

**ADDENDUM NO. 3
TOWNSEND BOILER & CHILLER REPLACEMENT
JOHN G. TOWNSEND BUILDING
OMB/DFM PROJECT #: MC1002001078**

Date of Report: July 31, 2026
FE&ES Comm. No.: 25-1650

Items of Discussion:

- 1.0 This addendum, Addendum No. 3, 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 No changes to Drawings.
- 5.0 Questions/Clarifications
 - 5.1 The project scope in Addendum 1’s 8.0 Project Summary states that the new equipment will be connected to the existing BAS System. Per 23 09 50-12 2.1 Automated Logic by Radius Systems is the basis of design and existing system. Building Automation System on Notes on page M-9 states that the contractor shall connect the new boilers to the existing BAS system and modify the existing graphics for the new hot water heating system. Additionally, Condenser Water Pumps P-1A and P-1B, and Cooling Tower CT-1 are to remain existing. Shall the Automated Logic System by Radius Systems be extended as part of this project?

Reply: The existing Automated Logic Building Automation System (BAS) by Radius Systems shall be extended as required to cover all new mechanical equipment and associated monitoring/control points as indicated in the drawings and specifications.

5.2 Any control devices related to existing to remain equipment that currently are controlled on the existing Chilled Water or Hot Water system controllers are to be reconnected to the new controls related to the Automated Logic controls extension, correct? For example, control points associated to EF-B2, UH-B2, and UH-B-1 that are all to remain existing based on the Mechanical Demolition drawings.

Reply: All existing controls, sensors, and points associated with existing equipment to remain in the mechanical room (including EF-B2, UH-B2, UH-B-1, etc) shall be disconnected from old controllers as required and reconnected to the new controls extension.

5.3 In reference to M-8 plumbing fixture schedule, is there any BAS integration or monitoring required of the Water Heater WH-1 or Circulation Pump CP-1?

Reply: No, Plumbing fixtures WH-1 (Water Heater) and CP-1 (Circulation Pump) operate strictly on local controls and do not require BAS integration or remote monitoring.

5.4 In reference to the specified Refrigerant Detection Monitor, the specification 28 44 00 Refrigerant Detection and Alarm calls for MSA, Marcurco Gas Detection, or Emerson for a 0-1000 PPM ranged R-513A detection device. How many sample points are required, is any strobe alarms required, and are any remote monitors located outside the mechanical room required?

Reply: As stated in Specification Section 28 44 00 - Refrigerant Detection and Alarm, provide 4 air sampling points. Provide a combination audio/visual (horn/strobe) alarm inside the mechanical room and directly outside each entrance door to the mechanical room. Provide one remote annunciation panel / display unit located outside the primary mechanical room entrance door.

5.5 In reference to the new VFDs being provided as part of this project, who is responsible for furnishing these? Who is responsible for installing?

Reply: This is a means and methods issue that shall be coordinated amongst the prime and sub-contractors prior to bidding. The preferred approach would be that the controls contractor furnish the new VFD's and provide all controls connections and programming. The electrical contractor would install the VFD's and provide all line-side and load-side wiring connections as required.

5.6 In reference to the existing pumps P-1A and P-1B on M-10, are these pumps being provided with new VFDs?

Reply: Existing to remain condenser water pumps P-1A and P-1B are not to receive new VFD's.

5.7 Specification section 2.8.K requires an active harmonic filter be installed for each chiller. Will the design team accept a standalone passive harmonic filter provided it offers the same THD>5% and all installation details are coordinated with the installing contractor prior to the bid?

Reply: This question was submitted for review by the Carrier Corporation. As published in the Pre-Bid Meeting Minutes/Addendum #1 dated 7/13/26, "Substitution Requests: A standard of design is identified in the specifications along with pre-approved equals. Any manufacturer other than the Standard of Design will be required to submit a complete

submission for review for acceptance and posting via Addendum. The deadline for substitutions is 10 days prior to receipt of bids, or 1:00 PM, on July 27, 2026.”

The Standard of Design for this project is specified as Trane Model HDWA 200. To date, no substitution request has been submitted for Carrier equipment and, therefore, Carrier will not be considered acceptable for bidding.

Original Signature on File

Matthew Galinskie, AEE

MG/mg
25-1650 Addendum #3

Attachments:

cc: All Registered Plan Holders
P File