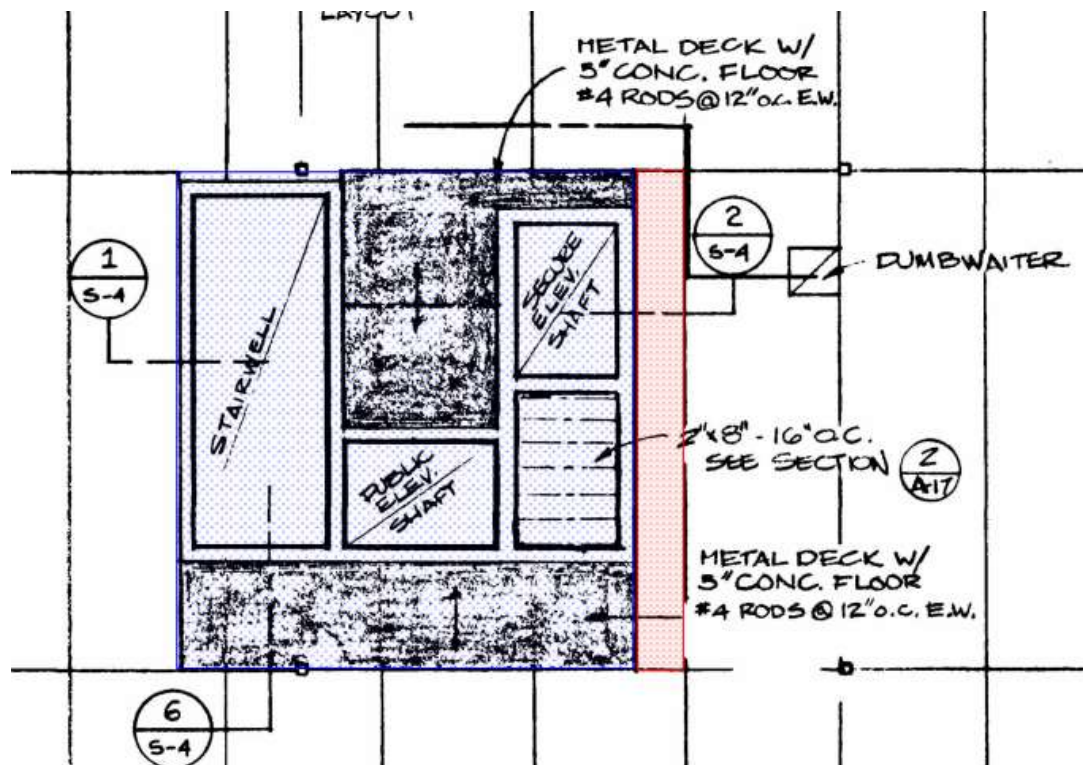
4.0 Revisions to the DRAWINGS

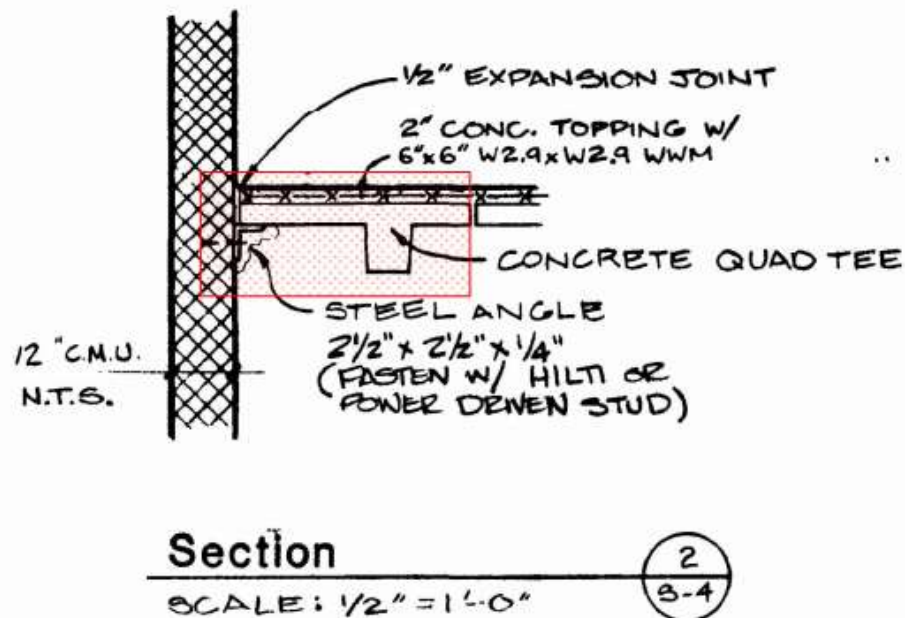
- 4.1 None at this time

5.0 QUESTIONS & ANSWERS:

Q1 – In the second & third floors, are there any stress cables in the concrete?

A1 – : Yes, there are most likely pre-tensioned cables in the existing pre-cast T sections. However, the majority of the floor area to be removed at this time is concrete and metal deck with a small single T section that's currently being supported by existing cmu walls. See the red shaded area on the existing plan indicating the existing plank to be removed..





Q2 – When referencing sheet ed.1 Electrical Demolition Note: 5. REMOVE CONDUCTORS, PROVIDE PULL-STRINGS, AND CAP OPENINGS AND CONDUITS THAT ARE NOT TO BE RE-USED. Are there certain conduits that we should be aware of that need pull strings for future work?

A2 – No. Conduits are not labeled or indicated for reuse. Remove all existing conduits. All existing conduit locations and usage conditions are not known. Per note #1, the electrical contractor is to field-verify these conditions.

Q3 - Could you please provide the name of the security company that may need to be involved with the function of exterior security cameras?

A3 – Company: Advantech
 Contacts: Adin Lewis, Account Manager, 302.674.8405
 Tim Swanson 302.674.8405

Q4 – Can you advise how the special systems (fire alarm, CCTV, etc.) are to be kept in service during the demolition?

A4 – Advantech will be responsible for maintaining these systems. The successful bidder will be fully responsible for coordinating with Advantech during the demolition process.

Q5 – Plumbing demolition note: PD-5 says to demolish existing hose bib, piping, etc. What are the means and methods to infill the exterior of the building in these locations?

A5 – Provide temporary seal or keep exterior wall hydrant cover intact until new wall hydrants are installed in the same locations.

Q6 – Mechanical demolition note: 1. Contractor to perform pre-construction hydronic measurements at all the units. Will this be necessary if the cooling tower is not going to be reused and most all the piping is being removed?

ADDENDUM # 4

A6 – We would like to have a basis prior to the existing system being replaced.

Q7 – Is it the intent to cap all sanitary mains 6-12" above the slab for future connection? Therefore, leaving all underground sanitary piping as is

A7 – No, all underground sanitary is to be removed to within 10' of the exterior wall.

Q8 – Sprinkler demolition note says: Components in the service entrance shall remain Please clarify where this area is as we do not see it on any of the elevations

A8 – Service entrance is located near Mechanical Rm. Existing Fire Service and DCDA noted on PD.1

Q9 – Electrical demolition note: DE3 indicates all exterior lighting and controls to remain. Provide any and all temporary wiring as needed. Is it the intent to keep exterior lighting operable along with any security cameras and/or devices during the demolition.

A9 – Yes, that is the intent. Also refer to Electrical Demolition Note #6 low voltage systems.

Q10 – Is the fire alarm system to be operable during construction? If we are removing the sprinkler system this will have to be reconfigured. Please clarify

A10 – es, the reconfigured fire alarm system is to remain completely operable throughout construction.

Q11 – The roof seems to be relatively new. If so we are making the presumption it is under a warranty. Could you provide the name of the contractor who holds the roof warranty?

A11 – Island Contracting, out of Beltsville, MD, (301) 345-1767

Q12 – What is the anticipated start time of this project?

A12 – We anticipate awarding the contract and establishing a PO in May, with on-site activities beginning mid-June 2026

Q13 – Please clarify Plumbing Demolition Keynote: PD10- The contractor shall field coordinate demo and capping of the existing underground sanitary branch piping back to the main. Does this include all the piping below slab or will this be capped above finished floor?

A13 – All sanitary piping shall be demolished below slab. The existing sanitary main entering the building to approximately 10' shall remain and be utilized for new layout

6.0 SUBSTITUTION REQUEST:

6.1 None at this time

7.0 ATTACHMENT LIST:

7.1 Bid Form
7.2 Bid Register

- End of Addendum No.4 -

OLD SUSSEX COUNTY FAMILY COURT BUILDING
SELECTIVE DEMOLITION PACKAGE
22 THE CIRCLE, GEORGETOWN, DELAWARE 19947
OMB/DFM CONTRACT #MJ0208000003

BID FORMFor Bids Due: April 23, 2026 at 1PM

To:

State of Delaware OMB/DFMHaslet Armory Building122 Martin Luther King Jr. Blvd. SouthDover, Delaware 19901

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

The base bid above includes all allowances specified in the contract documents.

Allowance No. 1: Include an allowance entitled "General Owner's Allowance" in the amount of \$**25,000.00**. 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. Bidder Acknowledge/Initial: _____

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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)

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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. Demolition			
A.			
B.			
C.			
2. Electrical			
A.			
B.			
C.			

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3.	Plumbing			
	A.			
	B.			
	C.			
4.	HVAC			
	A.			
	B.			
	C.			
5.	Sprinkler			
	A.			
	B.			
	C.			

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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 MJ0208000003 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.

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**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.

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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 _____ 20____.

My Commission expires _____. NOTARY PUBLIC _____.

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

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PLEASE PRINT CLEARLY

State of Delaware
 Old Sussex County Family Court Building Selective Demolition
 Package - MJ0208000003

Bids Due: **Thursday, April 9th, 2026 at 1:00 pm**

Haslet Armory Building
 122 Martin Luther King Jr. Blvd, South, Dover, DE 19901



RGA # 25022

BID DOCUMENTS REGISTER

PLEASE PRINT CLEARLY

\$ 50.00 per set

#01	Name of Company: <u>The Restoration Guys, LLC</u> PAID Physical Address: <u>PO Box 805</u> City, State: <u>Milford, DE 19963</u> Contact: _____ GC: YES ☒ NO ☐ EMAIL: _____ Fax _____ Phone: _____ Date: <u>3/24/2026</u>
#02	Name of Company: <u>Amakor</u> PAID Physical Address: <u>72 Clinton Street</u> City, State: <u>Delaware City, DE 19706</u> Contact: <u>Stacey Bush</u> GC: YES ☒ NO ☐ EMAIL: amakor@aol.com Fax _____ Phone: <u>302-834-8664</u> Date: <u>3/30/2026</u>
#03	Name of Company: <u>The Whayland Company, LLC</u> PAID Physical Address: <u>100 W 10th Street</u> City, State: <u>Laurel, DE 19956</u> Contact: <u>Vanessa Jones</u> GC: YES ☒ NO ☐ EMAIL: vanessa@whayland.com Fax _____ Phone: <u>302-875-5445 x. 115; cell #: 410-430-4316</u> Date: <u>3/25/2026</u>
#04	Name of Company: <u>AIM Servies, Inc.</u> PAID Physical Address: <u>800 Snow Hill Road</u> City, State: <u>Salisbury, MD 21804</u> Contact: <u>Skye Coady</u> GC: YES ☒ NO ☐ EMAIL: skye@aimservicesinc.com Fax _____ Phone: <u>443-859-8009; cell #: 443-477-0020</u> Date: <u>3/26/2026</u>

PLEASE PRINT CLEARLY

State of Delaware
 Old Sussex County Family Court Building Selective Demolition
 Package - MJ0208000003
 Bids Due: **Thursday, April 9th, 2026 at 1:00 pm**
 Haslet Armory Building
 122 Martin Luther King Jr. Blvd, South, Dover, DE 19901



RGA # 25022

BID DOCUMENTS REGISTER

PLEASE PRINT CLEARLY

#05	Name of Company: <u>Conventional Builders, Inc.</u> PAID Physical Address: <u>846 School Street, P.O. Box 47</u> City, State: <u>Houston, DE 19954</u> YES NO Contact: <u>Brittany O'Neal</u> GC: ☒ ☐ EMAIL: <u>info@conventionalbuildersinc.com</u> Fax _____ Phone: <u>302-422-2429</u> Date: <u>3/30/2026</u>
#06	Name of Company: <u>BRS Consulting, Inc.</u> PAID Physical Address: <u>P.O. Box 237</u> City, State: <u>Harrington, DE 19952</u> YES NO Contact: <u>Robin Schurman</u> GC: ☒ ☐ EMAIL: <u>robin@brsconinc.com</u> Fax _____ Phone: <u>302-786-2326; cell #: 302-270-7131</u> Date: <u>4/1/2026</u>
#07	Name of Company: _____ Physical Address: _____ City, State: _____ YES NO Contact: _____ GC: ☐ ☐ EMAIL: _____ Fax _____ Phone: _____ Date: _____
#08	Name of Company: _____ Physical Address: _____ City, State: _____ YES NO Contact: _____ GC: ☐ ☐ EMAIL: _____ Fax _____ Phone: _____ Date: _____