



Date: November 5, 2025

To: All Vendors

Subject: Addendum #2

**REFERENCE: B003-26 BPUB Administration Building HVAC Chiller Replacements**

This Addendum forms part of the contract and clarifies, corrects or modifies original bid document.

**NEW SUBMISSION DATE & TIME: NOVEMBER 19, 2025 BY 5:00PM**  
**NEW OPENING DATE & TIME: NOVEMBER 20, 2025 AT 10:30 AM**

**PLEASE DO NOT FILL AND RETURN THE COST SHEET WHEN ACKNOWLEDGING THE ADDENDUM.**

**Question 1:** The narrative that was posted says to “identify proper connection to existing building automation system (BAS)” (page 58). Do you know who the existing system is?

**Answer 1:** The BAS is a Metasys system.

**Question 2:** Does Brownsville Public Utilities Board (BPUB) have an estimated budget amount for this project?

**Answer 2:** BPUB declines to share the budgeted amount for this project.

**Question 3:** May BPUB provide an extension to bid B003-26?

**Answer 3:** BPUB agrees to extend bid submission date and time as listed above.

**Question 4:** Could you give us some additional information on the electrical connections to these chillers?

**Answer 4:** For more information on the electrical connections, the contractors may schedule a jobsite visit with Travis Menchaca, Facilities Manager, by calling 956-983-6170 or email [tmenchaca@brownsville-pub.com](mailto:tmenchaca@brownsville-pub.com).

**Question 5:** Will the circulating pumps be replaced along with the chillers?

**Answer 5:** No, the circulating pumps do not require replacement.

**Question 6:** The controls brand in the building, can you confirm if it is Johnson Controls?

**Answer 6:** The controls brand in the building is Metasys.

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**Question 7:** What is the daily amount for the Liquidated Damages?

**Answer 7:** See Section 3.2 of the Construction Agreement: OWNER and CONTRACTOR agree that as liquidated damages for the delay (but not as a penalty) CONTRACTOR shall pay OWNER **FIVE HUNDRED DOLLARS AND NO CENTS** (\$500.00) for each Calendar Day that expires after the time specified in Article 3.1 for Substantial Completion, until the Work is Substantially Complete (refer to pages 43 and 44).

**Question 8:** Can the bid date be extended?

**Answer 8:** Please refer to question 3 and new submission date and time above.

**Question 9:** On the condenser coils material, there are two (2) options we can offer: option one: (1) Copper coils **or** option two: (1) Micro-Channel (Aluminum) coils.

**Answer 9:** BPUB will include the two (2) options for all bidders to participate. Revised cost sheet listed below.

**Question 10:** Is the contractor to remove and replace piping only up to the manual butterfly valves or is BPUB looking to replace piping all the way up to the mechanical room? Since the scope provided for the bid states that BPUB would like the chillers to be retrofitted in “phases”, the assumption is that we are to remove and replace piping only up to the manual butterfly valves. Please clarify.

**Answer 10:** The replacement will be up to the manual butterfly valves only.

**Question 11:** BPUB is asking as part of the Scope of Work and General Requirements that contractor “Identify proper connection to existing building automation system (BAS) – see below snippet. Current controls BAS is Metasys.

**Answer 11:** The awarded bidder shall provide the service for the Metasys BAS controls and may sub-contract as needed to tie into the chillers into the BAS.

**Question 12:** Pumps Clarification – At the walkthrough, clarification was made that the pumps are not to be changed out. Can you please confirm.

**Answer 12:** The pumps to the system will not be replaced.

**Question 13:** The Bid Schedule stipulates to scrap the chillers but the Scope of Work and General Requirements page is showing to place the chillers at the BPUB service yard. Which one should we do? Please clarify.

**Answer 13:** Existing chillers will be placed in the BPUB Service Yard, located directly behind the Administration Building, at 1495 Robinhood Dr, Brownsville, TX.

**Question 14:** The existing chillers appear to be 135 Nominal Tons. The specifications on the bid specs say that we are to remove 150-ton chillers. Is BPUB asking that we go back in with 150

nominal ton units or are we trying to go like for like and remain at the 135 nominal tons per chiller? Please clarify.

**Answer 14:** BPUB is asking for chiller replacements to be 135 nominal tons per chiller.

The signature of the company agent, for the acknowledgement of this addendum, shall be required. **Complete information below and return via e-mail to: [nespinoza@brownsville-pub.com](mailto:nespinoza@brownsville-pub.com).**

I hereby acknowledge receipt of this addendum.

**Company:** \_\_\_\_\_

**Agent Name:** \_\_\_\_\_

**Agent Signature:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_ **E-mail address:** \_\_\_\_\_

If you have any further questions about the bid, call 956-983-6353.

BY: ***Diane Solitaire***  
Purchasing Department

**BID SCHEDULE**  
**B003-26**  
**REVISED**  
**BROWNSVILLE PUBLIC UTILITIES BOARD**

|               |  |  |  |  |  |
|---------------|--|--|--|--|--|
| COMPANY NAME: |  |  |  |  |  |
| SOLICITATION: | B003-26 BPUB ADMINISTRATION BUILDING HVAC CHILLER REPLACEMENTS |  |  |  |  |

The CONTRACTOR, in compliance with the Invitation for Bids for the BPUB ADMINISTRATION BUILDING HVAC CHILLER REPLACEMENTS, having examined the scope of work and written Specifications, hereby proposes to furnish construction services for the following Unit prices and lump sums.

**PRICING**

Pricing shall be inclusive of all labor, equipment, supplies, overhead, profit, material, and any other incidental costs required to perform and complete all work as specified in the Contract Documents. In the event there is a discrepancy between a subtotal or total amount and the unit prices and extended amounts, the unit prices will prevail and the corrected extension(s) and total(s) will be considered the price.

**PLEASE ENSURE** you have provided a printed copy of the Bid Schedule with your hard copy submission packages.

**BPUB ADMINISTRATION BUILDING HVAC CHILLER  
REPLACEMENTS**

| Item | Description   | Unit of Measure | Estimated Quantity | Unit Price  | Extended Amount |
|------|---|-----------------|--------------------|-------------|-----------------|
| 1    | <b>Mobilization:</b><br>Move-in and set-up including all bonds, insurance, permits, and demobilize, complete as specified (5% maximum of total base bid)  | LS              | 1                  |             | \$ -            |
| 2    | <b>Removal of Existing Air-Cooled Chillers, ACC-1 &amp; ACC-2:</b><br>Disconnect electrical, controls and chilled water piping, remove and properly dispose of existing chillers and chilled water piping located outside on the northside of the building.   | LS              | 2                  |             | \$              |
| 3    | <b>Installation of New Air-Cooled Chillers: Or Equivalent</b><br>Furnish and install a new York air-cooled chiller, YLAA0065HE, including control panel, service isolation valves, equipment, BACnet integration, flow switch + extension kit, thermal dispersion flow switch, low sound fans with VSD control, 410A refrigerant, post coated dipped epoxy condenser corrosion protection condensers, metal louvered enclosure with hail guard protection condenser coils, wire protection panels compressor section, electrical, controls and water piping and reconnections, insulation, crane service and all associated parts, tools. All work must meet current and applicable building and manufacturer regulations and standards, commission, Test, Adjust and Balance (TAB).          | LS              | 2                  |             | \$ -            |
| 4    | <b>Removal of Existing Chilled Water Pumps, CWP/S, CWP/R:</b><br>Disconnect electrical, controls and water piping, remove and salvage for the owner.  | LS              | 2                  |             | \$              |
| 5    | <b>Installation of New Chilled Water Pumps, CWP/S, CWP/R:</b><br>Furnish & Install new chilled water pumps, 7.5 HP, end suction, connect electrical, controls and mechanical piping for complete installation, Commission, TAB.   | LS              | 2                  |             | \$              |
| 6    | <b>Remove and Replace All Chilled Water Supply/Return Lines:</b><br>Remove all above ground chilled water lines in their entirety and furnish new CHW S/R piping, valves, gauges, fittings, insulation systems, pipe supports, restraints, and any other pertinent item to make the system complete and operable. Cap existing underground chilled water piping at ground level. Route exterior chilled water piping above ground (10' height) with pipe supports; route through CMU wall into bldg attic & hang with truss hanger supports towards AHU-1 and AHU-2.  | LS              | 1                  |             | \$              |
| 7    | <b>Allowance - Owner Contingency:</b><br>CONTRACTOR shall include in the following sums as a contingency to cover the cost of hidden, concealed or otherwise unforeseen conditions which develop during completion of the work. CONTRACTOR shall proceed with the work in question only after receiving written directions executed by the Owner and the Engineer. Owner will not be obligated to pay the cost of any work performed without prior written authorization. The Contractor's overhead and profit relative to this contingency sum and work performed in accordance herewith, shall be included in the total Base Bid price, but not included in the contingency sum. Un-expended balance of contingency sums shall revert to the Owner in the final settlement of the Contract. | LS              | 1                  | \$50,000.00 | \$50,000.00     |
| 8    | <b>Electrical Services and Material</b><br>CONTRACTOR shall include in the following sums a turnkey job for a complete and functional service to replace existing disconnects with stainless steel disconnects  | LS              | 1                  |             |                 |
| 9    | <b>Piping, Welding, and Fabrication Services and Material</b><br>CONTRACTOR shall include in the following sums a turnkey job for a complete and functional service to provide all the piping, welding, and fabrication services and material   | LS              | 1                  |             |                 |
| 10   | <b>Insulation Removal and Installation as needed</b><br>CONTRACTOR shall include in the following sums a turnkey job for a complete and functional service to provide all insulation removal and installation of insulation where needed and as needed  | LS              | 1                  |             |                 |
| 11   | <b>Copper Coils (Option 1)</b>  | LS              | 2                  |             |                 |
| 12   | <b>Micro-Channel (Aluminum) Coils (Option 2)</b>  | LS              | 2                  |             |                 |

TOTAL BASE BID AMOUNT: BID ITEMS 1 - 10 \$ -

**BID SUMMARY**

**TOTAL BID AMOUNT = TOTAL BASE BID (Items 1-10) = \$ \_\_\_\_\_**

\*\*Quantities are not guaranteed. Final payment will be based on actual quantities.

**TOTAL BID AMOUNT:**

(Use Words to Write Total)