

TOMBALL INDEPENDENT SCHOOL DISTRICT

RFP #995-26 Issued: March 17th, 2026

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

Addendum No. 03

April 17, 2026

This Addendum contains the following:

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I. NOTES FROM THE OWNER

Exhibit A has been revised and is attached.

- Changes are highlighted in yellow.

II. PROBABLE SCHEDULE OF EVENTS

The District is extending the Final Addendum Posting date from April 16th, 2026 to April 20th, 2026

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

None.

IV. CHANGES TO THE RFP DOCUMENT

None

V. CHANGES TO THE DRAWINGS & SPECIFICATIONS

DBR has issued Addendum No. 03 and is attached as Exhibit B.

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VI. EXHIBIT A –PROPOSAL FORM

Having examined the Request for Proposal prepared by the Owner, and in submitting this proposal, the undersigned agrees to the following:

1. To hold the proposal open for acceptance by the Owner for 60 days.
2. To hold alternate proposals open for acceptance by the Owner for 120 days
3. To execute Contract Documents within ten (10) days after the prescribed forms are presented for signature and give bond with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such contract.
4. The Owner maintains the right to reject any or all proposals, to waive informalities or minor irregularities in the proposal process and to accept the proposal which the Owner considers most advantageous. The Owner reserves the right to verify the accuracy and completeness of all responses by utilizing any information available to the Owner without regard to whether such information appears in the submission.
5. That this Proposal has been arrived at independently and is submitted without collusion with anyone to obtain information or gain any favoritism that would in any way limit competition or give an unfair advantage over respondents in the award of this proposal.
6. The Owner reserves the right to negotiate with any Respondent in a manner permitted by law.
7. The undersigned has reviewed the Contract and exhibits as modified by Owner and agrees to execute a final version of these contracts in accordance with the attached terms, subject to final approval by Owner.
8. By providing a response, each Applicant agrees to waive any claim it has or may have against the Owner, its Trustees, agents and employees, and any reference sources, arising out of or in connection with: the administration, evaluation, or recommendation of any response; waiver of any requirements in the Request for Proposals; acceptance or rejection of any response and award of the Contract.
9. The cost of developing a response is the sole responsibility of the Applicant. The Owner will not provide reimbursement of such cost, and will not be liable for any preparation cost for any reason whatsoever.
10. Respondent has visited the site of the proposed work and fully acquaint themselves with the existing conditions there and should fully inform themselves as to the facilities involved, the difficulties and restrictions attending the performance of the contract. The Respondent should

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thoroughly examine and familiarize themselves with the drawings, technical specifications and all other contract documents. The contractor by the execution of the contract shall in no way be relieved of any obligation under it due to his failure to receive or examine any form or legal document or to visit the site or acquaint themselves with the conditions there existing. The Owner will be justified in rejecting any claim based on lack of inspection of the site prior to the proposal.

11. The unit price, if requested, for each of the several items in the proposal shall include its pro rata share of overhead so that the sum of the products obtained by multiplying the quantity shown for each item by the unit price proposal represents the total proposal. Any proposal not conforming to this requirement may be rejected as informal. Special attention is drawn to this condition, as the unit prices will be used to determine the amount of any change orders resulting from an increase or decrease in quantities.

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1. **Contract Time:** The undersigned agrees that, if the proposal is accepted, the Date of Commencement shall be will be established in a "Notice to Proceed" from the Owner and to obtain Substantial Completion of all work not later than **Error! Reference source not found.** subject to extensions of time as described in the Contract Documents.

2. **Construction Permit:** The undersigned acknowledges that the bid or proposal has been submitted with the understanding that the time from submission of the bid, or proposal until a building permit will be released is estimated as **90 calendar days**. The owner may issue a notice to proceed prior to the date when a building permit is released and the contractor shall commence all activities on the project for which a building permit is not required, such as project submittals, site mobilization, subcontractor buyout, and similar activities.

3. **Addenda:** The undersigned acknowledges receipt of:

<u>Print</u>	<u>Sign</u>	<u>Date</u>
Addenda 1	Signed	--/--/----
Addenda 2	Signed	--/--/----
Addenda 3	Signed	--/--/----

4. **Base Proposal:** The undersigned agrees to perform the complete Work of this Project, for the lump sum price of:

_____ Dollars

(Amount written in words governs)

\$ _____ (Amount in figures)

The Base Proposal includes all contingencies and allowances listed in the Architects specifications.

Alternates: List alternates below. The respondent may add lines as required and if needed. (Use the same name as listed in the specifications and drawings.)

Alternate 01A: _____ \$ _____ Lead Time: _____ weeks.

Alternate 01B: _____ \$ _____ Lead Time: _____ weeks.

Alternate 01C: _____ \$ _____ Lead Time: _____ weeks.

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Alternate 02A: _____ \$ _____ Lead Time: _____ weeks.

Alternate 02B: _____ \$ _____ Lead Time: _____ weeks.

Alternate 02C: _____ \$ _____ Lead Time: _____ weeks.

Alternate 03A: _____ \$ _____ Lead Time: _____ weeks.

Alternate 03B: _____ \$ _____ Lead Time: _____ weeks.

Alternate 04: _____ \$ _____ Lead Time: _____ weeks.

Alternate 05A: _____ \$ _____

Alternate 05B: _____ \$ _____

Alternate 05C: _____ \$ _____

Alternate 06A: _____ \$ _____

Alternate 06B: _____ \$ _____

Alternate 06C: _____ \$ _____

Alternate 07A: _____ \$ _____

Alternate 07B: _____ \$ _____

Company: _____

Address: _____

City ST Zip

Telephone: _____ Fax: _____ Email: _____

Printed Name/Title: _____ Signature: _____

State whether firm is a: Corporation Partnership Individual

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VII. EXHIBIT B – DBR ADDENDUM 03

Addendum 03

DATE

04/17/2026

ADDENDUM NO.

3

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.

CONTRACTOR QUESTIONS – DBR RESPONSES

Item 01 “After speaking with Trane, Carrier and JCI representatives, they do not offer 11 to 15 years parts and labor warranties and will not be able to provide pricing for these.”

DBR Response:

- **Carrier Provides 11-15 Warranty through service department**
- **Trane does NOT provide 11-15 warranty. State ‘no bid’ on bid form.**
- **JCI does NOT provide 11-15 warranty. State ‘no bid’ on bid form.**

Item 02 “During the Site Walk and Pre-Con Meeting, it was stated that the hot and chilled water system were to remain operational while work was being performed. However, depending on which alternate is selected the work may not be able to be performed without a shutdown. Alternate 2A would be an example of that for the hot water loop. Both supply and return would need to be rerouted (Sheet 2.12), which kills entire loop operation.”

DBR Response:

- **Temporary heating would not be required during non-heating months, shutdown would need to be coordinated with district personnel.**

Item 03 “Alternate 1B and 1C, the addition of an air separator in the main lines (Sheet 2.11) would stop flow to both chillers at the main line.”

DBR Response:

- **Shutdown to install ADS should be minimal; coordination with district would be required. Any necessary temporary cooling to be contractor responsibility.**

Item 04 "Please clarify how a shutdown would be possible in the event those alternates are selected with respect to Mechanical General Note Q – Sheet M0.11"

DBR Response:

- **Temporary heating would not be required during non-heating months, shutdown would need to be coordinated with district personnel.**

Item 05 "We noticed that the existing switch board you are to replace breakers in is 65kaic, but the breakers they are asking to be used are 100kaic. I want to make sure this is really necessary. Doing this will not raise the aic rating of the board without changing all other breakers to 100kaic, including the main. There is virtually no benefit to doing this that I see."

DBR Response:

- **All existing survey information indicate the existing MSB and breakers are 100kaic. Provide 100kaic breaker as indicated.**

Item 06 "Drawing M0.11, Mechanical Note N, states that the contractor shall provide all testing, adjusting and balancing of the HVAC systems. Specification section 23 05 93 -1, Part 1.3, A, states that the owner's hired firm will perform the TAB for the HVAC system. Who is responsible for the cost of the TAB for the HVAC systems?"

DBR Response:

- **DBR to update note clarifying TAB to be contracted by owner. Contractor to provide support for TAB.**

Item 07 "The Chiller alternates state that no chillers are included in the base bid. Does this mean the cost of the chillers only or should this also include the piping for the chillers?"

DBR Response:

- **Installation of the chiller, including all piping, materials, labor, and associated work, shall be included in the base bid. Only the cost of the chiller itself shall be excluded from the base bid, except under Alternate 2A. Any additional work or materials required for Alternate 2A shall be included as part of Alternate 2A.**

DRAWING CHANGES

Item 08 Sheet M0.11 - MECHANICAL GENERAL NOTES

- A. Revised Mechanical general note 'N' to clarify TAB responsibility.

END OF ADDENDUM 03 - DBR.

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End of Addendum