



Brownsville Independent School District

Agenda Category: General Function Board of Education Meeting: 10/07/2025

Item Title:	<u>Change order # 001 to Amend the Owner/Contractor</u>	<u>X</u>	Action
	<u>with Quatum Mechanical Contractors, LLC</u>		Information
	<u>CSP #23-164 HVAC Improvements- Villa Nueva Elem.</u>		Discussion

BACKGROUND:

Administration recommends approval of Change Order #001 to the Owner/Contractor Agreement with Quatum Mechanical Contractors, LLC for the CSP #23-164 HVAC Improvements-Villa Nueva Elementary. The Change Order #001, is a credit back to the district of \$43,000.00, for unused funds in the Contingency Allowance.

Attached is the following document:

- Change Order-AIA Document G701-2017

FISCAL IMPLICATIONS:

Contract amount reduced by \$43,000.00
Fund 197

RECOMMENDATION:

Recommend approval of Change Order #001, to amend the Owner/Contractor Agreement with Quatum Mechanical Contractors, LLC for the CSP #23-164 HVAC Improvements-Villa Nueva Elementary. The amount represents unused funds in the Contingency Allowance. Fund 197 (Credit back to the district).

Alonso Guerrero/
Submitted by: Principal/Program Director

Alonso Guerrero/
Recommended by: Health Services & Operations

Mary D. Garza/
Approved by: Interim Chief Financial Officer

Approved for Submission to Board of Education:

Dr. Jesus H. Chavez, Superintendent

When Necessary, Additional Background May Follow This.



AIA® Document G701® – 2017

Change Order

PROJECT: (Name and address)
Brownsville ISD ESSER HVAC
Improvements Villa Nueva Elementary
School CSP #23-164

CONTRACT INFORMATION:
Contract For: General Construction

CHANGE ORDER INFORMATION:
Change Order Number: 1

Date: February 22, 2023

Date: August 29, 2025

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)
Quantum-Mechanical Contractors, LLC
2705 E Davis Rd., Suite A
Edinburg, TX 78540
956-513-1849

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.)

This change order is to reduce the original contract sum by the unused contingency allowance.

The original Contract Sum was

\$ 979,339.00

The net change by previously authorized Change Orders

\$ 0.00

The Contract Sum prior to this Change Order was

\$ 979,339.00

The Contract Sum will be decreased by this Change Order in the amount of

\$ 43,000.00

The new Contract Sum including this Change Order will be

\$ 936,339.00

The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be unchanged from August 6, 2024

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

Quantum Mechanical Contractors

Brownsville ISD

ARCHITECT (Firm name)

CONTRACTOR (Firm name)

OWNER (Firm name)

SIGNATURE

SIGNATURE

SIGNATURE

Jesus Gabriel Hinojosa, Principal

Norma C. Olivarres - VP

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

08/29/2025

08/29/2025

DATE

DATE

DATE



CLOSE-OUT DOCUMENTS REVIEW FORM

PROJECT NAME: BROWNSVILLE ISD ESSER HVAC IMPROVEMENTS
VILLA NUEVA ELEMENTARY SCHOOL

DATE: 7/23/2025

PROJECT NO.: 21027.6

QTY. RECEIVED: 1 E-COPY

REVIEWED BY: J. GABRIEL HINOJOSA

QTY. RETURNED: 1 E-COPY

J. Gabriel Hinojosa

ITEM	DESCRIPTION	COMMENTS	NOT APPLICABLE	INCLUDED NO EXCEPTIONS	SUBMIT	REVISE AND RESUBMIT
GENERAL REQUIREMENTS						
	CERTIFICATE OF SUBSTANTIAL COMPLETION Executed by Engineer, Contractor, & Owner			X		
	AFFIDAVIT OF RELEASE OF LIENS (AIA G706A)			X		
	AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIM (AIA G706)			X		
	CONSENT OF SURETY OF FINAL PAYMENT (AIA G707)			X		
	CONTINGENCY EXPENDITURE/AEA/CHANGE ORDER				X	
	FINAL REQUEST FOR PAYMENT CERTIFIED BY ENGINEER				X	

ENGINEER'S REVIEW IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AND CONTRACT DOCUMENTS. COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS NOR DEPARTURES THERE FROM. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, AND FOR PERFORMING THIS WORK IN A SAFE MANNER.



CLOSE-OUT DOCUMENTS REVIEW FORM

PROJECT NAME: BROWNSVILLE ISD ESSER HVAC IMPROVEMENTS
VILLA NUEVA ELEMENTARY SCHOOL

DATE: 7/23/2025

PROJECT NO.: 21027.6

QTY. RECEIVED: 1 E-COPY

REVIEWED BY: J. GABRIEL HINOJOSA

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J. Gabriel Hinojosa

ITEM	DESCRIPTION	COMMENTS	NOT APPLICABLE	INCLUDED NO EXCEPTIONS	SUBMIT	REVISE AND RESUBMIT
INSPECTIONS & CERTIFICATIONS						
	CERTIFICATE OF COMPLETION			X		
	COPY OF BUILDING OFFICIAL INSPECTION CARD				X	
	REGULATORY INSPECTION SIGN-OFF - MECHANICAL CONTRACT				X	
	REGULATORY INSPECTION SIGN-OFF - ELECTRICAL CONTRACT				X	
	REGULATORY INSPECTION SIGN-OFF - FIRE PROTECTION	INCLUDE ON CLOSE OUTS THE FIRE MARSHALL APPROVED INSPECTION OF SMOKE DETECTORS THAT NEED TO BE TIED INTO THE FIRE ALARM SYSTEM.			X	
	CERTIFICATION REPORTS FOR ALL BACKFLOW ASSEMBLIES		X			
	WINDSTORM COMPLIANCE CERTIFICATION			X		
	STRUCTURAL STEEL INSPECTION CERTIFICATION		X			
	SMOKE DETECTOR/FIRE ALARM CERTIFICATION	DUCT SMOKE DETECTORS - SEE COMMENT ABOVE.			X	
	OTHER CERTIFICATIONS (Utilities, Health Dept, Fireproofing)		X			
CLOSE-OUT REPORTS AND DOCUMENTATION						
	OWNER INSTRUCTION & TRAINING WITH EQUIPMENT & SYSTEMS (Sign-in Sheet of attendees for each session)			X		
	HVAC TEST, ADJUST, AND BALANCE REPORT (Approval cover letter from Engineer required)			X		
	ATTIC STOCK TURNOVER (Transfer to Owner with typed inventory required)	PROVIDE TRANSMITTAL LETTER.			X	
	KEYS & PERMANENT HARDWARE CHANGE OVER (Delivery of Final Keys and Cabinet to Owner, Memo of Hardware Changeover Date)	PROVIDE TRANSMITTAL LETTER.			X	
	INSURANCE COVERAGE CHANGE OVER		X			
	UTILITY ACCOUNT CHANGE OVER - ELECTRICAL SERVICE		X			
	UTILITY ACCOUNT CHANGE OVER - GAS SERVICE		X			
	UTILITY ACCOUNT CHANGE OVER - WATER SERVICE		X			
	UTILITY ACCOUNT CHANGE OVER - OTHER UTILITY SERVICE		X			
SUBMITTALS						
	MECHANICAL			X		
	ELECTRICAL		X			
	PLUMBING		X			
	STRUCTURAL		X			
	ARCHITECTURAL		X			
AS-BUILTS						
	MECHANICAL			X		
	ELECTRICAL			X		
	PLUMBING		X			
	STRUCTURAL		X			
	ARCHITECTURAL		X			
	FINAL FINISH SCHEDULE (UPDATED WITH ACTUAL FINISHES AND BOUND IN WITH O+M MANUAL)				X	
OPERATION AND MAINTENANCE (O+M) MANUALS						
	PRODUCT AND OPERATIONS DATA				X	
	MAINTENANCE INFORMATION				X	
	PRODUCT WARRANTY CERTIFICATES/MAINTENANCE AGREEMENTS				X	
CONSTRUCTION SITE DOCUMENTATION						
	CONTRACTOR'S JOB LOG AND PHOTOGRAPHS				X	
FINAL ACCOUNTING REQUIREMENTS						
	COVER LETTER OF APPROVAL OF ROOF WARRANTY		X			
	CERTIFIED COMPLETED FINAL PUNCH LIST			X		
	MSDS ASBESTOS FREE BUILDING LETTER				X	