



**TOMBALL INDEPENDENT SCHOOL DISTRICT**

**RFP #995-26 Issued: March 17<sup>th</sup>, 2026**

**REQUEST FOR COMPETITIVE SEALED PROPOSALS  
TO REPLACE HVAC CHILLER AT THE DISTRICT'S  
TECHNOLOGY DATA CENTER**

**Addendum No. 02**

April 08, 2026

**This Addendum contains the following:**

**TABLE OF CONTENTS**

- I. NOTES FROM THE OWNER..... 2
- II. PROBABLE SCHEDULE OF EVENTS..... 2
- III. CLARIFICATION(S) AND QUESTION RESPONSE(S) ..... 2
- IV. CHANGES TO THE RFP DOCUMENT..... 2
- V. CHANGES TO THE DRAWINGS & SPECIFICATIONS ..... 2

## **TOMBALL INDEPENDENT SCHOOL DISTRICT**

**RFP #995-26 Issued: March 17<sup>th</sup>, 2026**

### **REQUEST FOR COMPETITIVE SEALED PROPOSALS TO REPLACE HVAC CHILLER AT THE DISTRICT'S TECHNOLOGY DATA CENTER**

#### **I. NOTES FROM THE OWNER**

A Pre-Proposal meeting was conducted as published in the RFP.  
The agenda, sign-in sheets and a revised Probable Schedule of Events are attached  
in Exhibit A.

#### **II. PROBABLE SCHEDULE OF EVENTS**

*None*

#### **III. CLARIFICATION(S) AND QUESTION RESPONSE(S)**

The District was asked what the model numbers for the existing chillers are as of today.

*Response:*

The response to that question is attached in Exhibit B.

#### **IV. CHANGES TO THE RFP DOCUMENT**

*None*

#### **V. CHANGES TO THE DRAWINGS & SPECIFICATIONS**

DBR has issued Addendum No. 02 and is attached as Exhibit C.

**End of Addendum**

Pre-Proposal Meeting:

**RFP#995-26**

**2026-03-31, 11am.**

Mtg. Location:

**1110 Baker Dr. Tomball, Tx 77375**

Project Title:

**TISD Tech Ctr. Chiller Replacement**

**Project No.:** TISD-RFP-995-26

**Project Location:** 1302 Keefer Rd, Tomball, TX 77375

## **Introduction of Team Members:**

### **Owner: TISD**

Mitch Lee-Executive Director, Maintenance & Capital Projects

Jim Ross, Director of Projects

Corey Jacobsen-Maintenance Coordinator

### **LAN – Representatives for the Owner**

Robert Wilbanks-LAN Team Lead

John Carey-Program/Project Manager

Chelsea Brown, ProjectMates Administrator & Document Control

### **DBR-Design Engineers**

Adam Jones, PE, DBR, Partner

Mason Montgomery, DBR Project Manager

## **General**

1. Top level project Summary
  - a. This is the first of several chiller and HVAC infrastructure replacement procurements.
  - b. Tech Ctr. is an active facility.
    - i. Personnel protection your responsibility, e.g. temporary fencing, etc.
  - c. High Level Scope: Replace two chillers.
    - i. One is not functioning currently.
      - a. This unit must be replaced fully and operating reliably prior to taking the other unit out of service.
    - ii. Building operating off one chiller currently.
  - d. DBR to discuss details more later in this meeting.

Pre-Proposal Meeting: **RFP#995-26** **2026-03-31, 11am.**  
Mtg. Location: **1110 Baker Dr. Tomball, Tx 77375**  
Project Title: **TISD Tech Ctr. Chiller Replacement**

2. Proposals are due: April 21<sup>st</sup>@2pm- No Later.
  - a. The reference responses are due on the 17<sup>th</sup>.
    - i. They will factor heavily into the selection process.
    - ii. Do Not use any LAN employees.
3. Recommendation to the Board in the May Meeting
  - a. Notice to proceed after that meeting in the forthcoming days.
  - b. Substantial Completion Date is **November 20<sup>th</sup>, 2026.**
  - c. The expectation is for the proposal winner to begin ordering equipment and materials immediately.
4. By Contract you have 30 days to produce a schedule.
  - a. In that schedule should be any activities required to deliver and install long lead items (defined as any items requiring more than 10 weeks from order to delivery on site).

**RFP & Proposal Considerations:**

5. There is one addendum posted right now.
  - a. Any and all addenda associated with the RFP will be found on the District's Bid Website:
  - b. <https://www.tomballisd.net/about-tisd/departments/finance/purchasing/bids-and-proposals>
6. All Exhibits must be submitted. I would like to call your attention to the following exhibits:
  - a. Exhibit A is your proposal submittal form.
  - b. Exhibit J is an Exceptions Submittal Form
    - i. ANY exceptions you may want to take must be listed here.
    - ii. By having an "Exception" (s) will not exclude you from the bid.
    - iii. Taking an Exception after the bid closing time and having not listed it on Exhibit J, may cause the District to go to the next bidder.
      1. E.G. Substantial alterations to the AIA Forms attached to Appendix #1.

Pre-Proposal Meeting:

**RFP#995-26**

**2026-03-31, 11am.**

Mtg. Location:

**1110 Baker Dr. Tomball, Tx 77375**

Project Title:

**TISD Tech Ctr. Chiller Replacement**

### **Definitions In the RFP & Contract**

7. The entity contracted by the Owner to provide overall fiduciary responsibilities and direct oversight of the contractor and A/E Team to ensure performance of actions contributing to the success of the owner's objective.
  - a. Consequently, NO Team Members will have direct contact with the Owner's or their employees unless directed by the LAN Owners Representative on a case-by-case basis.
  - b. The purpose of this is to maintain a reduction of chaos and confusion.

### **Restrictions on Communications:**

8. All communication which is administrative or contractual in nature shall only go through LAN.
9. All communication of a technical nature, RFI's regarding drawings or specifications shall go through DBR.
  - a. [JDCarey@lan-inc.com](mailto:JDCarey@lan-inc.com) MUST be cc'd.
10. No verbal communication will be considered official **regardless of who** is responding.

### **DBR Presentation:**

11. Project Scope
12. Current status of documents and permits
13. Questions & Answers

### **Other Questions & Answers**







# Exhibit B

Carey, John

---

**From:** Corey Jacobson <coreyjacobson@tomballisd.net>  
**Sent:** Tuesday, March 31, 2026 12:11 PM  
**To:** Carey, John  
**Subject:** chiller model numbers tech building

york	ylaa0150se46xaasdxhtxblxcxx42sxxxxhxxxxaxxxx3xxxxxj1xxx	2ntm002463
york	ylaa0150se46xaasdxhtxblxcxx42sxxxxhxxxxaxxxx3xxxxxj1xxx	2ntm002462

*Corey Jacobson*

*Maintenance Coordinator*

*281-357-3170 ext. 6209*



## Addendum 02

**DATE**

04/06/2026

**ADDENDUM NO.**

2

**PROJECT**

260018.000 | Tomball ISD-Chiller Pkg 1-Tech Bldg

The work described herein shall be added to the scope of work defined by the contract documents or it shall modify the scope of work defined by the contract documents as described. This work shall become a part of the contract documents by addendum.

### DRAWINGS

**Item 01**      **Sheet M2.11 –MECHANICAL PLAN – CENTRAL PLANT**

- A.      Revised keyed note M5.5 to clarify pump inertia base scope.
- B.      Revised keyed note M5.6 to provide air vent as part of Alternates 1B and 1C in lieu of Alternates 2B and 2C.

**Item 02**      **Sheet M5.01 - MECHANICAL SCHEDULES AND DETAILS**

- A.      Added Pump Schedule note to clarify inertia base scope.

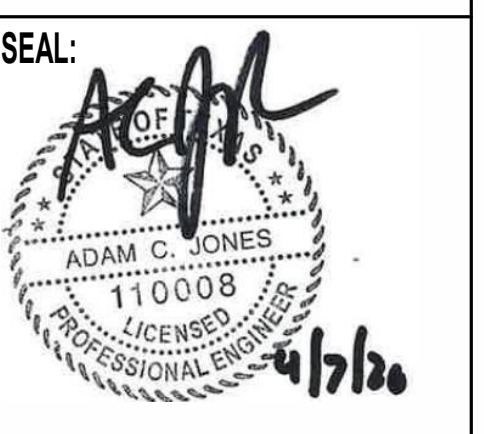
END OF ADDENDUM 02.

**MECHANICAL KEYED NOTES**

- M0.5 EXISTING EQUIPMENT TO REMAIN.
- M2.1 EXISTING CHILLER ISOLATION VALVE, PIPING AND ASSOCIATED ACCESSORIES TO BE REPLACED FROM CHILLER TO 6" PAST ISOLATION VALVE AT A MINIMUM. PROVIDE NEW PIPING AS NECESSARY TO MATCH NEW CHILLER PIPING CONFIGURATION. RE: 01M5.01 FOR CHILLER ACCESSORIES.
- M2.2 EXISTING PUMP CHILLED WATER PIPING AND ASSOCIATED ACCESSORIES TO BE REPLACED FROM CHILLED WATER PUMP TO 6" PAST ISOLATION VALVE AT A MINIMUM AS PART OF ALTERNATE 4. PROVIDE NEW PIPING AS NECESSARY TO MATCH NEW PUMP CONFIGURATION. PROVIDE TRANSITIONS AS NECESSARY. RE: 03M5.01.
- M3.1 PROVIDE NEW CONDUIT FROM EXISTING RACEWAY FROM CONTROL PANEL TO CHILLER(S). EXISTING CONDUIT THAT IS ABOVE GROUND TO BE DEMOLISHED. CONDUIT IN GROUND TO BE ABANDONED. PROVIDE AND PULL ADDITIONAL SPARE WIRES FOR COMMUNICATION IN NEW RACEWAY FOR FUTURE REPURPOSING/ MAINTENANCE. FIELD VERIFY EXACT LOCATION OF PANEL IN STORAGE ROOM.
- M3.2 INTEGRATE NEW CHILLER INTO EXISTING CONTROLS. ENSURE PUMPS ARE CONTROLLED VIA RELAYS AND CHILLER CONTROLLER PROGRAM. EMCS SHALL NOT START PUMPS. TEST EXISTING SEQUENCE OF OPERATION WITH NEW CHILLER TO VERIFY OPERATION MATCHES SEQUENCE. REWAP BACNET POINTS TO MATCH EXISTING BACNET POINTS. RE: M8.01.
- M3.3 PROPOSED ROUTING FOR CONTROLS RACEWAY. PROVIDE APPROXIMATELY 1" DIAMETER CONDUIT OR APPROVED SIZE BY ALC.
- M5.1 PROVIDE AIR COOLED CHILLER AT APPROXIMATE LOCATION SHOWN. PROVIDE ALL AIR FLOW CLEARANCES AS REQUIRED BY EQUIPMENT MANUFACTURER. INSTALL ON EXISTING CONCRETE RAILS. EXTEND EXISTING 28.5" X 186" AND 12.25" X 186" CONCRETE RAILS TO FIT NEW CHILLER AS NECESSARY. REFER TO CHILLER SCHEDULE ON M5.01 FOR NEW CHILLER DIMENSIONS. RE: DETAIL 1M5.01.
- M5.5 PROVIDE END SUCTION PUMP, ASSOCIATED INERTIA BASE, AND ASSOCIATED ACCESSORIES AT APPROXIMATE LOCATION SHOWN. INSTALL PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. INSTALL ON EXISTING CONCRETE HOUSEKEEPING PAD. EXTEND EXISTING PAD AS NECESSARY. PUMP REPLACEMENT AND ASSOCIATED WORK TO BE AS PART OF ALTERNATE 4. RE: DETAIL 4M5.01.
- M5.6 PROVIDE AIR SEPARATOR WITH AUTOMATIC AIR VENT (BELL & GOSSET R-8F OR APPROVED EQUAL) AT APPROXIMATE LOCATION SHOWN AS PART OF ALTERNATES 1B AND 1C.

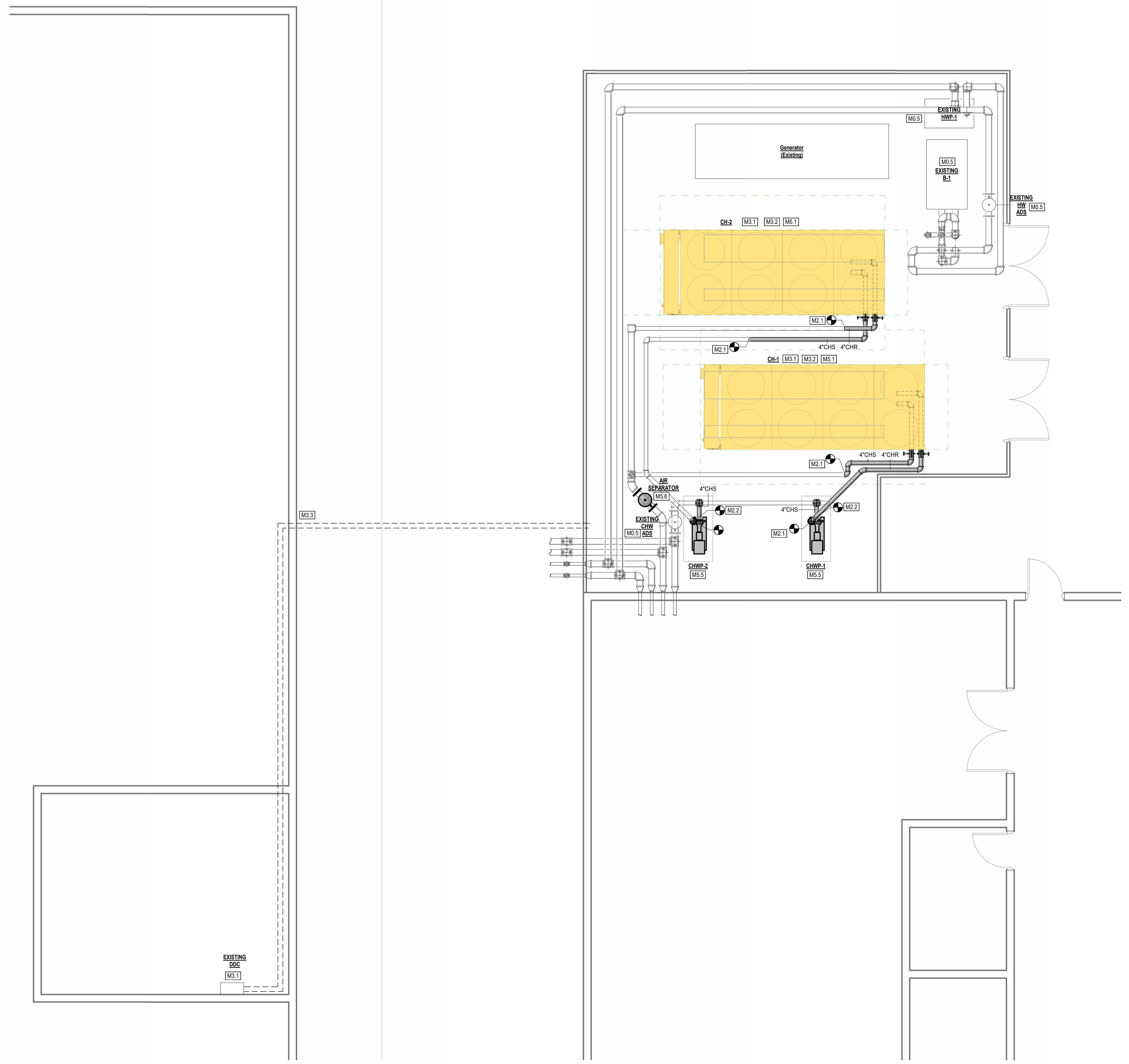
**REVISION:**

No.	DATE	DESCRIPTION
1	03/06/2026	ISSUE FOR PROPOSAL
1	04/06/2026	Addendum 02

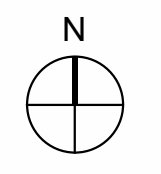
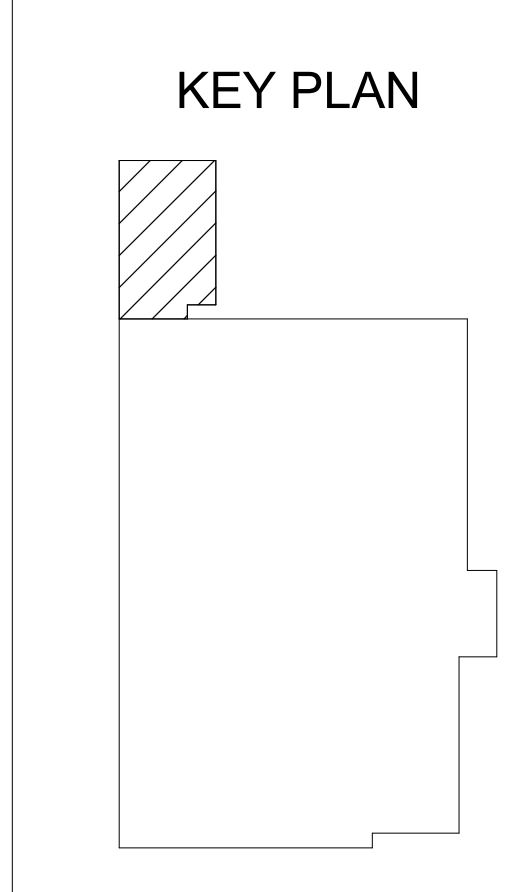


**Tomball ISD Technology Building - Chiller Pkg 1**  
 1302 Keefer Road  
 Tomball, Texas 77375

TBPE Firm  
 Registration No. 2234  
 DATE:  
 03/06/2026  
 DRAWN BY:  
 DBR  
 CHECKED BY:  
 DBR  
 PROJECT NUMBER  
 260018.000  
 SHEET TITLE:  
 MECHANICAL PLAN -  
 CENTRAL PLANT  
 SHEET NUMBER:  
**M2.11**

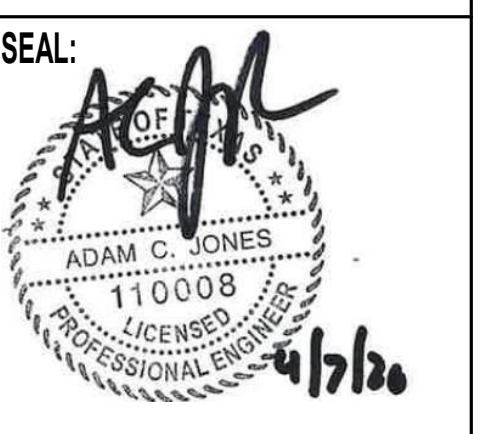


**1 MECHANICAL PLAN LEVEL 1 - CENTRAL PLANT**  
 1/4" = 1'-0"



**REVISION:**

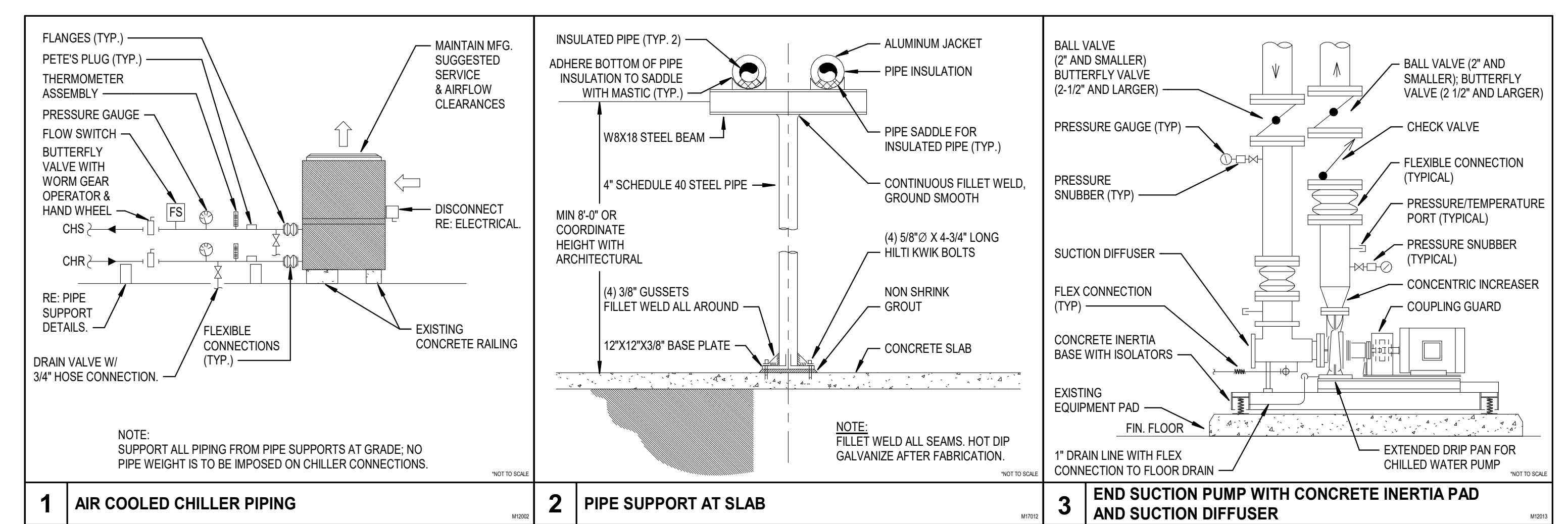
No.	DATE	DESCRIPTION
03/06/2026	ISSUE FOR PROPOSAL	
04/06/2026	ADDENDUM 02	



**Tomball ISD Technology Building - Chiller Pkg 1**  
**1302 Keefer Road**  
**Tomball, Texas 77375**

TBPE Firm Registration No. 2234
DATE: 03/06/2026
DRAWN BY: DBR
CHECKED BY: DBR
PROJECT NUMBER 260018.000
SHEET TITLE:
MECHANICAL SCHEDULES AND DETAILS
SHEET NUMBER:

**M5.01**



**AIR COOLED CHILLER SCHEDULE - CARRIER**

MARK	CH-1.2 (ALT 1A)	CH-1.2 (ALT 1B)	CH-1.2 (ALT 1C)
NOMINAL CAPACITY (TONS)	133	150	150
ACTUAL CAPACITY (TONS)	125.0	125.0	125.0
DESIGN FLOW RATE (GPM)	250.0	250.0	250.0
MINIMUM FLOW RATE (GPM)	227.2	180.0	156.0
EWTLWT (°F)	56/42	56/42	56/42
AMBIENT DESIGN TEMPERATURE (°F)	105	105	105
MINIMUM AMBIENT TEMPERATURE (°F)	15	15	15
MAX. PRESSURE DROP (FT. HD.)	10	10	10
FOULING FACTOR (HR-FT <sup>2</sup> -F/BTU)	0.0001	0.0001	0.0001
COMPRESSOR TYPE	SCREW	SCROLL	SCROLL
REFRIGERANT TYPE	R-513A	R-32	R-32
EER (AT AHRI CONDITIONS)	9.911	10.490	10.40
IPLV (AT AHRI CONDITIONS)	18.400	17.200	17.1
EER (AT DESIGN)	8.408	8.727	8.406
VOLTS/PHASE/HERTZ	460/3/60	460/3/60	460/3/60
MINIMUM CIRCUIT AMPACITY (A)	269	299.2	261.4
MAXIMUM OVER-CURRENT PROTECTION (A)	350	350	300
MANUFACTURER	CARRIER	CARRIER	CARRIER
MODEL NUMBER	30XV140M	30RC152S	30RC132S
OPERATING WEIGHT (LBS)	12,789	9,128	8,261
DIMENSIONS (L x W x H)	208" x 88" x 99"	199" x 88" x 99"	199" x 88" x 99"
NOTES	1,2,3,4,5,6,7,9	1,2,3,4,5,6,7,8,10	1,2,3,4,5,6,7,8,11

NOTES:  
1. PROVIDE INTEGRAL NEMA 3R MAIN CIRCUIT BREAKER. SCOR SHALL BE 65,000A MINIMUM.  
2. PROVIDE SOUND ATTENUATION PACKAGE ON COMPRESSORS AND CASING AND LOW NOISE CONDENSER FAN OPTION.  
3. PROVIDE WITH FACTORY INSTALLED EVAPORATOR WATER FLOW SWITCH.  
4. PROVIDE CHILLER WITH LOW AMBIENT HEAD PRESSURE CONTROL.  
5. PROVIDE WITH BACNET INTERFACE CARD FOR INTEGRATION WITH EMCS. INTEGRATE NEW CHILLER INTO EXISTING CONTROLS.  
6. PROVIDE INTERFACE TO EACH CHILLER THROUGH CHILLER BACNET INTERFACE CARD. PROVIDE A GRAPHIC PAGE FOR THE INTERFACE CARD THAT DISPLAYS ALL VALUES AVAILABLE.  
7. EXTEND EXISTING 28.5" X 186" AND 12.25" X 186" CONCRETE RAILS AS NECESSARY TO FIT NEW UNIT.  
8. PROVIDE ADDITIONAL AIR DIRT SEPARATOR WITH AUTOMATIC AIR VENT FOR CARRIER SCROLL COMPRESSOR ALTERNATES.  
9. PROVIDE CHILLER AS ALTERNATE 1A.  
10. PROVIDE CHILLER AS ALTERNATE 1B.  
11. PROVIDE CHILLER AS ALTERNATE 1C.

**AIR COOLED CHILLER SCHEDULE - TRANE**

MARK	CH-1.2 (ALT 2A)	CH-1.2 (ALT 2B)	CH-1.2 (ALT 2C)
NOMINAL CAPACITY (TONS)	150	140	130
ACTUAL CAPACITY (TONS)	128.0	120.5	130.0
DESIGN FLOW RATE (GPM)	250.0	250.0	250.0
MINIMUM FLOW RATE (GPM)	171.0	176.2	174.7
EWTLWT (°F)	56/42	56/42	56/42
AMBIENT DESIGN TEMPERATURE (°F)	105	105	105
MINIMUM AMBIENT TEMPERATURE (°F)	15	15	15
MAX. PRESSURE DROP (FT. HD.)	10	10	10
FOULING FACTOR (HR-FT <sup>2</sup> -F/BTU)	0.0001	0.0001	0.0001
COMPRESSOR TYPE	SCREW	SCROLL	SCROLL
REFRIGERANT TYPE	R-513A	R-454B	R-454B
EER (AT AHRI CONDITIONS)	10.50	10.79	10.42
IPLV (AT AHRI CONDITIONS)	16.50	17.82	17.40
EER (AT DESIGN)	8.90	9.14	8.71
VOLTS/PHASE/HERTZ	460/3/60	460/3/60	460/3/60
MINIMUM CIRCUIT AMPACITY (A)	295	287	262
MAXIMUM OVER-CURRENT PROTECTION (A)	400	350	350
MANUFACTURER	TRANE	TRANE	TRANE
MODEL NUMBER	RTAF-150	ACSA 140	CGAM130
OPERATING WEIGHT (LBS)	9,628	7,897	7,900
DIMENSIONS (L x W x H)	274" x 87" x 94"	232" x 88" x 98"	205.2" x 88.4" x 92.5"
NOTES	1,3,4,5,6,7,8	1,2,3,4,5,6,7,9	1,2,3,4,5,6,7,10

NOTES:  
1. PROVIDE INTEGRAL NEMA 3R MAIN CIRCUIT BREAKER. SCOR SHALL BE 65,000A MINIMUM.  
2. PROVIDE SOUND ATTENUATION PACKAGE ON COMPRESSORS AND CASING AND LOW NOISE CONDENSER FAN OPTION.  
3. PROVIDE WITH FACTORY INSTALLED EVAPORATOR WATER FLOW SWITCH.  
4. PROVIDE CHILLER WITH LOW AMBIENT HEAD PRESSURE CONTROL.  
5. PROVIDE WITH BACNET INTERFACE CARD FOR INTEGRATION WITH EMCS. INTEGRATE NEW CHILLER INTO EXISTING CONTROLS.  
6. PROVIDE INTERFACE TO EACH CHILLER THROUGH CHILLER BACNET INTERFACE CARD. PROVIDE A GRAPHIC PAGE FOR THE INTERFACE CARD THAT DISPLAYS ALL VALUES AVAILABLE.  
7. EXTEND EXISTING 28.5" X 186" AND 12.25" X 186" CONCRETE RAILS AS NECESSARY TO FIT NEW UNIT.  
8. PROVIDE CHILLER AS ALTERNATE 2A. ADDITIONAL SITE COORDINATION REQUIRED. RE: M2.21.  
9. PROVIDE CHILLER AS ALTERNATE 2B.  
10. PROVIDE CHILLER AS ALTERNATE 2C.

**AIR COOLED CHILLER SCHEDULE - YORK**

MARK	CH-1.2 (ALT 3A)	CH-1.2 (ALT 3B)
NOMINAL CAPACITY (TONS)	153	155
ACTUAL CAPACITY (TONS)	125.0	128.2
DESIGN FLOW RATE (GPM)	250.0	250.0
MINIMUM FLOW RATE (GPM)	170.0	150.0
EWTLWT (°F)	56/42	56/42
AMBIENT DESIGN TEMPERATURE (°F)	105	105
MINIMUM AMBIENT TEMPERATURE (°F)	15	15
MAX. PRESSURE DROP (FT. HD.)	10	10
FOULING FACTOR (HR-FT <sup>2</sup> -F/BTU)	0.0001	0.0001
COMPRESSOR TYPE	VSD SCREW	SCROLL
REFRIGERANT TYPE	R-513A	R-454B
EER (AT AHRI CONDITIONS)	7.744	8.329
IPLV (AT AHRI CONDITIONS)	13.460	16.960
EER (AT DESIGN)	9.722	10.100
NPLV (AT DESIGN)	14.880	16.250
VOLTS/PHASE/HERTZ	460/3/60	460/3/60
MINIMUM CIRCUIT AMPACITY (A)	298.8	310
MAXIMUM OVER-CURRENT PROTECTION (A)	400	350
MANUFACTURER	YORK	YORK
MODEL NUMBER	YVAA0153	YLA0155
OPERATING WEIGHT (LBS)	13,915	8,953
DIMENSIONS (L x W x H)	203.3" x 88.3" x 94.6	187.7" x 88.6" x 94.2"
NOTES	1,2,3,4,5,6,7,8,9	1,2,3,4,5,6,7,8,10

NOTES:  
1. PROVIDE INTEGRAL NEMA 3R MAIN CIRCUIT BREAKER. SCOR SHALL BE 65,000A MINIMUM.  
2. PROVIDE SOUND ATTENUATION PACKAGE ON COMPRESSORS AND CASING AND LOW NOISE CONDENSER FAN OPTION.  
3. PROVIDE WITH FACTORY INSTALLED EVAPORATOR WATER FLOW SWITCH.  
4. PROVIDE CHILLER WITH LOW AMBIENT HEAD PRESSURE CONTROL.  
5. PROVIDE WITH BACNET INTERFACE CARD FOR INTEGRATION WITH EMCS. INTEGRATE NEW CHILLER INTO EXISTING CONTROLS.  
6. PROVIDE INTERFACE TO EACH CHILLER THROUGH CHILLER BACNET INTERFACE CARD. PROVIDE A GRAPHIC PAGE FOR THE INTERFACE CARD THAT DISPLAYS ALL VALUES AVAILABLE.  
7. EXTEND EXISTING 28.5" X 186" AND 12.25" X 186" CONCRETE RAILS AS NECESSARY TO FIT NEW UNIT.  
8. PROVIDE ADDITIONAL WARRANTY TO PROTECT FROM COST OF REPLACEMENT OF MICROCHANNEL COILS PER TISO STANDARDS.  
9. PROVIDE CHILLER AS ALTERNATE 3A.  
10. PROVIDE CHILLER AS ALTERNATE 3B.

**PUMP SCHEDULE**

MARK	CHWP-1	CHWP-2
MANUFACTURER	BELL & GOSSET	BELL & GOSSET
MODEL NUMBER	e-1510 2.5BB	e-1510 2.5BB
DESIGN FLOW RATE (GPM)	250.0	250.0
MINIMUM FLOW RATE (GPM)	-	-
HEAD (FT. H2O)	85	85
APPROX. PUMP EFF. (%)	77.0	77.0
APPROX. IMPELLER DIA. (INCHES)	9.5	9.5
MOTOR RPM	1,770	1,770
HORSEPOWER	10	10
VOLTS/PHASE/HERTZ	460/3/60	460/3/60
NOTES	ALL	ALL

NOTES:  
1. PUMP SHALL BE NON-OVERLOADING ACROSS ENTIRE GPM RANGE.  
2. PROVIDE WITH PREMIUM EFFICIENCY TEFC MOTOR FOR OPERATION WITH EXISTING PUMP STARTER.  
3. PUMPS TO BE RESACED AS PART OF ALTERNATE 4.  
4. PROVIDE WITH NEW INTERIA BASE. TRIM/EXTEND EXISTING CONCRETE PAD AS NEEDED.