

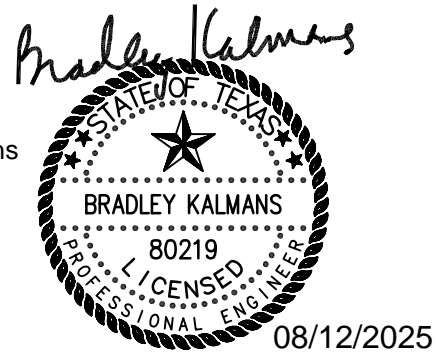
ADDENDUM NO. 1

August 12, 2025

Project: Galena Park ISD - Havard Elementary School HVAC Modifications

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

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: August 7, 2025
4. This Addendum consists of 2 typewritten pages and 16 pages of attachments for a total of 18 pages.

PART B CHANGES TO PRIOR ADDENDUM

1. None

PART C CHANGES TO THE PROJECT MANUAL

1. Revise Spec Section 01 10 00 – Summary of Work, replace this section in its entirety.
2. Revised Spec Section 01 32 16 – Construction Schedule, replace this section in its entirety.

PART D CHANGES TO THE DRAWINGS

1. None

PART E RE-ISSUED DRAWING SHEET (30"X42")

1. None

PART F NEW DRAWINGS SHEETS (30"X42")

1. None

PART G QUESTIONS/CLARIFICATIONS

1. None

PART H. ATTACHMENTS

1. Pre-Proposal Sign in Sheet
2. Pre-Proposal Agenda
3. Havard Asbestos Info
4. Proposal Attributes

5. Section 01 10 00 – Summary of Work
6. Section 01 32 16 – Construction Schedule

END OF ADDENDUM 1

[Please Print]

Pre-Proposal Meeting

[Please Print]

Pre-Proposal Meeting



GALENA PARK INDEPENDENT SCHOOL DISTRICT Havard Elementary School HVAC Modifications

GALENA PARK ISD PROJECT NUMBER B105

Pre-Proposal Conference Agenda SOB Project No: 2550-00346

Monday, August 11, 2025 @ 10:00 AM

1. Introduction of Representatives
 - A. Galena Park Independent School District
 1. Ed Martir - Director of Facilities, Planning, and Construction
 2. Barbara Reed – Project Manager
 3. Zach Fade - Director for Energy Management
 - B. Salas O'Brien & Consultants
 1. Alan Penn – Principal
 2. Trevor Cella – Project Manager
2. Galena Park Independent School District (GPISD) is requesting Competitive Sealed Proposals (CSP 25-300) for Havard Elementary School HVAC Modifications (GPISD Project B105). Base Proposals are due on September 10, 2025, at 2:00 PM and Alternates are due at 3:00 PM after which proposals will be opened publicly and read aloud.

Proposal Checklist

Project:	Havard Elementary School HVAC Modifications
Project #:	B105
Total Project Budget:	\$6,652,000
Pre-Proposal Conference:	Havard Elementary School 15150 Wallisville Houston, TX 77015 August 11, 2025 at 10:00 AM Attendance is highly recommended.

Proposal Opening Location:

**Galena Park ISD Administration Building
14705 Woodforest Blvd
Houston, TX 77015**

PROJECT INCLUDES VOLUME 1& 2 SPECIFICATIONS

Proposal September 10, 2025, at Base @ 2:00PM Alternates @ 3:00PM
Deadline:

Items Due
5 Business
Days Prior

to Proposal Opening – September 3, 2025 Pre-Proposal Information (See attribute 6 for additional information)

- ☐ OSHA (Occupational Safety & Health Administration) inspection logs for the last years, a loss analysis from the Offeror's insurance carrier, & a loss history covering all lines of insurance coverage carried by the Offeror.
- ☐ Qualification Statement (AIA Document A305).
- ☐ A list of at least five (5) projects of similar scope as the project being proposed of which have been completed in the last five (5) years.
- ☐ Contractor's Proposed Project Personnel.

Items Due at Bid Time – September 10, 2025 at 2:00 PM

Bid Package including:

- ☐ Bid Bond/Proposal Bond (10%)
- ☐ Response to Sections 1 - 20
- ☐ Respond to All Bid Lines
- ☐ Respond to All Alternate Bid Lines
- ☐ Unit Prices
- ☐ Subcontractor Listing
- ☐ Small Business Enterprise Program (SBEP)
- ☐ Contractor Information

Bid Attachments:

- ☐ Request for Taxpayer Identification Number and Certification W9
- ☐ Conflict of Interest Questionnaire
- ☐ Certificate of Interested Parties Form 1295
- ☐ State and Federal Certification Forms
- ☐ Certification of Criminal History Record Information

3. Changes: Any changes arising out of questions requiring interpretation, clarification or correction to the Proposal Documents will be made by Addendum.
4. Summary of Work:
The Project consists of replacement of and modifications to existing HVAC systems, including but not limited to:
Demolition and removal of existing HVAC equipment, ductwork, air devices, chillers, AHU's and related components. Demolition of existing domestic water heating system and related system. Miscellaneous steel framing and metals. Installation of new HVAC equipment, AHU's, ductwork, air devices, chillers and related components. New Building management control system. Roofing work required.
5. Substantial Completion Dates -
August 2, 2026 - Phase 1
October 2, 2026 - Phase 2
January 8, 2027 - Phase 3

Substantial Completion Dates

- A. Having thoroughly familiarized himself with the conditions as they exist at the building site and acquainted himself with the labor supply and the material market, the proposer will state in his proposal that he agrees to be substantially complete with **Phase One** work by Sunday August 2,2026 midnight. Phase one work consists of AHU's, Central Plant, Domestic Water Heaters, Mini Split unit, BMCS control of temperature within space and TOD schedule of mechanical systems.
- B. Having thoroughly familiarized himself with the conditions as they exist at the building site and acquainted himself with the labor supply and the material market, the proposer will state in his proposal that he agrees to be substantially complete with **Phase Two** work by Friday October 2,2026 midnight. Phase two work consists of Hydronic Boilers and heating system within building including, BMCS control of temperature within space and TOD schedule of mechanical systems.
- C. Having thoroughly familiarized himself with the conditions as they exist at the building site and acquainted himself with the labor supply and the material market, the proposer will state in his proposal that he agrees to be substantially complete with **Phase Three** work by Saturday January 2,2027 midnight. Phase three work consists of completion of the BMCS, graphics, complete commissioning of the BMCS to owners' satisfaction.

The Owner will use the following criteria with respect to evaluating the proposals:

Criteria	Percent
Purchase Price (Line Items)	40
Reputation, quality, and long-term value to the Owner (Warranty) of the Proposer's goods and services, and safety record of the proposer. (Exhibit A, B, C, D & E - A305 and References)	20
Qualifications of the Proposers proposed project team (Proposed Project Personnel Attribute, Qualification Statement, & Exhibit C - A305)	10
Qualifications and reputation of the Proposer's proposed subcontractors (Subcontractor Listing Line Item)	15
Proposed Schedule	10
Small Business Participation Commitment	5

6. Vendor Questions Due:
7. Questions / Comments
Submit question to GPISD IONWAVE SITE
8. Clarifications:



Building HEROES. Protecting HEROES.

January 10, 2019
Project No. 6070207

Galena Park Independent School District
PO Box 565
Galena Park, Texas 77575
Attn.: Mr. Mark Welborn

**RE: AHERA Management Plan
Havard Elementary School
15150 Wallisville Road
Houston, Texas**

Total Safety U.S., Inc. (Total Safety) recently completed an Asbestos Hazard Emergency Response Act (AHERA) Management Plan at Havard Elementary School located at 15150 Wallisville Road in Houston, Texas.

This report meets all of the requirements of the management plan of the AHERA Rule, Title 40 CFR Part 763, Subpart E. This management plan must be updated to keep it current with ongoing operations and maintenance, periodic surveillance, inspection, re-inspections and response action activities.

AHERA states that every three years after implementation of a management plan, an accredited inspector must conduct a reinspection of all friable and non-friable known or assumed Asbestos-Containing Building Materials (ACBM) in every school building in order to determine if there has been any change in the condition of the ACBM. An accredited management planner must then review the reinspection report to identify any new hazard potential and revise the management plan to address newly identified hazards. Based on the updated data, new response actions to address these hazards must be selected, and these actions must be carried out in a timely manner.

Should you have any questions, or require additional information, please call us at (409) 727-8227.

Sincerely,
Total Safety

Daniel R. Ward
Regional Manager EHS Services
DSHS Consultant License No. 10-5479

TABLE OF CONTENTS

INTRODUCTION	2
BACKGROUND INFORMATION.....	2
REPORT ORGANIZATION.....	2
SAMPLING	2
LABORATORY ANALYSIS.....	2
ASBESTOS-CONTAINING BUILDING MATERIAL	3
MANAGEMENT PLANNER'S REVIEW AND RECOMMENDATIONS	3
DESIGNATED PERSON	4
CONCLUSIONS	4

APPENDICES

APPENDIX A

BULK ASBESTOS TABLE

APPENDIX B

LABORATORY RESULTS

APPENDIX C

DSHS LICENSES

INTRODUCTION

Total Safety was retained by Galena Park Independent School District (GPISD) to prepare an AHERA management plan of the school. This report documents the inspection performed at Havard Elementary School located at 15150 Wallisville Road in Houston, Texas.

This report meets all of the requirements of the management plan of the AHERA Rule, Title 40 CFR Part 763, Subpart E. AHERA requires that at least every three years, all known or assumed friable and non-friable ACBM be visually re-inspected and re-assessed for any changes in the condition of each material and that the inspection be performed by an accredited inspector.

The management plan must be updated to keep it current with ongoing operations and maintenance, periodic surveillance, inspection, re-inspections and response action activities.

Every effort has been made to define and evaluate ACBM areas.

The client is reminded that a re-inspection is to be conducted every three years with periodic surveillance inspections to be performed every six months by the district's "designated person."

BACKGROUND INFORMATION

The AHERA inspection of Havard Elementary School was completed on January 7, 2018. Ms. Charisse Crochet performed the on-site inspection procedures. Mr. Daniel Ward served as the management planner. Ms. Crochet is a state-licensed asbestos inspector (inspector license no. 60-3246). Mr. Ward is licensed as an individual asbestos consultant in the state of Texas (consultant license no. 10-5479). Copies of state licenses are included in this report.

REPORT ORGANIZATION

This report is divided into sections which include 1) sampling; 2) laboratory analysis; 3) asbestos-containing building materials; 4) management planner's review and recommendations; 5) designated person; and 6) conclusions.

A listing of the bulk asbestos samples collected at the facility can be found in Appendix A, Bulk Asbestos Table; Appendix B contains the laboratory results; and the Department of State Health Services licenses are located in Appendix C.

SAMPLING

Bulk samples from suspect materials were collected during this inspection. The AHERA random sampling protocols are employed during the collection process. The materials, locations, and laboratory results are indicated in Appendix A, Bulk Asbestos Table.

The following materials were sampled during this inspection:

- Fiberglass Pipe Insulation with White Mastic (asbestos not detected in this material)
- 2'x2' White Ceiling Tile with Small Pinholes and Fissures (asbestos not detected in this material)
- 4" Tan Covebase with Glue (asbestos not detected in this material)
- Sheetrock/Joint Compound/Texture (asbestos not detected in this material)
- 12"x12" White Floor Tile with Grey Streak Pattern and Black/Yellow Mastic (asbestos not detected in this material)

- 12"x12" White Floor Tile with Tan Streak Pattern and Yellow Glue (asbestos not detected in this material)
- White HVAC Duct Mastic (asbestos not detected in this material)
- Black HVAC Duct Mastic (asbestos not detected in this material)

LABORATORY ANALYSIS

All bulk samples collected were submitted to EMSL Analytical, Inc. (EMSL) for analysis. The samples were analyzed by polarized light microscopy (PLM) in compliance with guidelines established by the USEPA (50 CFR Part 763.115). EMSL is a successful participant in the National Institute of Standards and Technology's National Voluntary Laboratory Accreditation Program (NVLAP). EMSL's NVLAP license number is 102106. EMSL's Department of State Health Services license number is 30-0159.

ASBESTOS-CONTAINING BUILDING MATERIALS

No asbestos-containing building materials were found in this facility.

Please keep in mind destructive sampling was not performed; therefore, inaccessible areas, such as in wall cavities, behind brick veneer, etc. were not available for a complete inspection. Any hidden materials uncovered at a later date will require sampling. Roofing materials were not sampled due to warranty issues.

MANAGEMENT PLANNER'S REVIEW AND RECOMMENDATIONS

No asbestos-containing building materials were found in this facility; however, any renovations involving adding new building materials will require material sampling or proper documentation in lieu of sampling. In the event asbestos containing materials are found, this report will need to be updated to include the following:

1. *Contact information*
2. *Designated person assurances*
3. *Evaluation of resources*
4. *Training records for maintenance and custodial staff*
5. *Room/Functional space assessment*
6. *Plan for re-inspection*
7. *Recommended response actions*
8. *Implementation of response actions*
9. *Description/diagram of ACBM to remain*
10. *O&M plan*
11. *O&M activities*
12. *Cleaning record*
13. *Major/Minor release episode*
14. *Periodic Surveillance Form*
15. *Notification Form*

DESIGNATED PERSON

Galena Park Independent School District has appointed the following individual as their "designated person":

Mark Welborn
Work address and phone number:
Galena Park ISD
P.O. Box 565
Galena Park, Texas 77547
(832) 386-4980

This designated person will carry out the general local education agency's responsibilities under §763.84.

CONCLUSIONS

Galena Park Independent School District hired Total Safety to prepare an AHERA Management Plan for Havard Elementary School. Every effort was made to define and evaluate asbestos-containing building materials located at the facility. Bulk samples from suspect materials were collected by an accredited individual and all sample analyses were conducted by a NVLAP-accredited/state-licensed laboratory. No asbestos-containing building materials were found in this facility.

Proposal Attributes

1. Submission Required PRIOR to Proposal Opening

The following forms are required **5 days prior to the proposal opening**:

- OSHA (Occupational Safety and Health Administration) inspection logs for the last three years, a loss analysis from the Proposer's insurance carrier, and a loss history covering all lines of insurance coverage carried by the Proposer.
- Qualification Statement (AIA Document A305).
- A list of at least five (5) projects of similar scope as the project being proposed of which have been completed in the last five (5) years.
- Contractor's Proposed Project Personnel.

Proposer Qualification Statements are the primary vehicle used by the project evaluation members to assess the credentials of the Proposer with respect to evaluation criteria set forth in the Project Manual leading to the recommendation for award of Contract.

In order to receive full consideration during the proposal evaluation period, each Proposer must submit a completed Qualification Statement (AIA Document A305) to the Architect and Owner.

Forms should be submitted to BOTH the Engineer, **Alan Penn, at alan.penn@salasobrien.com** and to the GPISD Facilities Department at facilities@galenaparkisd.com

SECTION 01 10 00

SUMMARY OF WORK

PART 1 — GENERAL

1.1 DESCRIPTION

- A. Refer Instructions to Proposers, Manufacturer Prequalification for substitutions and GALENA PARK ISD Terms and Conditions.
- B. The Project, of which the work of this Contract is a part, is HVAC UPGRADES AT HAVARD ELEMENTARY for the GALENA PARK Independent School District.
- C. Location: The site is located at Havard Elementary School
15150 Wallisville Rd.
Houston, TX 77049
- D. The Project consists of replacement of and modifications to existing HVAC systems; including but not limited to:
 - 01 Demolition and removal of existing HVAC equipment, ductwork, air devices, chillers, AHU's and related components.
 - 02 Demolition of existing domestic water heating system and related system.
 - 03 Miscellaneous steel framing and metals.
 - 04 Installation of new HVAC equipment, AHU's, ductwork, air devices, chillers and related components.
 - 05 New Building management control system.
 - 06 Roofing work required penetrations sealed.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. MEP work primarily includes removal of existing HVAC equipment and associated components, and installation new HVAC equipment, chiller replacement, ductwork and devices, infill of existing roof defined opening locations, building management control system, electrical, plumbing and pipe insulation.
- B. Electrical modifications associated with the new HVAC equipment.
- C. Roofing work includes miscellaneous roofing work as required to accommodate new work.
- D. Other Work: The scope includes other minor miscellaneous Work as indicated on the Drawings.

PART 3 - EXECUTION

3.1 SCHEDULE

- A. Work on the project shall be limited to GALENA PARK ISD school calendar summer in 2026.
 - 01 The Contract for construction is scheduled to be awarded by the GALENA PARK ISD board of trustees at their regularly scheduled meeting October 6, 2025
- B. On-Site Commencement of Work:

- 01 On-site work may commence after GPISD of contract, NTP, Bonds and Insurance approval.
- 02 The deadline for Substantial Completion is non-negotiable.
- 03 The Proposer's submission of a Proposal signifies that he shall meet the required Substantial Completion date; and further, the Proposal amount(s) include all costs required to meet the deadline.

~~C. On-Site Substantial Completion:~~

- ~~01 The full scope of on-site work must be Substantially Complete no later than Wednesday, July 15, 2026.~~

Substantial Completion Dates:

- C. Having thoroughly familiarized himself with the conditions as they exist at the building site and acquainted himself with the labor supply and the material market, the proposer will state in his proposal that he agrees to be substantially complete with Phase One work by Sunday August 2, 2026 midnight. Phase one work consists of AHU's, Central Plant, Domestic Water Heaters, Mini Split unit, BMCS control of temperature within space and TOD schedule of mechanical systems.**
- D. Having thoroughly familiarized himself with the conditions as they exist at the building site and acquainted himself with the labor supply and the material market, the proposer will state in his proposal that he agrees to be substantially complete with Phase Two work by Friday October 2, 2026 midnight. Phase two work consists of Hydronic Boilers and heating system within building including, BMCS control of temperature within space and TOD schedule of mechanical systems.**
- E. Having thoroughly familiarized himself with the conditions as they exist at the building site and acquainted himself with the labor supply and the material market, the proposer will state in his proposal that he agrees to be substantially complete with Phase Three work by Saturday January 2, 2027 midnight. Phase three work consists of completion of the BMCS, graphics, complete commissioning of the BMCS to owners' satisfaction.**

END OF SECTION

SECTION 01 32 16

CONSTRUCTION SCHEDULE

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Scope:
 - 01 The Contractor shall maintain a comprehensive schedule throughout the duration of the work.

1.2 SUBMITTALS

- A. Schedules:
 - 01 Preliminary Analysis: Within fourteen days after receipt of Notice to Proceed, submit a preliminary construction schedule for review.
 - 02 Construction Schedule: Within four weeks after receipt of Notice to Proceed, submit one reproducible and four prints of the construction schedule.

1.3 RELIANCE UPON SCHEDULE

- A. The construction schedule as approved by the Engineer will be an integral part of the Contract and will establish conditions for various activities and phases of construction.

PART 2 - PRODUCTS

2.1 CONSTRUCTION SCHEDULE

- A. Diagram: Graphically show the order of all activities necessary to complete the work and the sequence in which each activity is to be accomplished.
- B. Activities shown on the diagram shall include, but not necessarily be limited to:
 - 01 Project mobilization.
 - 02 Submittals and approvals of shop drawings and samples.
 - 03 Phasing of construction.
 - 04 Procurement of equipment and critical materials.
 - 05 Fabrication and installation of special material and equipment.
 - 06 Final clean-up.
 - 07 Final inspection and testing.
- C. The schedule shall be updated and reviewed not more than on a monthly basis.

2.2 CONSTRUCTION SCHEDULE LIMITATIONS

- B. Work performed under this Contract shall be performed in accordance with the following paragraphs so that the Owner can accept the project as substantially complete as noted below.
- B. The site / project shall be accessible to the Contractor for normal operating hours seven (7) days a week, eighteen (18) hours per day beginning at 6:00 AM and ending 12:00 AM. On-site Work may not commence prior to Award of Contract, NTP, Bonds & Insurance have been received and approved. **~~and all on-site work must be Substantially Complete no later than July 15, 2026.~~**

- C. The Contractor shall provide a minimum of 48 hours' notice to Engineer and Owner for request to work outside normal hours of operation.
 - 01 Contractor must obtain Owner's approval for any Work conducted outside normal hours of operation.
 - 02 No Work shall be conducted outside normal hours of operation without an Alief ISD employee present in the building.

PART 3 - EXECUTION

3.1 CONSTRUCTION SCHEDULE

- A. Work on the project shall be limited to GALENA PARK ISD school calendar summer in 2026
 - 01 The Contract for construction is scheduled to be awarded by the Galena Park ISD board of trustees at their regularly scheduled meeting October 6, 2025.
- B. On-Site Commencement of Work:
 - 01 On-site work may after NTP, Bonds and Insurance have been received and approved.
- ~~C. On-Site Substantial Completion:~~
 - ~~01 The full scope of on-site work must be Substantially Complete no later than Wednesday, July 15, 2025.~~
 - ~~02 The deadline for Substantial Completion is non-negotiable.~~
 - ~~03 The Proposer's submission of a Proposal signifies that he shall meet the required Substantial Completion date; and further, the Proposal amount(s) include all costs required to meet the deadline.~~
- ~~D. The definition of Substantial Completion is found in Article 9.8.1 of the AIA General Conditions bound herein.~~

END OF SECTION