

Addendum No.5

Office of Management & Budget/Department of Facilities Management
Department of Corrections
Baylor Women's Correctional Institution

Tt Project No. 213-26912-22005
OMB/DFM Contract No. MJ3804000111

Addendum No. 5
to
Baylor Women's Correctional Institution – Infirmary Expansion

August 21, 2026

To: ALL BIDDERS

This ADDENDUM forms a part of the BIDDING AND CONTRACT DOCUMENTS and modifies the following documents:

Original DRAWINGS dated July 27, 2026

Original PROJECT MANUAL dated July 27, 2026

Acknowledge receipt of the ADDENDUM in the space provided on the FORM OF PROPOSAL

This ADDENDUM consists of five (5) sections listed below:

3.1 GENERAL ADMINISTRATIVE DISCUSSION

A. Critical Dates:

1. Bid Due Date: **Thursday, August 27, 2026 by 1:00pm**
2. Security forms submission (to Brandon Slaughter – Branden.Slaughter@delaware.gov) **Friday, July 31 2026 by COB**
3. Sub-Contractor site walk throughs are as follows: **Please meet at the sites on Tuesday, August 11, 2026 following times at 9:00am**
4. Cut off for Substitution **CHANGED: Thursday, August 20, 2026 by COB**
5. Cut off for Questions/Clarifications/or Interpretations **CHANGED: Thursday, August 20, 2026 by COB**
6. Last Addendum for technical content **CHANGED: Tuesday, August 25, 2026 by COB**

3.2 PROJECT MANUAL MODIFICATIONS: N/A

3.3 PROJECT DRAWING MODIFICATIONS: N/A

3.4 SUBSTITUTION REQUESTS:

A. Request for Substitution for RTU-1, 2, 3

1. RTU-1: Cooling capacity is approximately 13 MBH lower than scheduled. The unit is 1,494 lbs heavier and has overall dimensions of 199.6" × 98" × 98.8". RTU-2: Cooling capacity is approximately 10 MBH lower than scheduled. The unit has a 50A MOP, is 440 lbs lighter, and has overall dimensions of 149.5" × 52.5" × 60.2". RTU-3: Unit MCA/MOP is 68.4/70A. The unit is 487 lbs heavier and has overall dimensions of 163.2" × 68.2" × 73.1".
2. Valent
3. **SUBSTITUTION DENIED:**
 1. Two proposed units have slightly smaller cooling capacity, but are significantly heavier than the units specified.
 2. The proposed RTU-3 is not provided with a hot gas reheat coil as indicated on the drawings

3.5 QUESTIONS/CLARIFICATIONS:

Question 1: Could you please help us with the following?

1. Specs do not say anything about a substrate board but drawings show 5/8" substrate board. Is it required? If so, please provide a spec
2. Roof drain detail 1/A502 shows insulation as 1 layer of 2.5" thick rigid iso but roof assembly RS-1 in 2/A-105 calls for min R-30. Please advise

Response:

- 1.Refer to Specification Section 07 55 52.16. for details of roofing assembly requirements.**
- 2. Provide insulation as noted in drawings and Specification Section 07 55 52.16. Provide insulation thickness as required to meet the required minimum RS-1 value noted in the drawings.**

Question 2: Per Drawing A902, interior finish legend call for PCC-2 fire resistant and non toxics spray on rubberized ceiling product. Can you please provide specifications for this product?

Response: Provide water-based, non-toxic, fire-resistant, sound reduction coating system, deflecting sound transmission with a 52 STC rating.

- 1.Conform with ASTM E84 or UL 723 Class A: flame-spread index not greater than 25 and smoke-developed index not greater than 450, based on the complete proposed coating/substrate system.**
- 2.Comply with NFPA 286, as referenced in applicable IBC Code.**
- 3.VOC content: 50 g/L maximum, less water and exempt compounds, or a more restrictive local limit.**
- 4.Basis of Design: *Coat of Silence* by VerteTek, or demonstrated equal.**

Question 3: A question from a masonry subcontractor:

- Spec section 042000 - 1.4, C. suggests a decorative veneer schedule, however none is provided. Can an updated schedule or basis of design be provided?

Response: As noted in the drawings, the design intent is for the new exterior masonry to match the existing at adjacent buildings.

Question 4: Please clarify the following:

Toilet accessory specifications do not agree with the drawings. No Anti Ligature specs are provided for the grab bars required by the accessory legend provided on the plans. Please define locations of accessory SD-1 to be anti- ligature or standard format.

T-# RESTROOM ACCESSORIES SCHEDULE		
MARK	DESCRIPTION	ADA COMPLIANT
GB-1	18" VERTICAL GRAB BAR	ADA COMPLIANT, LIGATURE RESISTANT
GB-2	36" GRAB BAR	ADA COMPLIANT, LIGATURE RESISTANT
GB-3	42" GRAB BAR	ADA COMPLIANT, LIGATURE RESISTANT
GB-4	18" X 33" L-GRAB BAR	ADA COMPLIANT, LIGATURE RESISTANT
K1	SEE KITCHEN EQUIPMENT SCHEDULE	OWNER PROVIDED, OWNER INSTALLED
K2	SEE KITCHEN EQUIPMENT SCHEDULE	CONTRACTOR PROVIDED, CONTRACTOR INSTALLED
K3	SEE KITCHEN EQUIPMENT SCHEDULE	CONTRACTOR PROVIDED, CONTRACTOR INSTALLED
K4	SEE KITCHEN EQUIPMENT SCHEDULE	OWNER PROVIDED, OWNER INSTALLED
MG-1	18" X 30" MIRROR	ADA COMPLIANT
PS-1	SEAT COVER DISPENSER	ADA COMPLIANT
PT-1	WASTER RECEPTACLE & PAPER TOWEL DISPENSER	SURFACE MOUNTED, ADA COMPLIANT
PT-2	PAPER TOWEL DISPENSER	SURFACE MOUNTED @ 39"AFF TO BOTTOM
SD-1	SOAP DISPENSER	ADA COMPLIANT
SR-1	SHOWER CURTAIN & ROD	LIGATURE RESISTANT SS ROD - FIT TO SHOWER OPENING
TD-1	TOILET TISSUE DISPENSER	SURFACE MOUNTED, ADA COMPLIANT

Response:

1.SD-1 Soap Dispenser to be Ligature-Resistant and Abuse Resistant recessed soap dispenser in all staff spaces.

2.SD-1 Sopa Dispenser to be Recessed, Detention Soap Dish per Specification Section 10 28 13.63

Question 5: Please provide a specification for the 5/8" wood sheathing with polyiso insulation. Is this intended to be a Zip sheathing product or similar?

Response: Refer to Specification Section 07 55 52.16. for details of roofing assembly requirements.

Question 6: Referring to specification section 051200 can the AISC certified fabricator and installer requirements be waived so as long as all AISC quality standards are met?

Response:

1.AISC certification requirements for the fabricator and installer for structural steel framing can be waived as long as all AISC quality Standards are met.

2. Steel Joist Framing and Steel Decking manufacturers must be certified as required by their respective specs.

Question 7: Please see RFI 4 below regarding the Acoustical Ceiling:

The spec and finish legend for ACT 3 & 4 are not correlating. There is a security ceiling spec and clip-on below on the finish schedule. MW clip-on does not meet any requirements.

Armstrong Security Ceiling Expert

This will need to be verified by the architect as I'm making some assumptions, but note the following:

- ACT-3
 - MW SecureLock 24"x48", P4, White
- ACT-4
 - MW SecureLock Plus, 12"x48", 16ga Steel, P5, White
 - I would recommend 8' or 12' panels to keep material and labor cost down
 - This may be 12"x48" SecureLock, the specs were unclear and room names/uses not provided
- Acoustics
 - Specs call for the panels to include the combination of Spacer Grid→Acoustical Pad→Backer Panel→Acoustical Pad
 - We could offer black Calla (see example from Trenton Psych) as an acoustical option to provide the NRC/CAC requirements

CODE	MANUFACTURER	DESCRIPTION
ACT-1	ARMSTRONG	24" X 24" 8537 OPTIMA CONCEALED, 7/8" PAIRED WITH PRELUDE XL HD 15/16" QUICK KERF EDGE
ACT-2	ARMSTRONG	24" X 24" 8537 OPTIMA CONCEALED, 7/8" PAIRED WITH PRELUDE XL HD 15/16" QUICK KERF EDGE
ACT-3	ARMSTRONG	24" X 48" 7111 METALWORKS CLIP-ON, 1" PAIRED WITH PRELUDE XL, COLOR WHITELUME
ACT-4	ARMSTRONG	12" X 48" 7111 METALWORKS CLIP-ON, 1" PAIRED WITH PRELUDE XL, COLOR WHITELUME

Response: Ceiling type ACT-4 on the Interior Finish Legend (A-902) to match Specification Section 09 57 53: Drawing Sheet A-902, Interior Finish legend, Acoustical Metal Security, ACT-4:

- **CHANGE the Manufacturer to Gordon Inc. or demonstrated equal,**
- **CHANGE the Description to "Downward-Locking- Panel Security Ceiling Assembly."**
- **Dimensions of tiles/grid to remain unchanged, as noted in the Interior Finish Legend .**

Question 8: Section 263213.13, 2.4 H. 4. specifies nickel cadmium type starting system batteries. These are too large to fit inside a 350 KW enclosure. Please confirm industry standard lead acid style batteries are acceptable in lieu of Nickel Cadmium?

Response: Lead Acid are acceptable for the installation.

Question 9: Section 263213.13, 2.5 F. 2. confirm is an extra 33% capacity needed or shall base tank be sized per EPSS class 24 hours at full load only?

Response: Per section NFPA 110, 5.5.3, Fuel tank must be at 133% capacity.

Question 10: Section 263213.13, 2.9 A. 2. specifies a "walk-in" style enclosure however this is not typical for a 350 KW size generator package. Confirm a factory OEM reach-in style enclosure is acceptable?

Response: No, walk-in enclosure not needed.

Question 11: Drawing E-504 detail #2 shows generator with load center, GFCI outlets, lights, battery charger, block heater, alternator heater, battery heater and a step down XFMR. Section 263213.13, 2.9 mentions a space heater, automatic dampers and exhaust fan. Confirm these items can be excluded as not shown on Drawing E-504?

Response: Space heater, block heater and exhaust fan not require due enclosure not walk-in type.

Question 12: Section 263600, 2.2 B. 6 and 7. specifies compression type lugs on the new transfer switches. Is this required or are industry standard mechanical screw lugs acceptable for all of the new transfer switches?

Response: Compression or Mechanical screw type lugs are acceptable.

Question 13: Drawing E-601 is the existing ATS EDP bypass/isolation type? What manufacturer is the existing ATS EDP ATS?

Response: Current ATS is by-pass isolation type. Current manufacture is Emmerson-ASCO 7000 series.

Question 14: Section 263600, 2.4 A. specifies bypass/isolation switches are needed for the new transfer switches. Confirm this is the design intent or can all 3 new ATS be provided as NON bypass/isolation type?

Response: All new must be by-pass isolation.

Question 15: Section 079200 Joint Sealants paragraph 3.2.A is onerous and assigning a cost to work not represented on the plans is impossible. Please define the scope of sealant work on the plans or in a narrative statement so all bidders are pricing the same scope of work as it relates to this section.

Response: The extent of joint sealant work is described in construction document drawings and details.

Question 16: Please see below from one our bidding steel subcontractors regarding availability of the specified metal deck.

Please advise with direction: The contract drawings call out 1 ½" 15 Ga. Type B GR50 Metal Deck. We cannot acquire 15 Gage from our vendors. Please confirm using 1 ½" 16 Ga Type B G60 is acceptable.

Response: Provide 1 ½ 12 (twelve) Gauge galvanized steel metal deck as available from James River Steel or other manufacturer.

[Metal Roof Deck & Floor Decking - Industrial Steel Panels | James River Steel, Inc.](#)

ATTACHMENTS:

N/A

END OF ADDENDUM