



**DALLAS COUNTY  
PURCHASING DEPARTMENT**

Records Building, 500 Elm Street, Suite 5500  
Dallas, Texas 75202

**Michael Frosch  
Purchasing Director**

April 27, 2026

**ADDENDUM #5**

**IFB 2026-016-7101 REPLACEMENT OF AIR HANDER UNITS AND BMS AT HENRY WADE JUVENILE  
CENTER PROJECT**

Whereas, this addendum hereby provides formal responses to submitted questions and incorporates the revised specifications and drawings titled 260420 - Addendum No 1 - Henry Wade JJC SPECS and 260420 - Addendum No 1 - Henry Wade JJC DWGs, which are attached hereto.

**Q1.** I did not see the GMR company name added to the site walk. Please add GMR

GMR company is added to the pre-bid conference & site visit attendance sheet. See attached updated site visit sign in sheet.

**Q2.** Please provide information on if there is work for the existing VAV boxes as a number of pages reference demo of VAV Boxes.

Replace existing VAVs and FPBs with matching size and airflow, with new controls factory mounted.

**Q3.** The Solicitation narrative outlines the replacement of 12 AHUs and the entire BMS system. The plans show only 10 to be replaced and 2 reference controls only. Can you confirm this scope?

Follow scope as detailed in design documents. Contractor to verify layout, quantity, and location. Refer to Drawings Addendum No.1. Dallas County will make corrections to solicitation narrative.

**Q4.** Plan notes call for the replacement of 134 VAV Terminal Boxes and the potential for replacement of the remaining 186. Can we get confirmation of this scope and an equipment schedule for these VAV Terminal Boxes?

See answer to Q2. VAVs and FPB are being replaced with like size and balanced existing airflow. Terminal box replacement is being done 1; because of age and 2; because it is easier to replace the box with a new box and new controls as opposed to field mounting new controllers on all existing terminal boxes.

**Q5.** Please verify the scope of Test, Adjust, and Balance. – At AHUs or all, including VAV Terminal Boxes as well?

Balance AHUs to existing air and water flows, balance VAV and FPBs to existing airflows.

**Q6.** Will the contractor or Owner employ the TAB agency?

Contractor will contract with a TAB contractor.

**Q7.** Will the contractor be the Commissioning Agent, or will the Owner hire the CA?

Contractor will contract with Cx agent.

**Q8.** How many areas will the contractor be allowed to work concurrently?

Contractors will be allowed to work in one zone at a time with a maximum of 2 crews. Refer to Drawings Addendum No. 1.

**Q9.** Will temporary cooling be required while AHUs are being replaced?

No, Contractor to provide a project schedule before work begins. Coordinate a schedule of outages per zone with Dallas County Juvenile Administration for each zone 2 weeks before work begins.

**Q10.** Will city permits be required?

Contractor will submit construction documents to Dallas County Fire Marshal for permit.

**Q11.** During the job walk, when I asked to see the ceilings to replace VAVs/FPBs, I was told by the facility manager that there are NO VAVs/FPBs being replaced, only AHUs. The plans say on multitable pages to either "DEMO EXISTING VAV BOX, PROTECT CONNECTIONS DURING CONSTRUCTION AND PREPARE FOR NEW EQUIPMENT INSTALLATION." or "CONTRACTOR TO VERIFY CONDITION OF EXISTING FAN POWERED BOX. IF NOT OPERATIONAL, DEMO IN PLACE AND PROTECT CONNECTED DUCTWORK DURING CONSTRUCTION. IF FOUND OPERATIONAL, DEMO CONTROLLER AND PREPARE FOR NEW CONTROLLER INSTALLATION" I have NOT been able to locate an equipment schedule for these Box's. Can you please verify if any VAVs or Fan Powered Boxes are being replaced? And if so, can you please send an equipment schedule?

Contractors should not take statements at site walk as fact but take the scope from the drawings. Contractors should use the plans to extract the quantities and neck sizes based on tags and runout sizing indicated on the floorplans. A generic schedule is provided in addendum giving general characteristics of each terminal box and is based on available information. Refer to Drawings Addendum No. 1.

**Whereas,**

To be considered for award, the qualification response must be submitted by May 7, 2026 at 2:00 p.m. (CST). Responses shall be submitted electronically through Bidnet, the County's online public solicitation platform <https://www.bidnetdirect.com/texas/dallas-county>. Although the County prefers submissions in electronic form, a respondent may elect to submit their qualifications in hard copy. To submit in hard copy, the vendor may deliver or ship to: Dallas County Purchasing Department, Records Building 500 Elm Street, Suite 5500, Dallas, Texas 75202. When submitting a response in hard copy, the County requires two (2) duplicate hardcopies (one original and one copy) to be submitted.

**Whereas,**

All other specifications of the original qualifications remain the same.

**Except as provided herein/above, all other specification requirements of the original solicitation referenced shall remain unchanged in full force and effect. This addendum should be signed and returned with your Solicitation package on or before 5/7/2026, @ 2 PM (CST).**