ADDENDUM NO. 1

July 2, 2026

Project: Beaumont ISD – HVAC Replacement Project (Odom Academy)
(CSP 26.16)

Prepared by: Salas O'Brien Engineers
10930 W. Sam Houston Parkway N., Suite 900
Houston, Texas 77064

SOBE Project No.: 2650-00754

Prepared For: Prospective Proposers



07/02/2026

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: **May 21, 2026**

4. This Addendum consists of 2 typewritten pages and 4 pages of attachments for a total of 6 pages.

PART B: CHANGES TO PRIOR ADDENDUM

1. None

PART C: CHANGES TO THE PROJECT MANUAL

1. Section 23 81 19 SINGLE PACKAGE ROOFTOP AIR CONDITIONERS WITH GAS HEAT, Part 2 Products, Article 2.1 Acceptable Manufacturers, Add paragraph D. to read "D. Petra"
2. Section 23 81 18 SINGLE PACKAGE ROOFTOP HEAT PUMP AIR CONDITIONERS, Part 2 Products, Article 2.1 Acceptable Manufacturers, Add paragraph D. to read "D. Petra"

PART D: CHANGES TO THE DRAWINGS

1. Sheet M1.02 - MECHANICAL DEMOLITION ENLARGED FLOOR PLAN – CLASSROOMS – ODOM ACADEMY
   a. Refer to revised sheet.
2. Sheet M2.02 - MECHANICAL ENLARGED FLOOR PLAN – CLASSROOMS – ODOM ACADEMY
   a. Refer to revised sheet.
3. Sheet E1.01 - ELECTRICAL DEMOLTION FLOOR PLAN - ODOM ACADMEY
   a. Refer to revised sheet.

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

1. E1.01 - ELECTRICAL DEMOLTION FLOOR PLAN - ODOM ACADMEY

2. M1.02 - MECHANICAL DEMOLITION ENLARGED FLOOR PLAN - CLASSROOMS -ODOM ACADEMY
3. M2.02 - MECHANICAL ENLARGED FLOOR PLAN -CLASSROOMS -ODOM ACADEMY

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

1. None

PART G: QUESTIONS/CLARIFICATIONS

1. None

PART H: ATTACHMENTS

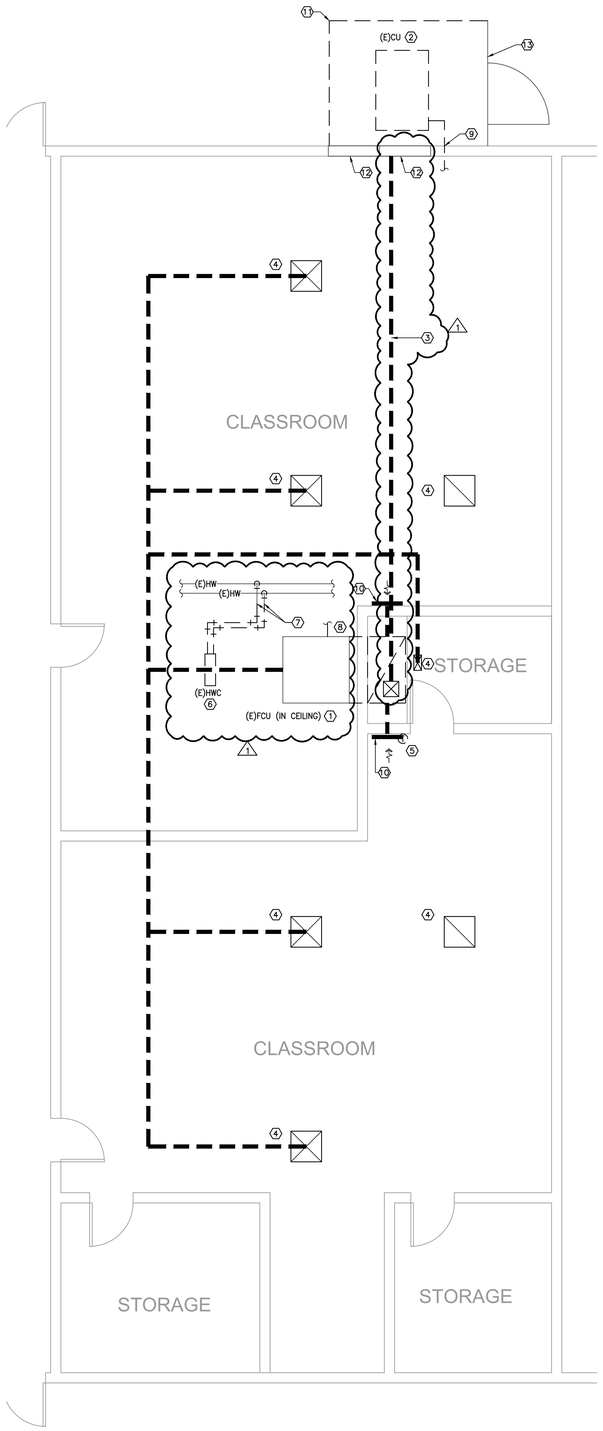
1. Pre-Proposal Sign in Sheet
2. M1.02 - MECHANICAL DEMOLITION ENLARGED FLOOR PLAN - CLASSROOMS -ODOM ACADEMY
3. M2.02 - MECHANICAL ENLARGED FLOOR PLAN -CLASSROOMS -ODOM ACADEMY
4. E1.01 - ELECTRICAL DEMOLTION FLOOR PLAN - ODOM ACADMEY

END OF ADDENDUM 1

BEAUMONT INDEPENDENT SCHOOL DISTRICT

SIGN IN SHEET
PRE-PROPOSAL CONFERENCE
CSP 26.16 – HVAC REPLACEMENT PROJECT @ ODOM
JUNE 23, 2026 @ 10:00 A.M.

COMPANY NAME	REPRESENTATIVE IN ATTENDANCE	EMAIL ADDRESS
1. BISD	Angela Fontenot	afontena@bmtisd.com
2. Derryberry's	Patrick Derryberry	PatrickD@Derryberry's.com
3. Jefferson Electric	Heith Zoch	Heith@jefferson-electric.com
4. Jefferson Electric	James Lambert	jlambert@jefferson-electric.com
5. Carrier	Aaron Shifflett	Blair.Billard@carrier.com
6. DH-West	Jay D Daly	jay@dh-west.com
7. DH-West	E Stokes	E.Stokes@dh-west.com
8. SALAS O'BRIEN	SEAN HOLDER	SEAN.HOLDER@SALASOBRIEN.COM
9. Dean Moore	Beaumont ISD	
10. Mark Michaux	BISD	
11. Bryan Jansen	BISD	
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		



N

1 **MECHANICAL DEMOLITION ENLARGED FLOOR PLAN - CLASSROOMS - ODOM ACADEMY**
SCALE: 1/4" = 1'-0"

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. OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL HVAC EQUIPMENT BEING REMOVED FROM THIS PROJECT. THIS INCLUDES BUT NOT LIMITED TO CONDENSING UNITS, AIR HANDLING UNITS, AND CONTROLS.

MECHANICAL DEMOLITION KEYED NOTES

1. EXISTING FAN COIL UNIT SHALL REMAIN AND ABANDONED IN PLACE. REMOVE DUCTWORK, CONTROLS AND ALL ASSOCIATED APPURTENANCES.
2. REMOVE EXISTING CONDENSING UNIT, ASSOCIATED CONTROLS, CONCRETE PAD FENCE, AND ALL OTHER ASSOCIATED APPURTENANCES.
3. REMOVE EXISTING OUTSIDE AIR DUCTWORK.
4. EXISTING AIR DIFFUSER SHALL BE REMOVED.
5. EXISTING THERMOSTAT SHALL BE REMOVED.
6. REMOVE EXISTING HOT WATER COIL AND ALL ASSOCIATED APPURTENANCES.
7. REMOVE EXISTING HOT WATER PIPING BACK TO ISOLATION VALVE AND CAP WATER TIGHT.
8. REMOVE EXITING CONDENSATE DRAIN PIPE.
9. REMOVE EXITING REFRIGERANT PIPING. PATCH WALL AND PAINT TO MATCH EXISTING.
10. BLANK OFF EXISTING WALL GRILLE AND ABANDON EXISTING DUCTWORK IN CHASE.
11. EXISTING FENCE SHALL BE EXTENDED FOR NEW EQUIPMENT. SEE NEW FLOOR PLAN M2.02 FOR EXTENDED FENCE AND NEW CONCRETE PAD.
12. EXISTING LOUVER TO REMAIN.
13. EXISTING FENCE AND GATE SHALL REMAIN.

DEMO SYMBOL LEGEND	
RENOVATIONS	
	ITEM TO REMAIN
	ITEM TO BE REMOVED

THROUGHOUT CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY AND RENTAL EQUIPMENT, INCLUDING POWER FOR SUCH EQUIPMENT, AND TO PROVIDE PHASING TO ENSURE SPACE TEMPERATURE AND HUMIDITY IS MAINTAINED.

CONTRACTOR SHALL REMOVE AND REPLACE CEILING WHERE REQUIRED TO COMPLETE THE INDICATED SCOPE OF PROJECT WORK. EXISTING CEILING SHALL BE RE-INSTALLED IN THE EXACT CONDITION AS EXISTING PRIOR TO THE BEGINNING OF CONSTRUCTION. IF A MATCH IS NOT POSSIBLE, CONTRACTOR SHALL REPLACE CEILING FROM WALL TO WALL OR BOUNDARY SEPARATION IN CORRIDOR, CLASSROOM, OR ANY OTHER SPACE.

Salas O'Brien
salasobrien.com 281-664-1900
Houston
10930 W. Sam Houston Pkwy N. #900
Houston, TX 77064
Registration: F-4111
Project No.: 2560-00754-00

CONFIDENTIAL
THIS DRAWING AND ASSOCIATED DESIGN ELEMENTS ARE CONFIDENTIAL AND THE PROPERTY OF SALAS O'BRIEN, WHICH RETAINS ALL COMMON LAW, COPYRIGHT, STATUTORY AND OTHER RIGHTS THERETO. ANY UNAUTHORIZED USE, REUSE OR REPRODUCTION IS PROHIBITED. UNLESS OTHERWISE AGREED TO BY SALAS O'BRIEN, THIS DRAWING (AS WELL AS ANY COPIES) SHALL BE RETURNED TO SALAS O'BRIEN UPON REQUEST.

PROFESSIONAL SEAL



07-02-2026

ISSUE DATE	DESCRIPTION
05/21/2026	ISSUE FOR BID

Beaumont ISD
Preparing Our Next Generation

2650-00754-00
Beaumont Independent School District

HVAC REPLACEMENT PROJECT AT ODOM ACADEMY

CSP# 26.16

Odom Academy
2550 West Virginia St, Beaumont, TX 77705

NOTES

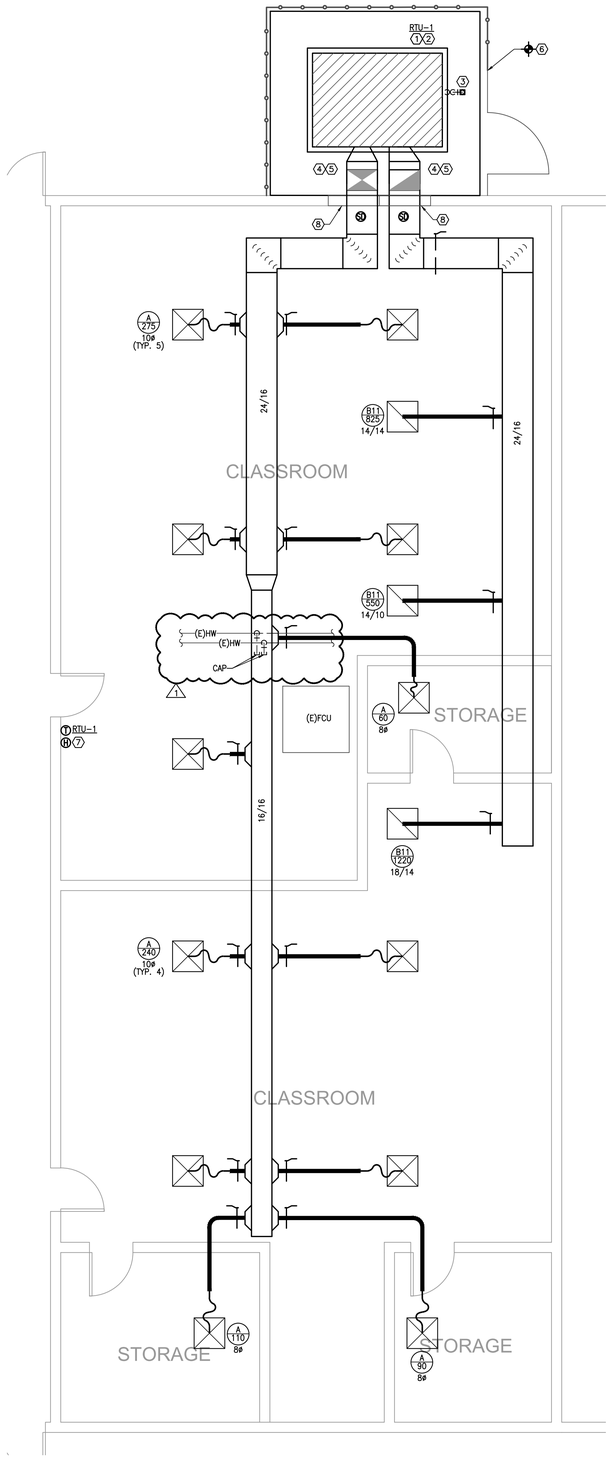
REVISIONS

Δ	DESCRIPTION	DATE
1	ADDENDUM 1	07/02/26

CHECKED BY: SH
DRAWN BY: AA

SHEET NAME
MECHANICAL DEMOLITION ENLARGED FLOOR PLAN - CLASSROOMS - ODOM ACADEMY

SHEET NUMBER: M1.02
REVISION:



N

1 **MECHANICAL ENLARGED FLOOR PLAN - CLASSROOMS - ODOM ACADEMY**
SCALE: 1/4" = 1'-0"

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. VERIFY SERVICE CLEARANCES FOR AIR FILTER, FAN SHAFT AND COIL REMOVAL EQUIPMENT PER MANUFACTURER. COORDINATE WITH ALL TRADES NOT TO OBSTRUCT.
2. MOUNT UNIT ON HOUSEKEEPING CONCRETE PAD.
3. ROUTE FULL SIZE CONDENSATE DRAIN LINE TO FLOOR DRAIN LINE. REFER TO PLUMBING DRAWINGS FOR EXACT LOCATION. INSTALL TRAP AS RECOMMENDED BY MANUFACTURER.
4. SUPPORT EXTERIOR DOUBLE WALL DUCTWORK FROM EXTERIOR WALL BY SECURING GALVANIZED UNISTRUT SUPPORT CHANNELS TO WALL AND ATTACHING DUCTWORK TO UNISTRUT WITH GALVANIZED DUCT STRAPS. ALL FASTENERS SHALL BE STAINLESS STEEL.
5. PROVIDE ENCLOSED DUCT SUPPORT MODEL PHP-D.
6. EXTEND EXISTING FENCE AND POUR NEW CONCRETE HOUSE KEEPING PAD. FOR NEW EQUIPMENT.
7. PROVIDE 7 DAY PROGRAMMABLE THERMOSTAT WITH HUMIDITY SENSOR FEATURE.
8. ROUTE NEW DUCTWORK THROUGH EXISTING LOUVER. BLANK OFF UNUSED AREA AND SEAL AIR TIGHT WITH SHEET METAL, MASTIC, AND INSULATION BOARD.

CONTRACTOR SHALL REMOVE AND REPLACE CEILING WHERE REQUIRED TO COMPLETE THE INDICATED SCOPE OF PROJECT WORK. EXISTING CEILING SHALL BE RE-INSTALLED IN THE EXACT CONDITION AS EXISTING PRIOR TO THE BEGINNING OF CONSTRUCTION. IF A MATCH IS NOT POSSIBLE, CONTRACTOR SHALL REPLACE CEILING FROM WALL TO WALL OR BOUNDARY SEPARATION IN CORRIDOR, CLASSROOM, OR ANY OTHER SPACE.

THROUGHOUT CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY AND RENTAL EQUIPMENT, INCLUDING POWER FOR SUCH EQUIPMENT, AND TO PROVIDE PHASING TO ENSURE SPACE TEMPERATURE AND HUMIDITY IS MAINTAINED.

Salas O'Brien
salasobrien.com 281-664-1900
Houston
10930 W. Sam Houston Pkwy N. #900
Houston, TX 77064
Registration: F-4111
Project No.: 2560-00754-00

CONFIDENTIAL
THIS DRAWING AND ASSOCIATED DESIGN ELEMENTS ARE CONFIDENTIAL AND THE PROPERTY OF SALAS O'BRIEN, WHICH RETAINS ALL COMMON LAW, COPYRIGHT, STATUTORY AND OTHER RIGHTS THERETO. ANY UNAUTHORIZED USE, REUSE OR REPRODUCTION IS PROHIBITED. UNLESS OTHERWISE AGREED TO BY SALAS O'BRIEN, THIS DRAWING (AS WELL AS ANY COPIES) SHALL BE RETURNED TO SALAS O'BRIEN UPON REQUEST.

PROFESSIONAL SEAL



ISSUE DATE	DESCRIPTION
05/21/2026	ISSUE FOR BID

Beaumont ISD
Preparing Our Next Generation

2650-00754-00
Beaumont Independent School District

HVAC REPLACEMENT PROJECT AT ODOM ACADEMY

CSP# 26.16

Odom Academy
2550 West Virginia St, Beaumont, TX 77705

NOTES

REVISIONS

Δ	DESCRIPTION	DATE
1	ADDENDUM 1	07/02/26

CHECKED BY	DRAWN BY
SH	AA

SHEET NAME
MECHANICAL ENLARGED FLOOR PLAN - CLASSROOMS - ODOM ACADEMY

SHEET NUMBER	REVISION
M2.02	

CONTRACTOR SHALL REMOVE AND REPLACE CEILING WHERE REQUIRED TO COMPLETE THE INDICATED SCOPE OF PROJECT WORK. EXISTING CEILING SHALL BE RE-INSTALLED IN THE EXACT CONDITION AS EXISTING PRIOR TO THE BEGINNING OF CONSTRUCTION. IF A MATCH IS NOT POSSIBLE, CONTRACTOR SHALL REPLACE CEILING FROM WALL TO WALL OR BOUNDARY SEPARATION IN CORRIDOR, CLASSROOM, OR ANY OTHER SPACE.

PRIOR TO STARTING ANY WORK AND PRIOR TO SUBSTANTIAL COMPLETION, SCHEDULE WITH THE ENGINEER A OWNER A DEMONSTRATION AND TESTING OF THE EXISTING FIRE ALARM SYSTEM. THE CONTRACTOR SHALL HAVE ALL SUBCONTRACTORS WORKING ON THE PROJECT BE PRESENT FOR THESE TESTS AND DEMONSTRATIONS.

ELECTRICAL WORK SHOWN AS A PART OF THIS PROJECT WILL REQUIRE INCIDENTAL FIRE ALARM SYSTEM WORK. ALL SUCH WORK SHALL BE INCLUDED IN THE CONTRACTORS PROPOSAL. THIS WORK SHALL BE PERFORMED WITHOUT ANY IMPACT TO THE CONSTRUCTION SCHEDULE AND AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL INCLUDE ANY FIRE ALARM DEVICES THAT ARE REQUIRED TO BE REMOVED, PROTECTED, AND RE-INSTALLED. FIRE ALARM SYSTEM SHALL BE TESTED PRIOR TO COMMENCEMENT OF WORK AND UPON COMPLETION. REFER TO SPECIFICATION 26 46 00 EXPANSION OF EXISTING FIRE DETECTION AND ALARM SYSTEM FOR ADDITIONAL REQUIREMENTS.

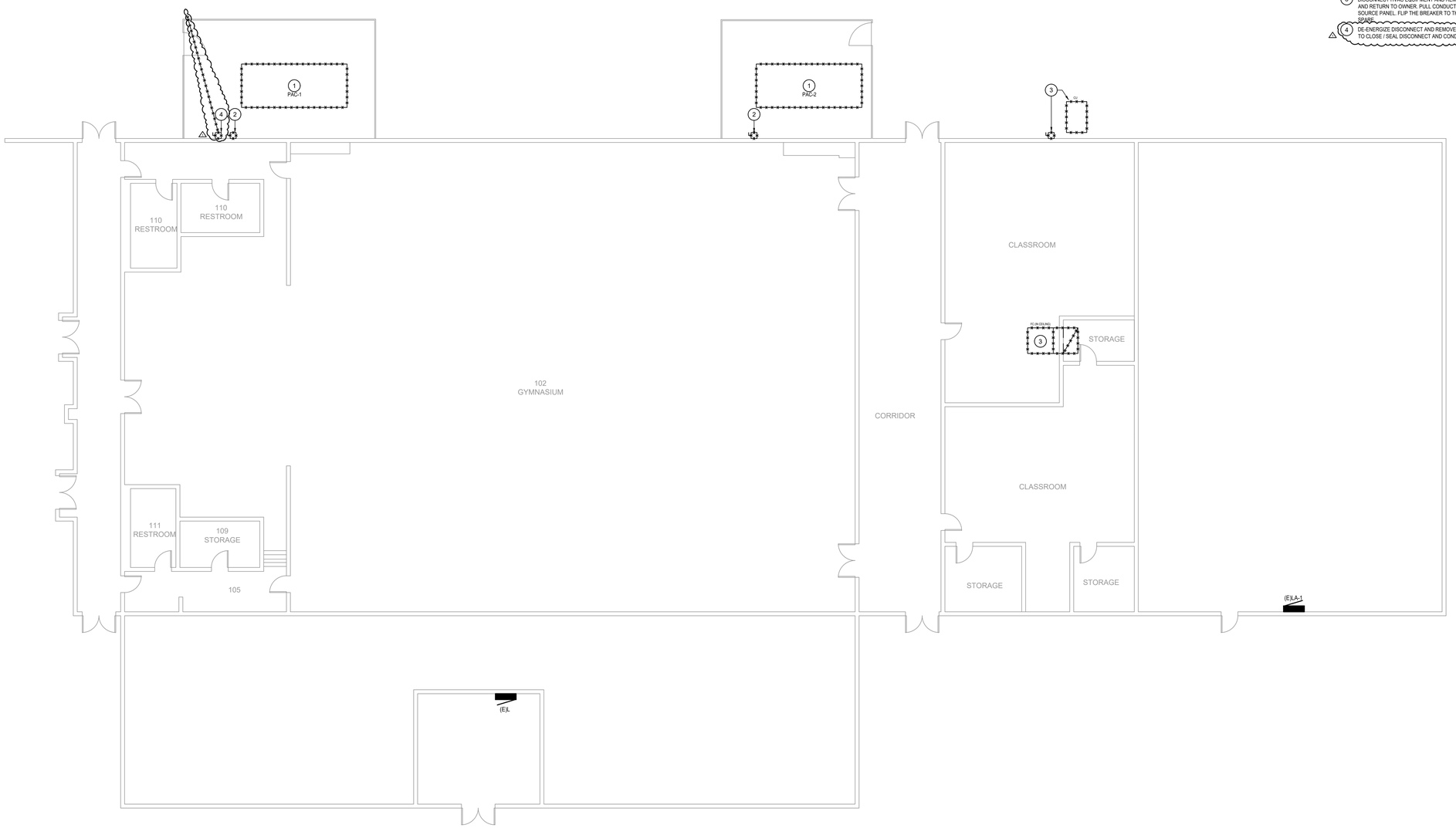
DISCONNECT AND REMOVE
EXISTING TO REMAIN
NEW WORK

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
3. WHERE SCOPE REQUIRES REMOVAL / RE-INSTALLATION OF CEILING GRID, ELECTRICAL CONTRACTOR SHALL DO THE FOLLOWING:
   1. SUSPEND OR REMOVE AND STORE ALL CEILING MOUNTED ELECTRICAL DEVICES TO FACILITATE REMOVAL OF CEILING GRID. DEVICES INCLUDE BUT ARE NOT LIMITED TO: LIGHT FIXTURES, EXIT SIGNS, FIRE ALARM DEVICES, SECURITY DEVICES, COMMUNICATION SPEAKERS, CAMERAS, OCCUPANCY SENSORS, ETC.
   2. REINSTALL ALL EXISTING LIGHT FIXTURES AND ALL CEILING MOUNTED ELECTRICAL IN CEILINGS WHERE APPLICABLE. DEVICES INCLUDE BUT ARE NOT LIMITED TO: LIGHT FIXTURES. EXIT SIGNS, FIRE ALARM DEVICES, SECURITY DEVICES, COMMUNICATION SPEAKERS, CAMERAS, OCCUPANCY SENSORS, ETC.

ELECTRICAL KEYED NOTES:

1. DISCONNECT ELECTRICAL ASSOCIATED WITH HVAC EQUIPMENT. REMOVE CONDUCTORS AND CONDUIT BACK TO DISCONNECT/MOTOR CONTROLLER, LEAVE CIRCUIT INTACT FOR CONNECTION OF REPLACEMENT HVAC EQUIPMENT.
2. DISCONNECT AND REMOVE EXISTING DISCONNECT / MOTOR STARTER AND RETURN TO OWNER. LEAVE CONDUIT/CONDUCTORS INTACT FOR CONNECTION TO NEW DISCONNECT.
3. DISCONNECT HVAC EQUIPMENT AND REMOVE DISCONNECT/MOTOR STARTER AND RETURN TO OWNER. PULL CONDUCTORS AND CONDUITS BACK TO SOURCE PANEL. FLIP THE BREAKER TO THE OFF POSITION AND LABEL AS SPARE.
4. DE-ENERGIZE DISCONNECT AND REMOVE CONDUIT AS SHOWN. CONTRACTOR TO CLOSE / SEAL DISCONNECT AND CONDUIT OPENINGS.



N

1 **ELECTRICAL DEMOLITION FLOOR PLAN - ODOM ACADEMY**
SCALE: 1/8" = 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.: 2560-00754-00

CONFIDENTIAL
THIS DRAWING AND ASSOCIATED DESIGN ELEMENTS ARE CONFIDENTIAL AND THE PROPERTY OF SALAS O'BRIEN, WHICH RETAINS ALL COMMON LAW, COPYRIGHT, STATUTORY AND OTHER RIGHTS THERETO. ANY UNAUTHORIZED USE, REUSE OR REPRODUCTION IS PROHIBITED. UNLESS OTHERWISE AGREED TO BY SALAS O'BRIEN, THIS DRAWING (AS WELL AS ANY COPIES) SHALL BE RETURNED TO SALAS O'BRIEN UPON REQUEST.

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER
BRADLEY KALMANS
80219
LICENSED
PROFESSIONAL ENGINEER
07-02-2026

ISSUE DATE	DESCRIPTION
05/21/2026	ISSUE FOR BID

Beaumont ISD
Preparing Our Next Generation

2650-00754-00

Beaumont Independent School District

HVAC REPLACEMENT PROJECT AT ODOM ACADEMY

CSP# 26.16

Odom Academy
2550 West Virginia St, Beaumont, TX 77705

NOTES

REVISIONS

Δ	DESCRIPTION	DATE
1	ADDENDUM 1	07/02/26

CHECKED BY: JZ
DRAWN BY: DES

SHEET NAME
ELECTRICAL DEMOLITION FLOOR PLAN - ODOM ACADEMY

SHEET NUMBER: E1.01
REVISION: