ADDENDUM NO. 1

August 22, 2025

Project:	Beaumont ISD – HVAC Replacement Project (Smith M.S.) (CSP 26.06)
Prepared by:	Salas O'Brien Engineers 10930 W. Sam Houston Parkway N., Suite 900 Houston, Texas 77064
SOBE Project No.:	2550-00508-00
Prepared For:	Prospective Proposers



PART A: NOTICE TO PROPOSERS

1. Receipt of this Addendum shall be acknowledged on the Proposal Form. Failure to do so may subject Proposers to disqualification. Each Proposer shall make necessary adjustments and submit his proposal with full knowledge of all modifications, clarifications, and supplemental data included therein.

2. This Addendum forms part of the Contract Documents and shall be incorporated integrally therewith. Where provisions of the following supplemental data differ from those of previously issued documents, this Addendum shall govern.

3. The following Contract Documents have been issued to date delineating the Work (Project). Contract Documents dated: **July 25, 2025**

4. This Addendum consists of 2 typewritten pages and 5 pages of attachments for a total of 7 pages.

PART B: CHANGES TO PRIOR ADDENDUM

"Any changes to prior issued addendum materials are listed here."

1. None

PART C: CHANGES TO THE PROJECT MANUAL

"Any changes to specifications are listed here."

1. None

PART D: CHANGES TO THE DRAWINGS

1. M1.01 - MECHANICAL ENLARGED FLOOR PLANS – SMITH MS
   a. Replace sheet in its entirety as attached.
2. M2.01 - MECHANICAL SCHEDULES, LEGENDS, AND DETAILS – SMITH MS
   a. Replace sheet in its entirety as attached.
3. E1.01 - ELECTRICAL ENLARGED FLOOR PLANS - SMITH MS
   a. Replace sheet in its entirety as attached.
4. P1.01 – PLUMBING ENLARGED FLOOR PLANS – SMITH MS
   a. Replace sheet in its entirety as attached.

PART E: RE-ISSUED DRAWING SHEET *(30" x 42")*

"Insert the following sheets and omit the previously issued sheets of the same number."

1. M1.01 - MECHANICAL ENLARGED FLOOR PLANS – SMITH MS
2. M2.01 - MECHANICAL SCHEDULES, LEGENDS, AND DETAILS – SMITH MS

3. E1.01 - ELECTRICAL ENLARGED FLOOR PLANS - SMITH MS
4. P1.01 – PLUMBING ENLARGED FLOOR PLANS – SMITH MS

PART F: NEW DRAWINGS SHEETS *(30" x 42")*

1. None

PART G: QUESTIONS/CLARIFICATIONS

1. None

PART H: ATTACHMENTS

1. Pre-Proposal Sign in Sheet
2. M1.01 - MECHANICAL ENLARGED FLOOR PLANS – SMITH MS
3. M2.01 - MECHANICAL SCHEDULES, LEGENDS, AND DETAILS – SMITH MS
4. E1.01 - ELECTRICAL ENLARGED FLOOR PLANS - SMITH MS
5. P1.01 – PLUMBING ENLARGED FLOOR PLANS – SMITH MS

END OF ADDENDUM 1

BISD
Preparing Our Next Generation

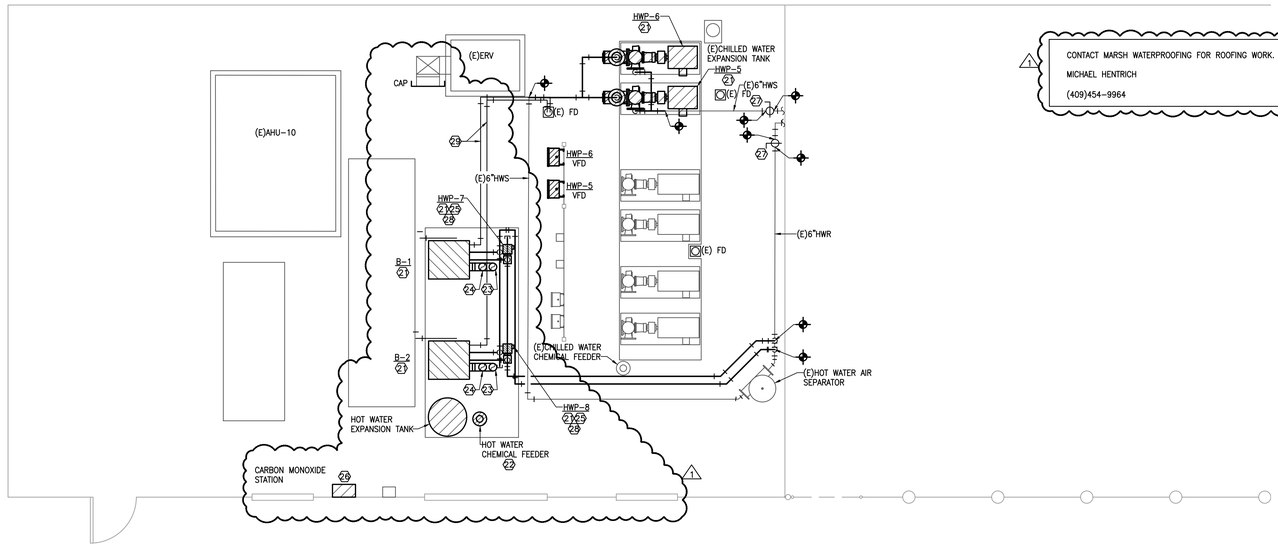
SIGN IN SHEET
PRE-PROPOSAL CONFERENCE
RFP 26.06 – HVAC REPLACEMENT PROJECT @ SMITH MS
AUGUST 19, 2025 @ 10:00 A.M.

COMPANY NAME	REPRESENTATIVE IN ATTENDANCE	EMAIL ADDRESS
1. BISD	Angela Fontenot	afontena@yahoo.com
2. BISD	[illegible]	
3. MSS	Ryan Rosson	ryan.rosson@mechanicalspecialtysystems.com
4. PREFERRED FACILITIES GROUP	JOSHUA SCHMUCK	JSCHMUCK@PFG-USA.COM
5. PREFERRED FACILITIES GROUP	Chric Smith	csmith@PFG-USA.com
6. TEXAS FIRE	ADAM McINTYRE	ADAM@TXFIREINC.com
7. Jefferson Electric	Tyler Arcilet	Tyler@Jefferson-Electric.com
8. Mark Derryberry	Derryberry's LP.	MD@Derryberrys.com
9. ALC	Dylan Earl	dylan.earl@carrier.com
10. ALC	John Waisath	john.waisath@carrier.com
11. willbanks	Calvin Timmons	calvint@willbanksinc.com
12. SAISD OPERATION	SEAN HOLDER	SEAN.HOLDER@SAISDTX.COM
13. Associated Mech Services, Inc	John P. Weber	Jweber@AMSITX.com
14. BISD	Dean Moore	dmoore3@bmtisd.com
15. BISD	Todd manuel	Tmanuel@Bmtjsd.com
16. BISD	Bryan Jansen	b'jansen@bmtisd.com
17.		
18.		
19.		
20.		

SYMBOL LEGEND

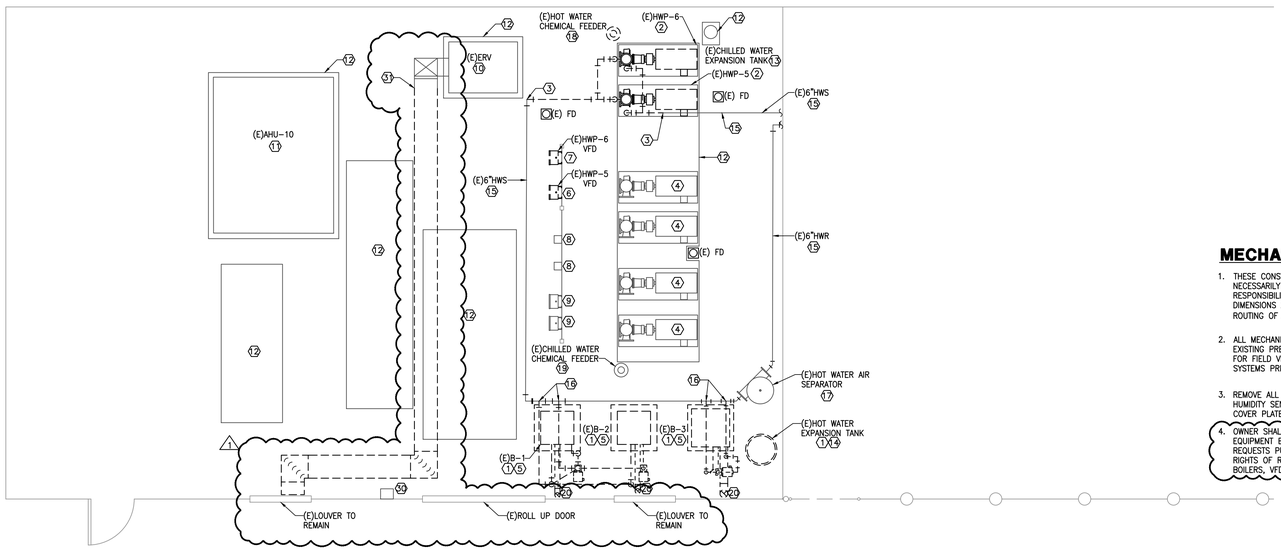
SYMBOL	DESCRIPTION (DISREGARD ITEMS NOT SHOWN ON PLANS)
GENERAL	
(#)	KEY NOTE TAG
	REVISION TAG
	NEW EQUIPMENT
DUCTWORK	
	SUPPLY AIR DUCTWORK
	RETURN AIR AND OUTSIDE AIR DUCTWORK
	EXHAUST AIR DUCTWORK
	FLEXIBLE DUCTWORK
	SUPPLY AIR DUCTWORK THROUGH HORIZONTAL PARTITION
	RETURN AIR AND OUTSIDE AIR DUCTWORK THROUGH HORIZONTAL PARTITION
	EXHAUST AIR DUCTWORK THROUGH HORIZONTAL PARTITION
	FIRE DAMPER (VERTICAL)
	FIRE DAMPER (HORIZONTAL)
	SMOKE DAMPER (VERTICAL)
	SMOKE DAMPER (HORIZONTAL)
	COMBINATION FIRE & SMOKE DAMPER (VERTICAL)
	COMBINATION FIRE & SMOKE DAMPER (HORIZONTAL)
	MANUAL BALANCING DAMPER (SEE DAMPER SCHEDULE)
	MOTORIZED DAMPER (SEE DAMPER SCHEDULE)
SENSORS	
(T)	THERMOSTAT AND TEMPERATURE SENSOR
(H)	HUMIDISTAT
(SD)	SMOKE DETECTOR
(TS)	TEMPERATURE SENSOR
PIPING	
-CHWS&R-	CHILLED WATER SUPPLY & RETURN (TOTAL OF TWO PIPES, ONLY ONE PIPE SHOWN FOR DRAWING CLARITY)
—CHWS—	CHILLED WATER SUPPLY
—CHWR—	CHILLED WATER RETURN
-HWS&R-	HOT WATER FOR HYDRONIC HEATING SUPPLY & RETURN (TOTAL OF TWO PIPES, ONLY ONE PIPE SHOWN FOR DRAWING CLARITY)
—HWS—	HOT WATER FOR HYDRONIC HEATING SUPPLY
—HWR—	HOT WATER FOR HYDRONIC HEATING RETURN
—D—	CONDENSATE DRAIN LINE
—AD—	AUXILLARY CONDENSATE DRAIN LINE
—RLR—	REFRIGERANT LIQUID & GAS RECIRCULATION LINE (TOTAL OF TWO PIPES, ONLY ONE PIPE SHOWN FOR DRAWING CLARITY)
—RL—	REFRIGERANT LIQUID LINE
—HG—	REFRIGERANT HOT GAS LINE
—RS—	REFRIGERANT SUCTION LINE
	ELBOW UP
	ELBOW DOWN
	90° ELBOW
	45° ELBOW
	TEE
	TEE DOWN
	TEE UP
	TOP BRANCH CONNECTION
	BOTTOM BRANCH CONNECTION
	FLANGE
	CAP
	CONTINUATION
	FLOOR DRAIN (REFER TO PLUMBING DRAWINGS)
	GATE VALVE
	GLOBE VALVE
	CHECK VALVE
	BUTTERFLY VALVE
	BUTTERFLY VALVE WITH OPERATOR
	PLUG VALVE
	TWO-WAY CONTROL VALVE
	THREE-WAY CONTROL VALVE
	PRESSURE REDUCING VALVE
	PRESSURE RELIEF VALVE
	BALL VALVE
	STRAINER
	UNION
	THERMOMETER WELL
	PETE'S PLUG
	PRESSURE GAUGE
	TEMPERATURE SENSOR IN PIPE
	VENTURI FLOW METER
	FLOW SWITCH
(FM)	FLOW MEASURING STATION
	EXPANSION JOINT
	FLEXIBLE CONNECTION
	GAUGE COCK
	SITE GLASS
	DIFFERENTIAL PRESSURE SENSOR
	TURBINE FLOW METER
	ANCHOR
	PIPE GUIDE

SUBSCRIPTS AND ABREVIATIONS	
AFF	ABOVE FINISHED FLOOR
BBS	BELOW BOTTOM OF STRUCTURE
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
CA	COMBUSTION AIR
CFM	CUBIC FEET PER MINUTE
EA	EXHAUST AIR
FPM	FEET PER MINUTE
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
OA	OUTSIDE AIR
RA	RETURN AIR
SA	SUPPLY AIR



2 MECHANICAL ENLARGED FLOOR PLAN - SMITH MS

SCALE: 1/4" = 1'-0"



1 MECHANICAL DEMOLITION ENLARGED FLOOR PLAN - SMITH MS

SCALE: 1/4" = 1'-0"

BMCS NOTE:
EXISTING CONTROL SYSTEM IS BY AUTOMATED LOGIC.
REFER TO BMCS SPECIFICATION FOR MORE INFORMATION.

1 CONTACT MARSH WATERPROOFING FOR ROOFING WORK.
MICHAEL HENTRICH
(409)454-9964

DEMO SYMBOL LEGEND

RENOVATIONS	
	ITEM TO REMAIN
	ITEM TO BE REMOVED

MECHANICAL GENERAL NOTES

1. COORDINATE IN THE FIELD THE EXACT LOCATION OF MECHANICAL EQUIPMENT WITH CONTRACTOR AND ALL TRADES
2. SENSORS SHALL BE MOUNTED AT +48" AFF (ABOVE FINISHED FLOOR). UNLESS OTHERWISE NOTED
3. MECHANICAL CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR FOR ALL ELECTRICAL POWER REQUIREMENTS.
4. THESE CONSTRUCTION DRAWINGS ARE DIAGRAMATIC AND DO NOT NECESSARILY REFLECT ACTUAL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD-VERIFY ALL DIMENSIONS AND COORDINATE PLACEMENT OF ALL EQUIPMENT AND ROUTING OF ALL PIPING AND/OR HVAC SYSTEMS.

MECHANICAL KEYED NOTES:

1. REMOVE EXISTING CONCRETE HOUSE KEEPING PAD.
2. REMOVE EXISTING PUMP, CONTROLS, AND ALL ASSOCIATED APPURTENANCES.
3. REMOVE EXISTING PIPING AND ALL ASSOCIATED APPURTENANCES BACK TO POINT INDICATED.
4. EXISTING CHILLED WATER PUMP, CONTROLS, AND ALL ASSOCIATED APPURTENANCES TO REMAIN.
5. REMOVE EXISTING BOILER, CIRCULATION PUMP, CONTROLS, AND ALL ASSOCIATED APPURTENANCES.
6. REMOVE VFD FOR HWP-5 AND ALL ASSOCIATED APPURTENANCES.
7. REMOVE VFD FOR HWP-6 AND ALL ASSOCIATED APPURTENANCES.
8. EXISTING DISCONNECT SWITCH TO REMAIN.
9. EXISTING VFD TO REMAIN.
10. EXISTING ERV AND ALL ASSOCIATED APPURTENANCES TO REMAIN.
11. EXISTING AHU AND ALL ASSOCIATED APPURTENANCES TO REMAIN.
12. EXISTING CONCRETE HOUSE KEEPING PAD TO REMAIN.
13. EXISTING CHILLED WATER EXPANSION TANK AND ALL ASSOCIATED APPURTENANCES TO REMAIN.
14. REMOVE EXISTING HOT WATER EXPANSION TANK AND ALL ASSOCIATED APPURTENANCES.
15. EXISTING PIPING TO REMAIN.
16. REMOVE EXISTING PIPING AND ALL ASSOCIATED APPURTENANCES BACK TO POINT INDICATED. PATCH, SEAL, AND INSULATE MAIN PIPING AS SPECIFIED.
17. EXISTING AIR SEPARATOR AND ALL APPURTENANCES TO REMAIN.
18. REMOVE EXISTING CHEMICAL FEEDER AND ALL ASSOCIATED APPURTENANCES.
19. EXISTING CHEMICAL FEEDER AND ALL ASSOCIATED APPURTENANCES TO REMAIN.
20. REMOVE EXISTING FLUE DUCT AND ALL ASSOCIATED APPURTENANCE. PATCH AND SEAL ROOF OPENING.
21. VERIFY SERVICE CLEARANCES WITH EQUIPMENT MANUFACTURER. COORDINATE WITH ALL TRADE NOT TO OBSTRUCT.
22. PROVIDE CHEMICAL FEEDER SUPPORT. REFER TO DETAILS.
23. 1 ROUTE BOILER FLUE UP THROUGH ROOF. INSTALL PER MANUFACTURER RECOMMENDATIONS. REFER TO DETAILS. BOILER FLUE SHALL TERMINATE 3'-0" VERTICALLY ABOVE COMBUSTION AIR INTAKE. COORDINATE NEW ROOF PENETRATIONS WITH ROOFER AND ALL EXISTING UTILITIES MOUNTED BELOW ROOF.
24. ROUTE COMBUSTION AIR INTAKE UP THROUGH ROOF. INSTALL PER MANUFACTURER RECOMMENDATIONS. REFER TO DETAILS. COORDINATE NEW ROOF PENETRATIONS WITH ROOFER AND ALL EXISTING UTILITIES MOUNTED BELOW ROOF.
25. BOILER CIRCULATION PUMP TO BE PROVIDED BY BOILER MANUFACTURER.
26. PROVIDE CARBON MONOXIDE MONITORING STATION. MOUNT ENCLOSURE AT 5'-0" AFF. INSTALL PER MANUFACTURER RECOMMENDATIONS. REFER TO SPECIFICATIONS FOR MORE INFORMATION.
27. PROVIDE ISOLATION VALVE AT LOCATION SHOWN.
28. NEW BOILERS SHALL MAINTAIN A MINIMUM OF 4'-0" FROM THE FRONT OF THE EXISTING VARIABLE FREQUENCY DRIVES (VFDS).
29. ROUTE BOILER DRAIN LINES AS INDICATED TO EXISTING FLOOR DRAIN.
30. 1 (E)FIRE ALARM CO MONITOR CONTROL SHALL REMAIN.
31. REMOVE EXISTING DUCTWORK AND ALL ASSOCIATED APPURTENANCES BACK TO POINT INDICATED. CAP AND SEAL END OF DUCTWORK AIR TIGHT.

MECHANICAL DEMOLITION GENERAL NOTES

1. THESE CONSTRUCTION DRAWINGS ARE DIAGRAMMATIC, AND DO NOT NECESSARILY REFLECT ACTUAL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD-VERIFY ALL DIMENSIONS AND COORDINATE PLACEMENT OF ALL EQUIPMENT AND ROUTING OF ALL PIPING AND/OR DUCT SYSTEMS.
2. ALL MECHANICAL SYSTEMS SHOWN ON THIS PLAN ARE FROM EXISTING PRELIMINARY FIELD WORK. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL LOCATIONS AND SIZES OF MECHANICAL SYSTEMS PRIOR TO THE START OF WORK.
3. REMOVE ALL EXISTING SPACE MOUNTED TEMPERATURE AND HUMIDITY SENSORS NOT BEING REUSED. PROVIDE STAINLESS STEEL COVER PLATES.
4. 1 OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL HVAC EQUIPMENT BEING REMOVED FROM THIS PROJECT. DISTRICT REQUESTS PUMPS AND PUMP MOTORS BE RETURNED BUT FIRST RIGHTS OF REFUSAL SHALL ALSO INCLUDE BUT NOT LIMITED TO BOILERS, VFDS, AND CONTROLS.

Salas O'Brien
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Houston
10930 W. Sam Houston Pkwy N. #900
Houston, TX 77064
Registration: F-4111
Project No.: 2550-00508-00

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PROFESSIONAL SEAL



ISSUE DATE	DESCRIPTION
07/25/2025	ISSUE FOR BID

Beaumont ISD
Preparing Our Next Generation

2550-00508-00
Beaumont Independent School District

HVAC REPLACEMENT PROJECT (SMITH M.S.)

CSP# 25.19

Smith Middle School
4415 Concord Rd, Beaumont, Tx 77703

NOTES

REVISIONS

Δ	DESCRIPTION	DATE
1	ADDENDUM #1	08/22/2025

CHECKED BY: VP
DRAWN BY: BB

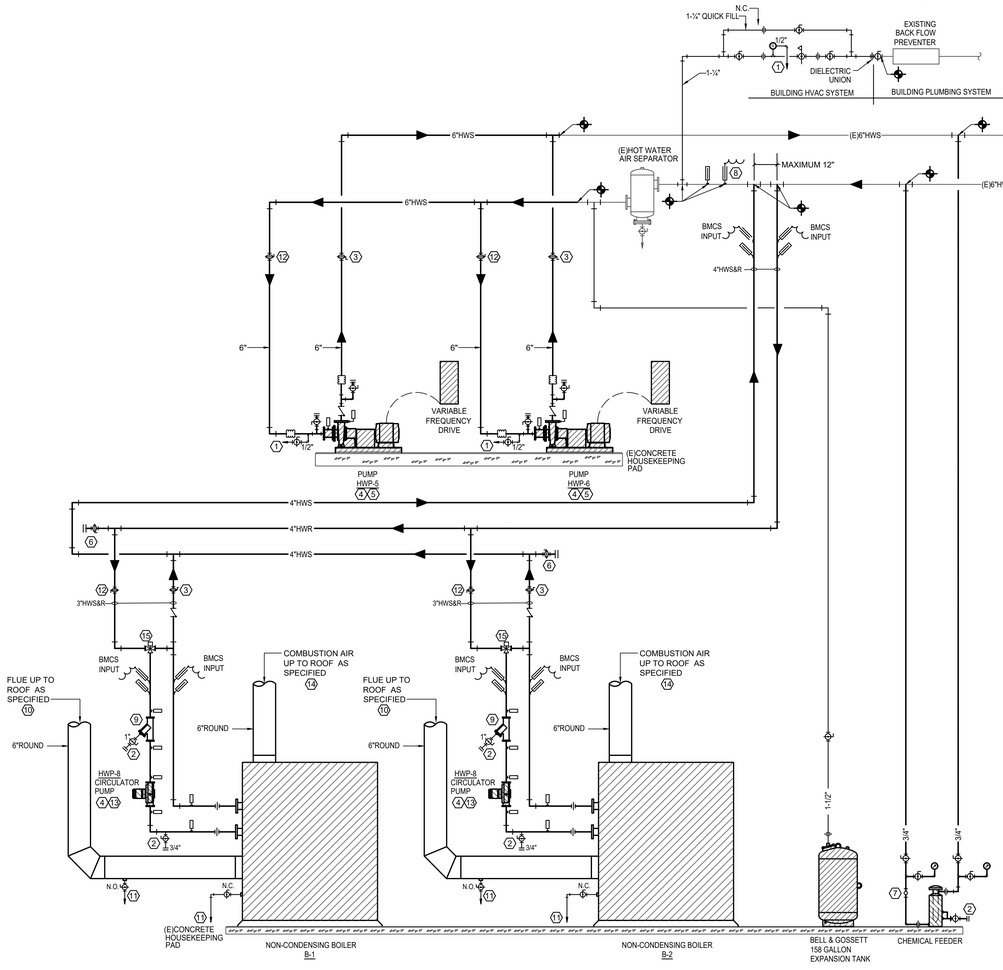
SHEET NAME
MECHANICAL ENLARGED FLOOR PLANS - SMITH MS

SHEET NUMBER
M1.01

REVISION

HOT WATER KEYED NOTES

1. ROUTE FULL SIZE TYPE "L" COPPER DRAIN LINE TO NEAREST FLOOR DRAIN.
2. PROVIDE DRAIN BALL VALVE WITH HOSE THREAD ADAPTER.
3. BALANCING VALVE TO BE PROVIDED WITH INFINITE POSITION CRANK OR MEMORY STOP FOR BALANCING SERVICE.
4. VERIFY SERVICE CLEARANCES WITH EQUIPMENT MANUFACTURER. COORDINATE WITH ALL TRADE NOT TO OBSTRUCT.
5. PROVIDE WITH PUMP PAN. REFER TO DETAIL.
6. PROVIDE ISOLATION VALVE AND BLIND FLANGE FOR TEMPORARY CONNECTION.
7. PROVIDE AN ERNEST GAUGE #E-57-3 BRONZE BODY SIGHT GLASS WITH S.S. SHAFT, PLASTIC SPINNER AND DOUBLE WINDOW. OPERATING TEMPERATURE AND PRESSURE SHALL BE 200°F, 125 PSI MINIMUM.
8. HEADER TEMPERATURE SENSOR. PROVIDED BY BOILER MANUFACTURER.
9. PROVIDE STRAINER.
10. REFER TO DETAIL FOR MORE INFORMATION ON POWER EXHAUST FLUE.
11. ROUTE FULL SIZE CPVC PIPING FROM BOILER TO ACID NEUTRALIZATION BASIN AND FROM BASIN TO FLOOR DRAIN.
12. PROVIDE ISOLATION VALVE.
13. CIRCULATOR PUMP PROVIDED BY BOILER MANUFACTURER.
14. REFER TO DETAIL FOR MORE INFORMATION ON POWER COMBUSTION AIR INTAKE.
15. 3-WAY THERMOSTATIC MIXING VALVE. PROVIDE WITH BOILER.
16. PROVIDE ISOLATION VALVE AT LOCATION SHOWN.



1 **HOT WATER PIPING DIAGRAM**
SCALE: NO SCALE

BOILER - FORCED AIR

MARK	TYPE	MINIMUM GAS INPUT (MBH)	MINIMUM HEATING OUTPUT (MBH)	MAXIMUM WATER PRESSURE DROP (IN.W.G.)	GPM	FLUE SIZE (IN. ROUND)	ELECTRICAL: BLOWER HORSEPOWER	ELECTRICAL: CURRENT CHARAC. (V/PH/Hz)	MANUFACTURER	MODEL	REMARKS
B-1	NON-CONDENSING	1,500	1,275	10	100	6	1	120/1/60	LOCHINVAR	PBN1501	(1,2)
B-2	NON-CONDENSING	1,500	1,275	10	100	6	1	120/1/60	LOCHINVAR	PBN1501	(1,2)

GENERAL NOTES:
1. PROVIDE 8 OUNCE GAS PRESSURE TO BOILER.
2. MAINTAIN MINIMUM CLEARANCE AROUND A BOILER OF 24 INCHES PER TEXAS BOILER LAW. MAINTAIN MINIMUM CLEARANCES FOR TUBE PULL AND CLEANING OF TUBES AS RECOMMENDED BY THE BOILER'S MANUFACTURER. MAINTAIN MINIMUM CLEARANCE AS REQUIRED TO OPEN ACCESS AND CONTROL DOORS FOR SERVICE, MAINTENANCE AND INSPECTION. MAINTAIN MINIMUM ELECTRICAL CLEARANCES AS REQUIRED BY NEC.

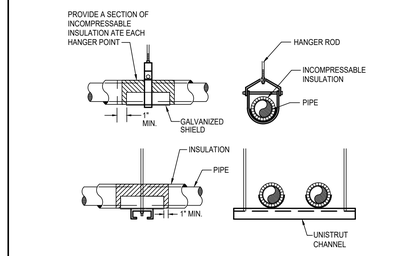
REMARKS:
1. PROVIDE WITH CIRCULATING PUMP, SIZED BY BOILER MANUFACTURER TO ENSURE CONSTANT FLOW THROUGH BOILER. PUMP TO BE SHIPPED LOOSE. POWER BY ELECTRICAL CONTRACTOR BUT CONTROLLED BY BOILER. CONTRACTOR TO WIRE FROM BOILER PUMP CONTROL CIRCUIT TO PUMP STARTER RELAY.
2. PROVIDE SEALED COMBUSTION BOILER.

PUMP

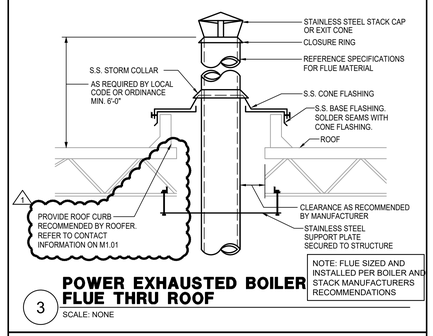
MARK	SERVICE	TYPE	GPM	HEAD (FT.)	MAXIMUM RPM	MOTOR HORSEPOWER	CURRENT	MANUFACTURER	MODEL	REMARKS
HWP-5	HOT WATER	END SUCTION	580	75	1,800	20	480/3/60	BELL & GOSSETT	E-1510	(1,2,3)
HWP-6	HOT WATER	END SUCTION	580	75	1,800	20	480/3/60	BELL & GOSSETT	E-1510	(1,2,3)
HWP-7	HOT WATER	INLINE CIRCULATOR	100	20	1,800	1.0	480/3/60	BELL & GOSSETT	E-90	(4)
HWP-8	HOT WATER	INLINE CIRCULATOR	100	20	1,800	1.0	480/3/60	BELL & GOSSETT	E-90	(4)

GENERAL NOTES:
1. PUMP IS TO HAVE A NON-OVERLOADING MOTOR.
2. MINIMUM RECOMMENDED CLEARANCE AROUND A PUMP IS 24 INCHES. MAINTAIN MINIMUM CLEARANCES AS REQUIRED FOR SERVICE, MAINTENANCE, AND INSPECTION.

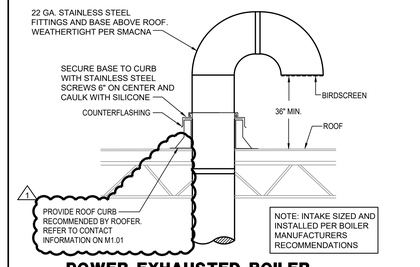
REMARKS:
1. PROVIDE BACK PULL OUT.
2. PROVIDE WITH VARIABLE FREQUENCY DRIVE (VFD).
3. PROVIDE WITH SUCTION DIFFUSER.
4. PUMP SHALL BE SELECTED BY BOILER MANUFACTURER, WITH DISCONNECT AND STARTER BY ELECTRICAL CONTRACTOR AND CONTROLLED BY BOILER.



4 **PIPE HANGERS**
SCALE: NONE



3 **POWER EXHAUSTED BOILER FLUE THRU ROOF**
SCALE: NONE



2 **POWER EXHAUSTED BOILER COMBUSTION AIR INTAKE THRU ROOF**
SCALE: NONE

Salas O'Brien
salasobrien.com 281-664-1900
Houston
10930 W. Sam Houston Pkwy N. #900
Houston, TX 77064

Registration: F-4111
Project No.: 2550-00508-00

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PROFESSIONAL SEAL



08-22-25

ISSUE DATE	DESCRIPTION
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Beaumont ISD
Preparing Our Next Generation

2550-00508-00
Beaumont Independent School District

HVAC REPLACEMENT PROJECT (SMITH M.S.)

CSP# 25.19

Smith Middle School
4415 Concord Rd, Beaumont, Tx 77703

NOTES

REVISIONS

Δ	DESCRIPTION	DATE
1	ADDENDUM #1	08/22/2025

CHECKED BY	DRAWN BY
SH	BB

SHEET NAME
MECHANICAL SCHEDULES, LEGENDS, AND DETAILS - SMITH MS

SHEET NUMBER	REVISION
M2.01	

DISCONNECT AND REMOVE
EXISTING TO REMAIN
NEW WORK

ELECTRICAL GENERAL NOTES:

1. DISCONNECT AND REMOVE ALL CONDUIT, WIRE, AND DISCONNECTING MEANS ASSOCIATED WITH HVAC EQUIPMENT BEING REMOVED.
2. UNLESS NOTED OTHERWISE, ALL EXISTING ELECTRICAL PANELBOARDS, TRANSFORMERS, SWITCHBOARDS, ETC...SHALL REMAIN

ELECTRICAL KEYED NOTES:

1. DISCONNECT EXISTING EQUIPMENT. PULL CONDUCTORS AND DEMOLISH CONDUIT BACK TO SOURCE. FLIP BREAKER OFF AND INDICATE AS SPARE.
2. COORDINATE WITH DIVISION 23 TO PROVIDE CIRCUITING, STARTER, DISCONNECT AND/OR CONTROL INTERLOCK FOR BOILER CIRCULATING PUMP. DESIGN SHOWN IS BASED ON A PUMP WITH A DEDICATED CIRCUIT. FINAL PUMP SELECTION MAY HAVE A PUMP CIRCUITED DIRECTLY FROM THE BOILER.

EXISTING PANELBOARD SCHEDULE — A

VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC RATING	MOUNTING	LOCATION	NEMA ENCLOSURE
120/ 208	3	4	100		10,000	SURFACE	MAIN ELECTRICAL	1

LOAD TYPE LEGEND
L - LIGHTING/CONT-LD
R - RECEPTACLES
M - MECHANICAL EQUIP
K - KITCHEN EQUIP
O - OTHER/MISC

REMARKS:
FED FROM SWITCHBOARD SMSMDP VIA 30kVA XFMR

CKT #	LOAD DESCRIPTION	TYPE	WIRE SIZE	CONDUIT SIZE	CIRCUIT BREAKER TRIP	P	LOAD (VA)	PHASE	LOAD (VA)	P	CIRCUIT BREAKER TRIP	CONDUIT SIZE	WIRE SIZE	TYPE	LOAD DESCRIPTION	CKT #
1	WALLPACK	L	(E)	(E)	20A	1	500	A							SPACE	2
3	WALLPACK	L	(E)	(E)	20A	1	500	B							SPACE	4
5	HEATER #1	M	(E)	(E)	20A	1	1200	C	360	1	20A	(E)	(E)	R	RECEPTACLES	6
7	HEATER #2	M	(E)	(E)	20A	1	1200	A	360	1	20A	(E)	(E)	R	RECEPTACLES	8
9	SPACE							B							SPACE	10
11	INSIDE LIGHTS	L	(E)	(E)	20A	1	500	C	1200	1	20A	(E)	(E)	M	HEATER #3	12
13	C02	O	(E)	(E)	20A	1	100	A	100	1	20A	(E)	(E)	O	CONTROL PANEL	14
15	SPACE							B	1000	1	20A	(E)	(E)	O	ICE MACHINE	16
17	AHU VFD	O	(E)	(E)	20A	1	100	C	**1920**	**1**	**30A**	**#10**	**3/4"**	**M**	**B-1 (1HP)**	18
19	AHU VFD	O	(E)	(E)	20A	1	100	A	**1920**	**1**	**30A**	**#10**	**3/4"**	**M**	**B-2 (1HP)**	20
21	SPACE							B	**200**	**1**	**20A**	**#12**	**3/4"**	**O**	**CARBON MONOXIDE PANEL**	22
23	SPACE							C	**180**	**1**	**20A**	**#12**	**3/4"**	**R**	**MAINTENANCE RECEPTACLE**	24
25								A		2	50A				SPARE	26
27	**SPDL**		**#10**	**3/4"**	**30A**	**3**		B								28
29								C		1	20A				SPARE	30
31							1900	A	1900							32
33	ERV-8	M	(E)	(E)	20A	3	1900	B	1900	3	20A	(E)	(E)	M	ERV-8	34
35							1900	C	1900							36
37	SPARE				20A	2		A	500							38
39								B	500	3	20A	(E)	(E)	L	OUTSIDE LIGHTS	40
41	SPARE				20A	1		C	500							42

	A	B	C	TOTAL
CONNECTED LOAD ABOVE (VA)	8580	6000	9760	24340
CONNECTED AMPACITY ABOVE (A)	71.50	50.00	81.33	

LOAD TYPE	CONN. LD(VA)	SUBPANEL LOADS (VA)	CONN. LD (VA)	SIZING FACTOR	SIZING LOAD (VA)
LIGHTING/CONT-LD	3000		3000	125%	3750
RECEPTACLES	900		900	*	900
MECHANICAL EQUIP	18840		18840	100%	18840
KITCHEN EQUIP				100%	
KITCHEN EQUIP QTY					**
OTHER/MISC	1600		1600	100%	1600
TOTAL CONNECTED (VA)			24340		25090 SIZING TOTAL (VA) PER NEC
CONNECTED AMPACITY (A)			67.56		69.64 SIZING AMPACITY (A) PER NEC

NOTES
* 1ST 10KVA @ 100%, REMAINING @ 50%
** SIZE PER NEC TABLE 220.56
*** NON-SIMULTANEOUS LOAD
G: PROVIDE GFI CIRCUIT BREAKER
S: PROVIDE SHUNT TRIP CIRCUIT BREAKER
L: PROVIDE LOCK ON/OFF CIRCUIT BREAKER
NEW WORK IN **BOLD** - PROVIDE NEW BREAKER

EXISTING PANELBOARD SCHEDULE — HA

VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC RATING	MOUNTING	LOCATION	NEMA ENCLOSURE
277/ 480	3	4		125	18,000	SURFACE	MAIN ELECTRICAL	1

LOAD TYPE LEGEND
L - LIGHTING/CONT-LD
R - RECEPTACLES
M - MECHANICAL EQUIP
K - KITCHEN EQUIP
E - EXISTING
O - OTHER/MISC

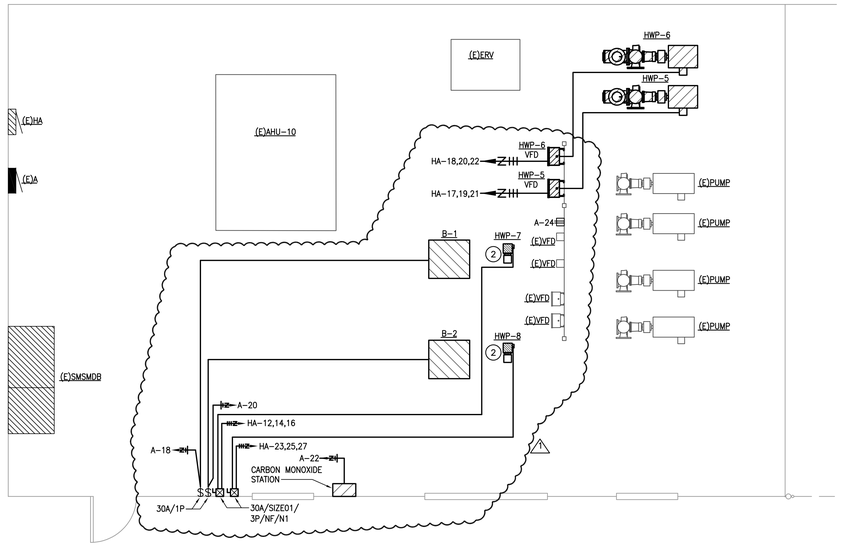
REMARKS:
FED FROM SWITCHBOARD SMSMDP

CKT #	LOAD DESCRIPTION	TYPE	WIRE SIZE	CONDUIT SIZE	CIRCUIT BREAKER TRIP	P	LOAD (VA)	PHASE	LOAD (VA)	P	CIRCUIT BREAKER TRIP	CONDUIT SIZE	WIRE SIZE	TYPE	LOAD DESCRIPTION	CKT #
1	PARKING LIGHTS	L	(E)	(E)	20A	1	2400	A	2400	1	20A	(E)	(E)	L	PARKING LIGHTS	2
3	PARKING LIGHTS	L	(E)	(E)	20A	1	2400	B	2400	1	20A	(E)	(E)	L	PARKING LIGHTS	4
5	LIGHTING CONTACTOR	O	(E)	(E)	20A	1	200	C	300	1	20A	(E)	(E)	O	LIGHTING CONTACTOR	6
7	SPARE				20A	1		A		1	20A				SPARE	8
9	SPARE				20A	1		B		1	20A				SPARE	10
11	SPARE				20A	1		C	**852**							12
13	SPARE				20A	1		A	**852**	**1**	**20A**	**3/4"**	**#12**	**M**	**HWP-7 (1HP)**	14
15	SPARE				20A	1		B	**852**							16
17							**7500**	C	**7500**							18
19	**HWP-5 (20HP)**	**M**	**#6**	**1"**	**60A**	**3**	**7500**	A	**7500**	**3**	**60A**	**1"**	**#6**	**M**	**HWP-6 (20HP)**	20
21							**7500**	B	**7500**							22
23							**852**	C							SPACE	24
25	**HWP-8 (1HP)**	**M**	**#12**	**3/4"**	**20A**	**3**	**852**	A								26
27							**852**	B		**3**	**30A**	**3/4"**	**#10**	**O**	**SPDL**	28
29	SPACE							C								30

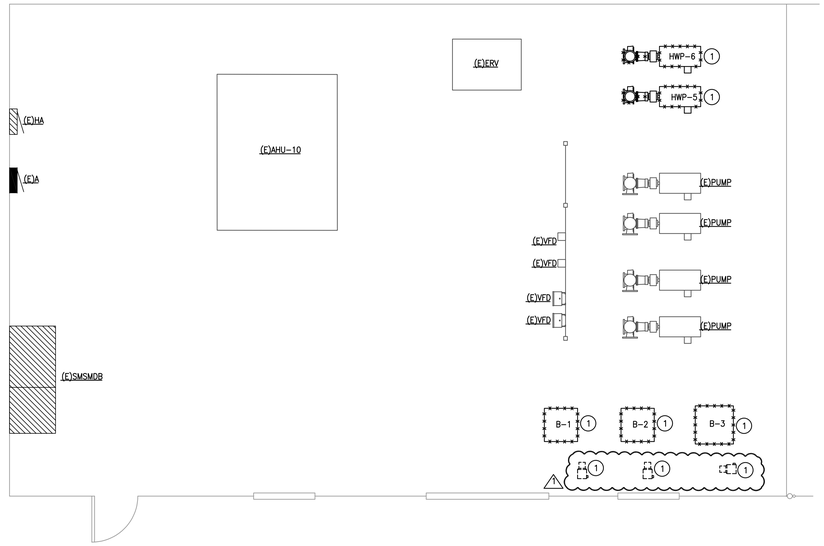
	A	B	C	TOTAL
CONNECTED LOAD ABOVE (VA)	21504	21504	17204	60212
CONNECTED AMPACITY ABOVE (A)	77.63	77.63	62.11	

LOAD TYPE	CONN. LD(VA)	SUBPANEL LOADS (VA)	CONN. LD (VA)	SIZING FACTOR	SIZING LOAD (VA)
LIGHTING/CONT-LD	9600		9600	125%	12000
RECEPTACLES	4		4	*	4
MECHANICAL EQUIP	48408		48408	100%	48408
KITCHEN EQUIP				100%	
KITCHEN EQUIP QTY					
				125%	
OTHER/MISC	500		500	100%	500
TOTAL CONNECTED (VA)			58512		60912 SIZING TOTAL (VA) PER NEC
CONNECTED AMPACITY (A)			70.38		73.27 SIZING AMPACITY (A) PER NEC

NOTES
* 1ST 10KVA @ 100%, REMAINING @ 50%
** SIZE PER NEC TABLE 220.56
*** NON-SIMULTANEOUS LOAD
G: PROVIDE GFI CIRCUIT BREAKER
S: PROVIDE SHUNT TRIP CIRCUIT BREAKER
L: PROVIDE LOCK ON/OFF CIRCUIT BREAKER
NEW WORK IN **BOLD** - PROVIDE NEW BREAKER



N
2 **ELECTRICAL ENLARGED FLOOR PLAN - SMITH MS**
SCALE: 1/4" = 1'-0"



N
1 **ELECTRICAL DEMOLITION ENLARGED FLOOR PLAN - SMITH MS**
SCALE: 1/4" = 1'-0"

Salas O'Brien
salasobrien.com 281-664-1900
Houston
10930 W. Sam Houston Pkwy N. #900
Houston, TX 77064
Registration: F-4111
Project No.: 2550-00508-00

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Beaumont ISD
Preparing Our Next Generation

2550-00508-00
Beaumont Independent School District

HVAC REPLACEMENT PROJECT (SMITH M.S.)

CSP# 25.19

Smith Middle School
4415 Concord Rd, Beaumont, Tx 77703

NOTES

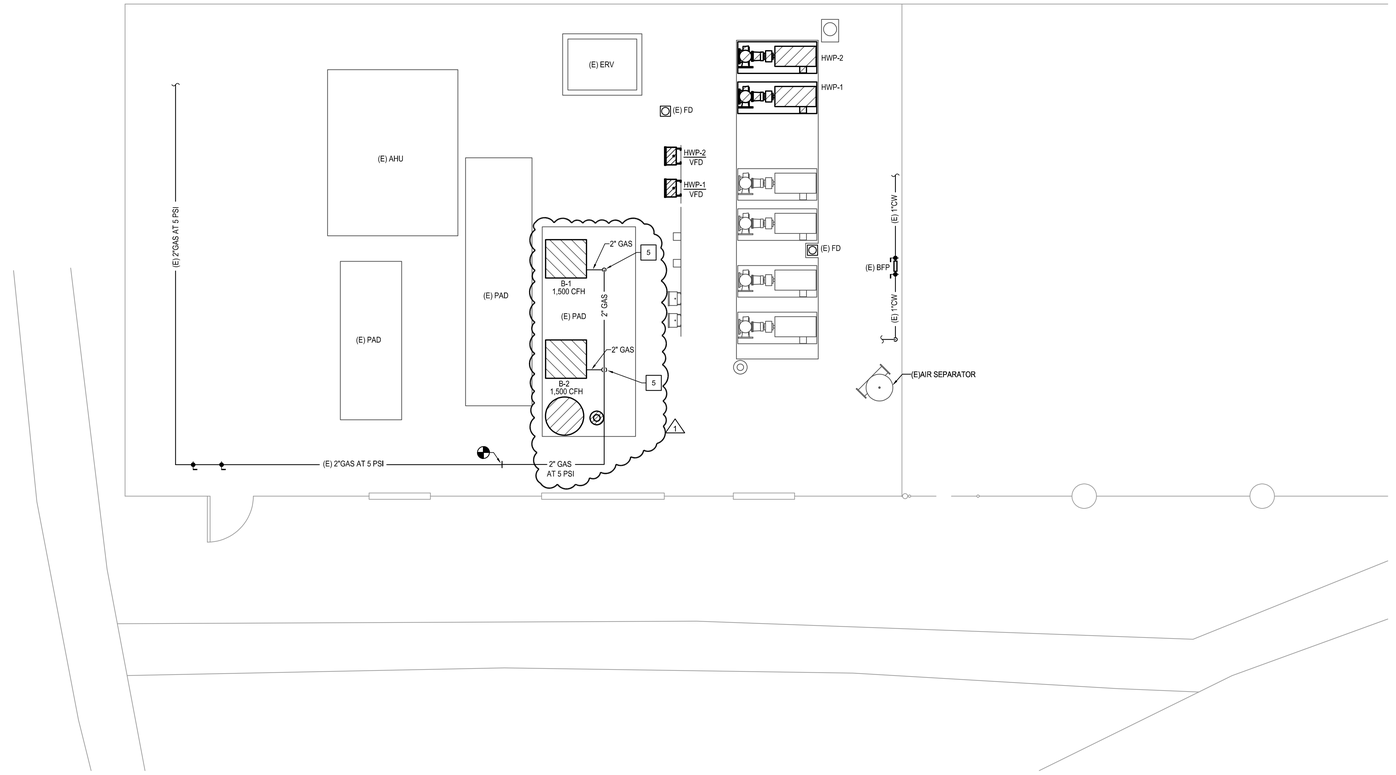
REVISIONS

Δ	DESCRIPTION	DATE
1	ADDENDUM #1	08/22/2025

CHECKED BY: JZ
DRAWN BY: AW

SHEET NAME
ELECTRICAL ENLARGED FLOOR PLANS - SMITH MS

SHEET NUMBER: E1.01
REVISION:



N

2 **PLUMBING ENLARGED FLOOR PLAN - SMITH MS**
SCALE: 1/4" = 1'-0"

PLUMBING KEYED NOTES:

1. REMOVE EXISTING GAS PIPING BACK TO THIS POINT. PREPARE FOR CONNECTION OF THE PIPING.
2. EXISTING GAS PIPING TO REMAIN.
3. EXISTING GAS PIPING TO BE REMOVED.
4. EXISTING BOILER TO BE REMOVED IN IT'S ENTIRETY. REMOVE GAS PIPING BACK TO POINT INDICATED.
5. 1-1/2" GAS DOWN TO SERVE BOILER. PLACE PRESSURE REGULATOR IN VERTICAL AT 60" A.F.F. PRESSURE REGULATOR 5PSI TO 14" W.C. PRESSURE. 1500 CFH. ROUTE DISCHARGE TO NEAREST FLOOR DRAIN.



N

1 **PLUMBING DEMOLITION ENLARGED FLOOR PLAN - SMITH MS**
SCALE: 1/4" = 1'-0"

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CHECKED BY EH **DRAWN BY** BR

SHEET NAME

PLUMBING ENLARGED FLOOR PLANS - SMITH MS

SHEET NUMBER P1.01 **REVISION**