



Brownsville Independent School District

Agenda Category: General Function Board of Education Meeting: 10/06/2026

Item Title:	<u>Change Order #001 to Amend Owner/ Contractor</u>	<u>X</u>	Action
	<u>Agreement with Texas Chiller Systems, LLC for</u>		Information
	<u>Pullam Elementary School Chiller Replacement</u>		Discussion

BACKGROUND:

On May 20th 2025, the Board of Trustees approved Texas Chiller Systems, LLC to provide services for Pullam Elementary School Chiller Replacement Project, administration is requesting Board approval of a deductive Change Order. The change order reflects a reduction of unused contingency allowance funds from the original contract amount and bulk spare material balance. Change Order No.1 reflects the impacted areas of the project.

Please see the attached:

- Change Order AIA Document G701-2017

FISCAL IMPLICATIONS:

Change Order Deduction (\$40,000.00)

RECOMMENDATION:

Recommend approval of the deductive Change Order #001 (Credit back to District) in the amount of \$40,000.00 for the Pullam Elementary School Chiller Replacement Project, resulting in a revised contract amount of \$443,559.00 with no change to the contract time.

Martin Espinosa /

Submitted by: Facilities Manager

Eliud Ornelas /

Recommended by: Interim Facilities / Maintenance Director

Rosario Pena RTSBA /

Approved by: Assistant Superintendent

Approved for Submission to Board of Education:

Dr. Timothy E. Cuff

Dr. Timothy E. Cuff, Superintendent

When Necessary, Additional Background May Follow This.



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Brownsville ISD Pullam Elementary
School Chiller Replacement
Brownsville, TX

CONTRACT INFORMATION:
Contract For: General Construction

CHANGE ORDER INFORMATION:
Change Order Number: 1

Date: April 17, 2024

Date: 9/8/2026

OWNER: *(Name and address)*
Brownsville ISD
1900 Price Road
Brownsville, TX 78521
956-698-2400

ARCHITECT: *(Name and address)*
Sigma HN Engineers, PLLC
701 S 15th St
McAllen, TX 78501
956-332-3206

CONTRACTOR: *(Name and address)*
Texas Chiller Systems, LLC
14829 Bulverde Rd.
San Antonio, TX 78247

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.)

The original Contract Sum was	\$	483,559.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	483,559.00
The Contract Sum will be decreased by this Change Order in the amount of	\$	40,000.00
The new Contract Sum including this Change Order will be	\$	443,559.00

The Contract Time will be increased 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.

Sigma HN Engineers, PLLC
ARCHITECT *(Firm name)*

Texas Chiller Systems, LLC
CONTRACTOR *(Firm name)*

OWNER *(Firm name)*

SIGNATURE

SIGNATURE

SIGNATURE

Gabriel Hinojosa, P.E.
PRINTED NAME AND TITLE

Ezequiel Limon, APM
PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

9/8/2026
DATE

9/9/2026
DATE

DATE