



Brownsville Independent School District

Agenda Category: General Function Board of Education Meeting: 06/11/2024

Item Title:	<u>Change Order #001 to Amend the Owner/Contractor Agreement with Central Air and Heating Service, LLC</u>	<u>X</u>	Action
	<u>CSP #23-154A ESSER Perkins M.S. HVAC Upgrades Phase I Package #2</u>		Information
			Discussion

BACKGROUND:

Administration recommends approval of Change Order #001 to the Owner/Contractor Agreement with Central Air and Heating Service, LLC for the CSP #23-154A ESSER Perkins M.S. HVAC Upgrades Phase I Package #2 Project. The change order is a credit back to the District of \$352,800.00 for unused funds in the allowance. Attached is the following document:

- Change Order – AIA Document G701-2017

FISCAL IMPLICATIONS:

Contract amount was reduced by \$352,800.00
ESSER Fund 282

RECOMMENDATION:

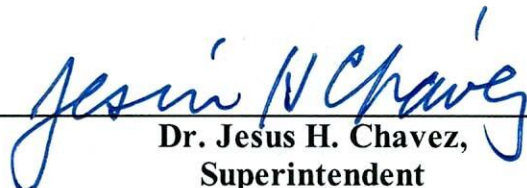
Recommend approval of Change Order #001 to amend the Owner/Contractor Agreement with Central Air and Heating Service, LLC for the CSP #23-154A ESSER Perkins M.S. HVAC Upgrades Phase I Package #2 Project, of \$352,800.00. The amount represents unused funds in the allowance. ESSER Fund 282 (Credit back to the District)

Manuel Hinojosa, FAIA 
Submitted by: Principal / Program Adm.

Alonso Guerrero 
Recommended by: Health Services & Operation

Alejandro Cespedes 
Approved by: Chief Financial Officer

Approved for Submission to Board of Education:


Dr. Jesus H. Chavez,
Superintendent

AIA® Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> BISD CSP#23-154A Perkins MS HVAC Upgrades Phase 1 Package #2 4750 Austin Rd. Brownsville, Texas 78521	CONTRACT INFORMATION: Contract For: HVAC Upgrades Date: October 07, 2022	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: April 15, 2024
OWNER: <i>(Name and address)</i> Brownsville Independent School District 1900 Price Road Brownsville, Texas 78521	ARCHITECT: <i>(Name and address)</i> Ethos Engineering 1126 South Commerce Street Harlingen, Texas 78550	CONTRACTOR: <i>(Name and address)</i> Central Air and Heating Services, Inc. 3028 Wilson Road Harlingen, Texas 78552

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Change Order #1: Deduct to use Curb adaptors, minus control engineering fee. See attached support documents.




Beginning Contract Amount: \$3,129,482.00
 Deduct Change Order #01: \$352,800.00
 Ending Contract Amount: \$2,776,682.00

The original Contract Sum was	\$ 3,129,482.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 3,129,482.00
The Contract Sum will be decreased by this Change Order in the amount of	\$ 352,800.00
The new Contract Sum including this Change Order will be	\$ 2,776,682.00

The Contract Time will be unchanged by Zero (0) days.
 The new date of Substantial Completion will be unchanged

NOTE: This Change Order does ~~not~~ include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

<u>Ethos Engineering</u> ARCHITECT <i>(Firm name)</i>	<u>Central Air and Heating Services, Inc.</u> CONTRACTOR <i>(Firm name)</i>	<u>Brownsville Independent School District</u> OWNER <i>(Firm name)</i>
 SIGNATURE	 SIGNATURE	 SIGNATURE
Cesar Gonzalez Principal, PE PRINTED NAME AND TITLE	Chad Ufland, Director of Operations PRINTED NAME AND TITLE	Manuel Hinojosa, FAIA. PRINTED NAME AND TITLE
April 15, 2024 DATE	04/15/2024 DATE	4/15/2024. DATE



PCO #001

CAHS, A Modigent Company
 3028 Wilson Rd.
 Harlingen, Texas 78552
 Phone: (956) 428-4509
 Fax: (956) 423-9822

Project: 10-2257-00 - BISS Perkins MS HVAC Upgrades
 4750 Austin RD
 Brownsville, Texas 78521
 Phone: 956-831-8770

DRAFT

Prime Contract Potential Change Order #001: CE #003 - Alt #1 Deduct

TO:	Brownsville ISD 1900 Price Rd. Brownsville, Texas 78521	FROM:	CAHS, Inc 3028 Wilson Rd. Harlingen, Texas 78552
PCO NUMBER/REVISION:	001 / 0	CONTRACT:	10-2257-00 - BISS Perkins MS HVAC Upgrades
REQUEST RECEIVED FROM:		CREATED BY:	Chad Ufland (CAHS PROJECT MANAGEMENT)
STATUS:	Draft	CREATED DATE:	8/15/2023
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	(\$352,800.00)

POTENTIAL CHANGE ORDER TITLE: CE #003 - Alt #1 Deduct

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #003 - Alt #1 Deduct

Alternate #01 Deduct to use Curb adapters, Minus Control Engineering fee of \$39,200.

Total Deduct is \$352,800

ATTACHMENTS:

#	Budget Code	Description	Amount	Roofing Deduct (0.00% Applies to Subcontract.)	Subtotal
1	40-65.S ROOFING.Subcontract	Deduct Roofing Sub Contract per Alt #01	\$(220,000.00)	\$0.00	\$(220,000.00)
2	10-99.O DJCO - Other.Other	Deduct from Budget as per Alt #01	\$(132,800.00)	\$0.00	\$(132,800.00)
Subtotal:			\$(352,800.00)	\$0.00	\$(352,800.00)
				Grand Total:	\$(352,800.00)

Cesar Gonzalez (ETHOS ENGINEERING)
 119 W. Van Buren Ave Ste 101
 Harlingen, Texas 78550

Brownsville ISD
 1900 Price Rd.
 Brownsville, Texas 78521

CAHS, Inc
 3028 Wilson Rd.
 Harlingen, Texas 78552

 SIGNATURE DATE

 SIGNATURE DATE

 SIGNATURE DATE

Not later than One Hundred Eighty (180) calendar days from the date of commencement of the Work.
(Contingent upon receiving equipment)

By the following date:

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
Not Applicable	

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5. Final Completion shall be 30 calendar days after the date of Substantial Completion and failure to meet Final Completion will result in assessment of additional liquidated damages as set form in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be **Three Million One Hundred Twenty-Nine Thousand Four Hundred Eighty-Two Dollars and Zero Cents (\$ 3,129,482.00)**, subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
Item 2A. Perkins MS - Base Bid: TRANE equipment Trane Controls including integration of existing equipment scheduled to remain.	\$3,129,482

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
Not Applicable	N A	N A

§ 4.3 Allowances, if any, included in the Contract Sum:
(Identify each allowance.)

Item	Price
Contingency Allowance	\$50,000.00
Alternate #1: Using curb adapters. If TDI Engineer accepts and grandfathers existing curbs, the allowance will be credited less the engineer's fee.	\$392,000.00

§ 4.4 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
Not Applicable		

§ 4.5 Liquidated damages, if any:

(Insert terms and conditions for liquidated damages, if any.)

\$500.00 per day for each calendar day beyond date of Substantial Completion, Refer to Article 4.6

Init.

/JM

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User Notes:

(830033769)



Brownsville Independent School District
Purchasing Department
 1900 E. Price Road Room #107, Brownsville, Texas 78521
 (956) 548-8361 Fax (956) 548-8367
 CSP # 23-154A
 ESSER Perkins HVAC Upgrades Phase I (Package 2)
 000400 – COMPETITIVE SEAL PROPOSAL (BID FORM)

PERKINS MS
BASE PROPOSAL ITEM 4A: OTHER COMBINATION OF ALLOWED EQUIPMENT AND CONTROLS MANUFACTURER INCLUDING INTEGRATION OF EXISTING EQUIPMENT SCHEDULED TO REMAIN.
BASE PROPOSAL ITEM 4A: Carrier equipment C Controls
 [Proposal amount includes Allowance, per specifications section 01210].
 \$ 3,057,297 (number)
Three million fifty seven thousand two hundred ninety seven (words)
SUBSTANTIAL COMPLETION DATE for the entirety, including TAB and Controls
180 days from final delivery of all equipment
Carrier equipment does not meet schedules

PERKINS MS
ALTERNATE #1: USING CURB ADAPTERS
 [Proposal amount includes Allowance, per specifications section 01210].
 \$ 392,000 Deduct (number)
 (words)
SUBSTANTIAL COMPLETION DATE for the entirety, including TAB and Controls

Our Proposal proposes to use the following Contractors, Subcontractors, Manufacturers, Products, Material Suppliers and Equipment Suppliers for the principal portions of the work.

NAME(S) OF SUB-CONTRACTORS:

- Pete's Electric
- Rio Roofing
- ALC Controls
- Trane Controls
- TAC Test and Balance Services

NAME(S) OF EQUIPMENT SUPPLIERS:

- Carrier / Trane / Lennox