



ADDENDUM NO. 2
TOWNSEND BOILER & CHILLER REPLACEMENT
JOHN G. TOWNSEND BUILDING
OMB/DFM PROJECT #: MC1002001078

Date of Report: July 23, 2026
FE&ES Comm. No.: 25-1650

Items of Discussion:

- 1.0 This addendum, Addendum No. 2, shall be made part of the Project Manual and Drawings dated June 2026 for the "Townsend Boiler & Chiller Replacement" project.
- 2.0 Sealed bids for OMB/DFM Contract No. MC1002001078 – Townsend Boiler & Chiller Replacement, will be received by the State of Delaware, Office of Management and Budget, Division of Facilities Management by way of the Bonfire Portal at <https://DFM.bonfirehub.com> until **1:00PM** local time on **Thursday, August 6, 2026**. Bidder bears the risk of late submission. Bid submissions submitted through the Bonfire Portal will require that a hard copy of the bid bond be received by mail or hand delivered within (5) business days of the bid submission deadline to the Division of Facilities Management, Haslet Armory, 1st Floor, 122 Martin Luther King Blvd. S., Dover, DE 19901.

Bids will be opened and read aloud at **2:00PM** local time on **Thursday, August 6, 2026** at the Haslet Armory, 122 Martin Luther King Blvd. S., Dover, DE 19901.
- 3.0 Changes to Specifications
 - 3.1 No changes to Specifications.
- 4.0 Changes to Drawings
 - 4.1 Drawing M-2
 - a. **Add** Sketch SK-M1 in its entirety.
 - b. **Add** the following contractor sequencing notes:
 1. At the beginning of the boiler replacement starting approximately April 15th, 2027, drain the hot water and reheat water systems completely. Then install new isolation valves on the supply and return piping off of the main return header for each individual boiler and replace the isolation valves where the hot water and reheat pumps pull from the supply header as indicated on SK-M1. The main hot water and reheat water return valves will also be replaced as indicated on SK-M1. Once the new valves are installed, refill, vent, and pressure test the hydronic loop. Then fire one boiler to keep the common supply header pressurized, maintaining active hot water to the AHU and VAV reheat systems, while completely isolating, draining, and removing the secondary boiler. After installing and commissioning the first new boiler, adjust the isolation valves to transfer the building load to the new unit, allowing the remaining old boiler to be isolated and replaced without system downtime.



2. Provide the following new valves: BV-1, BV-2, BV-3, BV-4.
Provide the following replacement valves: HWV-1, HWV-2, HWV-3, HWV-4.
Any valves not tagged or clouded will be removed during the demolition of the associated boiler & piping.

4.2 Drawing M-8

- a. Condensing Boiler Schedule: **Change** Model # to Crest, Hellcat combustion technology Model #FCB4000N-M13 for both Boilers B-1 & B-2.

4.3 Drawing E-7

- a. **Add** Sketch SK-E1. Changes include revisions to electrical services for each new boiler.
- b. **Add** Sketch SK-E2. Changes include revisions to typical Boiler EPO wiring diagram.

4.4 Drawing E-10

- a. **Add** Sketch SK-E3. Changes include additional 3P-15A, shunt trip operable circuit breakers to be provided in Distribution Panel BRPP for 480VAC services to new boilers.

4.5 Drawing E-11

- a. Schedule for Distribution Panel BRPP: **Add** the following two (2) circuit breakers:
 1. Ckt #49,51,53: Boiler B-1, 480V, 3P-15A, Shunt Trip Operable (120VAC), See SLD for wiring requirements. Minimum AIC rating shall match all other breakers in this panel.
 2. Ckt #55,57,59: Boiler B-2, 480V, 3P-15A, Shunt Trip Operable (120VAC), See SLD for wiring requirements. Minimum AIC rating shall match all other breakers in this panel.
- b. Schedule for Power Panel RLD: **Change** circuits #15 & #17 to 1P-20A circuit breakers and label as "Spare". Minimum AIC rating shall match all other breakers in this panel.

5.0 Questions/Clarifications

- 5.1 Access to the basement mechanical room through the outside stairwell is very tight, can you confirm that the chillers will fit through this space?

Reply: The Basis of Design equipment (Trane HDWA 200) will fit through the designated outside stairwell access point, provided it is field-disassembled and rigged properly (Field disassembly kit purchased with the chillers). Per Specification Section 23 64 16, Article 1.5.G, the chiller is designed to be broken down into major subassemblies, including separating the controls, condenser, evaporator and compressor, specifically to navigate tight spaces. Complete field reassembly, installation, refrigerant re-charging and pressure testing are required once the components are transitioned inside the basement mechanical room.

Bidders are directed to review Specification Section 23 64 16, Articles 1.5.G and 2.2.D through F, which explicitly assign full logistical, coordination, and financial liability to the contractor for verifying the rigging pathway, coordinating spatial clearances, and executing the factory authorized field reassembly. All costs associated with the teardown,

rigging, and field reassembly of the chiller equipment must be included in the contractor's base bid price.

5.2 There is a conflict in the boiler schedule. The BTU says 3,999 MBH input but the model is FBN1751 which is 1,750 MBH input. The 3,999 MBH input would be an FBN4001. Can you please confirm which boiler we're supposed to quote?

Reply: The new boilers shall be Lochinvar Crest Commercial Condensing boilers with Hellcat combustion technology, model #FCB4000N-M13.

5.3 What is the brand / series of panel MPP?

Reply: The existing MPP distribution panel is Square D, I-Line Panelboard, 480Y/277VAC, 3P, 4W, 65kA.

5.4 Drawing E-1 Note 1 states for the contractor to make all final circuit breaker adjustment to match the study. Does this include replacing breakers if the AIC rating does not meet the study?

Reply: Under the Base Bid, the contractor shall provide a fully comprehensive Power System Study as outlined in the Bid Issue Drawings and Specifications. Contractor will be required to provide Arc Flash labels on all equipment and adjust circuit breaker settings identified in the Study. Any other deficiencies identified by the Power System Study will be treated as unforeseen conditions.

5.5 Please confirm that a continuous Category IV chimney liner (AL29-4C or Polypropylene) will be pulled down the existing masonry chimney chase to serve the two new condensing boilers.

Reply: The boiler exhaust piping shall be extended continuously up and out through the existing chimney stack using a sealed, listed Category IV flue liner (Polypropylene or AL29-4C Stainless Steel) and terminated out of the top with an approved weather/termination cap.

6.0 Substitution Requests

6.1 Fulton Endura EXE-4000 Condensing Boilers: Approved as noted:

- a. Provide 100 PSI ASME relief valve.
- b. Provide 6-inch butterfly valve with 120 VAC 2-position actuator for each boiler.

6.2 Grundfos NBS & VL/VLS Pumps: Approved

Original Signature on File

Matthew Galinskie, AEE