

ADDEDNDUM # 1 CHILLER REPLACEMENT @ MARY KELLER ZERVIGNON

Owner: Orleans Parish School Board (OPSB)

Program Manager: Manning Architects (Clarence Eugene III – Sr. Project Manager)

Project #: ITB23-FAC-0073

Date: 12/5/2025

Project Location: 3128 Constance Street, New Orleans, LA. 70115

POR: Pivotal Engineering LLC, Bassam Rossi Mekari, PE / 225-205-3490

I- Answers To Questions/Emails (Questions are in numerical orders, Answers are below each question):

1. Could you please get me the value of this project for our bonding surety?

Answer: Project Budget is \$840,000.00

2. Can you let us know if the pre-bid for this project will be mandatory or non-mandatory?

3. **Answer:** Non Mandatory

4. Can you let me know if they would accept a Building Construction license or is it only for the Mechanical Work license?

Answer: This work is not only for contractors with Mechanical Work license. A licensed GC can bid for this job. All subs must be licensed and insured as well and follow the State licensing guidelines. Work is mostly mechanical.

5. Can you please email us the bid documents for this project?

Answer: Bid Docs can be emailed by Pivotal Engineering LLC based upon email request.

II- Substitutions Requests:

As per the front-end bid documents in section 4.3, the following guidelines shall be met:

“4.3 Substitutions:

4.3.1 The materials, products and equipment described in the Bidding Documents establish a standard of quality, character, type, style, function, dimension, and appearance desired. Equivalent products may be acceptable, as stated in La. R.S. 38:2212.T(2). It shall be the responsibility of the Architect/Engineer to determine if a proposed substitution is equivalent. No substitutions shall be allowed after bidding, except as may be provided in the Contract Documents.

4.3.2 No substitution will be considered unless written request for approval has been submitted by the Proposer and has been received by the Architect/Engineer at least seven (7) working days prior to the deadline for submission of Bids. (La. R.S. 38:2295.C) Each such request shall include the name of the material or equipment for which it is to be substituted and a complete description of the proposed substitute including model numbers, drawings, cuts, performance and test data and any other information necessary for an evaluation. A statement setting forth any changes in other materials, equipment or work that incorporation of the substitute would require shall be included. It shall be the responsibility of the Proposer to include in his proposal all changes required of the Contract Documents if the proposed substitution is used. Prior approval is given contingent upon supplier being responsible for any costs which may be necessary to modify the space or facilities needed to accommodate the materials and equipment approved.

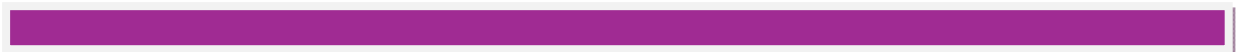
4.3.3 If the Architect approves any proposed substitution, such approval will be set forth in an Addendum. Bidders shall not rely upon approvals made in any other manner.”

The design and dimensions are based on Trane Chillers as scheduled in our bid documents.

Acceptable Substitutions:

York, Carrier, Daikin are acceptable compatible manufacturers. However, as per our bid specs, proposed equipment must meet at a minimum the following:

- 1- It is contractor s responsibility to ensure that all bid documents are adhered to.
- 2- Specification Section 23 64 23.13 Para 3.02 discusses that proposed manufacturers shall have a local rep within 10 miles of the job site with qualified HVAC technicians and engineers that can service the provided equipment.
- 3- Equipment must be made in the USA.
- 4- Engineer approval does not allow specification compromises. The contractor remains responsible for meeting all equipment specifications.



III- Tax Exemption

This project is tax exempt

IV- General Discussions

- 1- Questions form GCs hall be submitted in writing or email no later than 5 business days prior to bid due date (Dec 16 @ 2 pm). No questions allowed thereafter.
- 2- All Addendums from Engineer shall be submitted 72 hours prior to bid due date.
- 3- GC is responsible for obtaining all addendums.
- 4- During phasing of the work, GC is responsible to ensure that school is conditioned at all times.
- 5- All CWS/CWR lines shall be properly flushed using chemicals/start up strainers prior to connecting new Chillers.

V- Post Bid Document Checklist From OPSB

Attached Appendix A

VI- School Calendar

Attached Appendix B

VII- Prebid Meeting Agenda

Attached Appendix C

VIII- Sign In Sheet

Attached Appendix D

End of Addendum #1

Bassam Rossi Mekari, PE - Principal

Bassam Rossi Mekari

Pivotal Engineering



APPENDIX A

NOLA Public Schools Post-Bid Document Checklist

Project Information

Project: ITB 23-FAC-0073 – Chiller Replacement @ Mary Keller Zervigon School

Bid Opening Date: Tuesday, December 16, 2025

Pre-Bid Conference Date: Thursday, December 4, 2025 3128 Constance Street, NO LA 70115

All documents are due within 10 calendar days after bid opening.

Submission Rules

- Post-Bid Documents cannot be emailed.
- Submission by hand delivery, U.S. Mail, or Express Mail only.
- NOLA-PS is not responsible for delays or lost mail; late receipt = non-responsive.

Required Post-Bid Documents

- ☐ Non-Collusion Affidavit
- ☐ Attestation Clause
- ☐ DBE Responsiveness Form 1
- ☐ DBE Responsiveness Form 2
- ☐ DBE Certification Checklist (Notarized)
- ☐ Copy of DBE Certification Letter(s) (Provide letters for any DBE firms being claimed)
- ☐ EDGAR Form

Delivery Address (Hand Delivery or Mail)

Mr. Jonathan Temple
Office of Business Partnerships
NOLA Public Schools
2401 Westbend Parkway, Suite 5055
New Orleans, LA 70114

APPENDIX B

AUDUBON SCHOOLS| 2025-2026 CALENDAR

JULY '25						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

4 Independence Day

JANUARY '26						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

1-2 Winter Break

5 Staff PD-No school

6 Students Return from break

19 M.L. King Day-No school

AUGUST '25						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

1 Staff Return

12 Students Return

FEBRUARY '26						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

6 Early Dismissal

11 Early Dismissal

12 Early Dismissal

13-20 Mardi Gras Break

SEPTEMBER '25						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

1 Labor Day-No School

19 Staff PD-No school

MARCH '26						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

11 Report Card Conferences

½ Day Dismissal

OCTOBER '25						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

13-17 Fall Break

APRIL '26						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

03-10 Spring Break

NOVEMBER '25						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

21 Report Card Conferences
No school

24-28 Thanksgiving Break

MAY '26						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

22 Last Day for students

25 Memorial Day- No school

27 Last day for staff

DECEMBER '25						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

22-31 Winter Break

JUNE '26						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

19 Juneteenth — offices closed



PIVOTAL, LLC
 1515 POYDRAS STREET, SUITE 1150
 NEW ORLEANS, LA. 70112
 (504) 799-3653

PRE-BID MEETING AGENDA

Pre-Bid Meeting Agenda

Project Name: Chiller Replacement @ Mary Keller Zervignon School

Owner: Orleans Parish School Board (OPSB)

Program Manager: Manning Architects (Clarence Eugene III – Sr. Project Manager)

Project #: ITB23-FAC-0073

Date: 12/4/2025

Time: 10:00 AM

Location: 3128 Constance Street, New Orleans, LA. 70115

Designed By: Pivotal Engineering LLC, Engineer of Record

Item	Topic	Presented By
1.0	Introductions and Sign-in	
1.1	Record of attendees (sign-in sheet)	OPSB/Engineer
1.2	Introduction of Owner's and Engineer's representatives	OPSB/Engineer
2.0	General Information and Logistics	
2.1	logistics overview and answer questions; all verbal discussions are non-binding unless issued via formal addendum. If answer is not in addendum, GC shall send question in writing	OPSB
2.2	Project location, site access, and security procedures (ID badges, working hours, etc.).	OPSB Facilities
2.3	Site logistics: designated areas for material storage, contractor parking, and office setup.	OPSB Facilities

2.4	Procedures for temporary utilities and potential service interruptions	OPSB Facilities
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3.0 Bidding Process and Requirements

3.1	Non-Mandatory:	OPSB Procurement
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3.2	Bid opening date, time, and location (No late bids will be accepted).	OPSB Procurement
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3.3	Review of required bid submission documents, including bid security (bid bond), acknowledgment of addenda, and corporate resolution for signature authority.	OPSB Procurement
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3.4	Clarification on the process for questions/RFIs and the deadline for submission (typically no later than five days prior to bid date).	Engineer
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3.5	Addenda process: how addenda will be issued and the bidder's responsibility to acknowledge all addenda.	Engineer/OPSB
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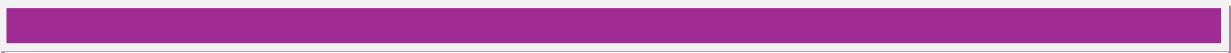
3.6	Overview of the bid evaluation and contract award process, compliance with Louisiana Public Bid Law.	OPSB Procurement
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4.0 Project Scope & Technical Review

4.1	Detailed description of the scope of work: removal of existing chiller(s), New Pumps & VFDs installation of new unit(s), associated piping, electrical, controls, and commissioning.	Engineer
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4.2	Review of key drawings and specifications, including specific brand/model requirements or approved equals.	Engineer
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4.3	Discussion of site-specific conditions and coordination requirements, need for site inspection prior to bidding.	Engineer
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4.4	Required Permits – Contractor responsibility – Maintenance Permit (FM, City)	Engineer
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4.5	Warranty requirements and project close-out documentation needs. All in bid docs Div0 & 1	Engineer
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5.0 Site Walkthrough

5.1	Guided tour of the existing chiller location, access routes, and proposed installation areas.	Engineer/OPSB Facilities
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6.0 Questions and Answers

6.1	Open floor for questions (formal, binding answers will be provided via addendum).	Engineer
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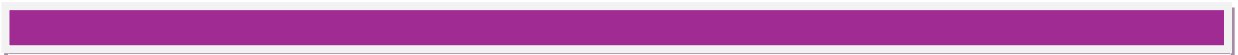
Sincerely,

Bassam Rossi Mekari, PE - Principal

Bassam Rossi Mekari

Pivotal Engineering

Principal



APPENDIX D

SIGN IN SHEET FOR PRE-BID MEETING

DATE: THURSDAY 12/4/2025 TIME: 10:00 AM

PROJECT NAME: CHILLER REPLACEMENT AT MARY KELLER ZERVIGNON SCHOOL

MEETING ADDRESS: 3128 CONSTANCE STREET, NOLA, 70115

PROJECT #: ITB23-FAC-0073

OWNER/REP: ORLEANS PARISH SCHOOL BOARD

ENGINEER: PIVOTAL ENGINEERING LLC BASSAM ROSSI MEKARI, PE 225-205-3490



	COMPANY NAME	CONTACT NAME	EMAIL	PHONE NUMBER
1	PIVOTAL ENGINEERING	BASSAM MEKARI, PE	BMEKARI@PIVOTALENG.COM	225-205-3409
2	PIVOTAL ENGINEERING	JAMES AMODEO, PE	JAMODEO@PIVOTALENG.COM	504-799-3653
3	MANNING ARCHITECTS	CLARENCE EUGENE III - SR PM	cse@manning.xyz	504-412-2001
4	NOLA PUBLIC SCHOOLS	ANGELA ZARDERS - ASSIST. DIRECTOR OF PROCUR./CONST.	AZARDERS@NOLAPUBLICSCHOOLS.COM	504-304-5542
5	TURNER INDUSTRIES	LOUIS SCANDURRO	LSCANDURRO@TURNER-INDUSTRIES.COM	504-650-4402
6	Gallo Mechanical	Michael Fernandez	Michael.Fernandez@gallomech.com	504-908-2310
7	DAIKIN APPLIED	ARVALAS ROBINSON	ARVALAS.ROBINSON@DAIKINAPPLIED.COM	504-447-2664
8	CYRIL DUPLISSIS OPSB	C	Will.Berkowitz@LounisAir	504-606-7885
9	Lounis Air	Will Berkowitz	Will.Berkowitz@LounisAir	985-107-9989
10	MCC Trison Group	MARK W. AQUINO	Maquino@mccgroup.com	(504)442-7497
11	Resilient Energy Solutions	Jason Dorcey	jason.dorcey@resentials.com	504-628-4959
12	RAY LAUGA OPSB/ATLAS	RAY LAUGA	RAY.LAUGA@ONEATLAS.COM	504-390-8731
13	Rene Ostaly SR	ARC MECH	Estimating@arcmechanical.net	504-335-0216
14	MCC Trison Group	Jacob Laine	j.laine@mccgroup.com	985-290-1820
15	MRC	DAVID BARNES	dbarnes@erfca.com	504-439-1296
16	ChillCo INC	Eric Cassisa	Ecassisa@ChillCoInc.com	985-590-0821
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