



## Addendum 1 HVAC Upgrades for BWHS, JLHS, and Arends Center

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February 19, 2026

This Addendum is hereby made a part of the Contract Documents to the same extent as though it were originally included herein. This Addendum must be acknowledged in the space provided on the Bid Form.

### General Information / Attachments

1. **Bid Date: February 26, 2026, at 2:00 PM**
2. **Attachments:**
  - a. Nabholz 2 CM Manual
  - b. Hight Jackson Addendum No. 01
  - c. Prebid Meeting 02.16.26 Agenda & Sign-in Sheet
  - d. RFI Responses 02.19.26

**END OF ADDENDUM 1**

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ADDENDUM NO: 01  
PROJECT NAME: HVAC Upgrades for BWHS, LJHS & AAC  
PROJECT ADDRESS: Bentonville & Centerton AR  
PROJECT NO: 2549

DATE: 2.19.2026  
HIGHT JACKSON ASSOCIATES  
ROGERS, AR  
ARCHITECTS AND PLANNERS

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Contractor shall attach this and other addenda to the specifications and they shall be considered a part thereof. Where changes are required by this addendum, they shall nullify any conflicting specifications as may be affected.

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### SPECIFICATIONS

Item No. 1: **Refer to Specifications Section 01 11 00 SUMMARY OF WORK, 1.4 OWNER SUPPLIED PRODUCTS. Item C. Products supplied to site and installed by Owner's direct hire vendor installer/contractor:**

- a) Owner direct hire vendor contractor is listed below, scope of work list for vendor contractor has been included in this addendum for reference and coordination with work to be performed by contractors.
  - a. Prime Building Solutions: HVAC-DDC Controls

END OF ADDENDUM NO. 01

## Scope of Work

**DATE:** February 18, 2026  
**TO:** Bentonville Public Schools  
Bentonville, AR

**PROJECT: Project #2549: Install BAS controls for three chiller replacements. Chillers are located at:**  
**Bentonville West High School: Chiller #3**  
**Arends Art Center**  
**Lincoln Jr. High School**

### **DDC CONTROLS PACKAGE INCLUDES:**

#### Network Controls

- Provide and install a Building Automation System for communication and control of the new chillers. The BAS will be a Niagara 4 web-based system with a graphical user interface including system level graphics, reporting, trending, and alarming as described in the project plans and specifications.
- Install all BACnet communication and N2 communication wiring between the BAS central panel and the DDC Controllers listed below.

### **BENTONVILLE WEST HIGH SCHOOL INCLUDES:**

#### Integration of Factory DDC Controls for Chiller #3

- All controls for the Chiller are provided from the factory with each unit.
- Provide labor to integrate factory controls into the BAS via BACnet ms/tp.
- Install communication wiring to a single point, factory provided, BAS communication module.
- Remove and reinstall any chilled water flow or chilled water temperature sensors that will need to be relocated due to the installation.
- Perform BAS programming changes needed for proper chiller operation.
- Perform mapping of the chiller control points into the existing building controller and database changes to integrate the new chiller.
- Perform graphic changes for the new chiller graphical interface.
- Integration into the districts existing Distech Server for point access, scheduling, reporting, trending, and alarming.

### **ARENDS ART CENTER INCLUDES:**

#### Johnson Controls NAE Replacement

The existing Johnson Controls NAE building controller will be removed, and the existing Johnson Controls field controllers will be integrated into a new Distech EC-BOS building controller.

- Provide and install a new EC-BOS control panel as needed.
- Provide and install one new EC-BOS building controller and all needed communication modules.
- Provide and install N2 software with one new N2 software license.
- Create a new operating database to include all existing Johnson Controls field controllers.
- Convert all existing Johnson Controls front end programming.

- Install new Johnson Controls N2 communication bus wiring as needed to integrate the N2 and BACnet communications.
- Integrate the N2 and BACnet systems into one EC-BOS building controller.
- Integrate the new EC-BOS building controller into the districts existing Distech Server for point access, scheduling, reporting, trending, and alarming.

#### Integration of Factory DDC Controls for Chiller

- All controls for the Chiller are provided from the factory with each unit.
- Provide labor to integrate factory controls into the BAS via BACnet ms/tp.
- Install communication wiring to a single point, factory provided, BAS communication module.
- Remove and reinstall any chilled water flow or chilled water temperature sensors that will need to be relocated due to the installation.
- Provide BAS programming changes needed for proper chiller operation.
- Perform mapping of the chiller control points into the existing building controller and perform database changes to integrate the new chiller.
- Integrate the new changes into the districts existing Distech Server for point access, scheduling, reporting, trending, and alarming.

#### **LINCOLN JUNIOR HIGH SCHOOL INCLUDES:**

##### Johnson Controls NAE Replacement

The existing Johnson Controls NAE building controller will be removed, and the existing Johnson Controls field controllers will be integrated into a new Distech EC-BOS building controller.

- Provide and install a new EC-BOS control panel as needed.
- Provide and install one new EC-BOS building controller and all needed communication modules.
- Provide and install N2 software with one new N2 software license.
- Create a new operating database to include all existing Johnson Controls field controllers.
- Convert all existing Johnson Controls front end programming.
- Install new Johnson Controls N2 communication bus wiring as needed to integrate the N2 and BACnet communications.
- Integrate the N2 and BACnet systems into one EC-BOS building controller.
- Integrate the new EC-BOS building controller into the districts existing Distech Server for point access, scheduling, reporting, trending, and alarming.

#### Integration of Factory DDC Controls for Chiller

- All controls for the Chiller are provided from the factory with each unit.
- Provide labor to integrate factory controls into the BAS via BACnet ms/tp.
- Install communication wiring to a single point, factory provided, BAS communication module.
- Remove and reinstall any chilled water flow or chilled water temperature sensors that will need to be relocated due to the installation.
- Provide BAS programming changes needed for proper chiller operation.
- Perform mapping of the chiller control points into the existing building controller and perform database changes to integrate the new chiller.
- Provide graphic changes for the new chiller graphical interface.
- Integrate the new changes into the districts existing Distech Server for point access, scheduling, reporting, trending, and alarming.

Integration of New Pump Package

- Provide and install new low voltage wiring to control new pumps.
- Remove and reinstall any chilled water flow or chilled water temperature sensors that will need to be relocated due to the installation.
- Provide programming changes to the existing Johnson Controls BAS pump controller for new pump operation.
- Perform mapping of new control points into the building controller and perform database changes as needed.
- Integrate the new changes into the districts existing Distech Server for point access, scheduling, reporting, trending, and alarming.

**Clarifications:**

- *Pricing does not include anything other than listed above.*
- *Pricing includes one year of warranty from the time of system acceptance per project specifications.*
- *All work is to be done during normal working hours. Required overtime or holiday working hours due to project delays not directly caused by Prime will be billed at an additional cost via change order.*

**Exclusions:**

- *All smoke dampers, fire dampers, and fire/smoke dampers are excluded.*
- *Any fire or smoke control system or integration to system is excluded.*
- *Any testing of smoke detectors or fire alarm system for safety shutdown is by others.*
- *All sheet metal components including louvers, dampers at louvers, control dampers, and balance dampers are excluded.*
- *All test and balance of system. Test and balance to be performed by others.*
- *Cleanup is limited to standard daily debris cleanup. Any labor associated with a general or mechanical contractor cleanup crew is excluded.*





## **HVAC Upgrades for BWHS, JLHS, and Arends Center Pre-Bid Meeting Agenda 2/16/2026 – 9:00 AM**

### **Introductions**

- Bentonville Public Schools
  - Michael Veliquette – Director of Facilities
  - Jerry Guillory – Facility Operations
  
- HJA Architects
  - Michelle McClafin – Project Architect
  
- HSA Consultants
  - Nathan Willson – Project Engineer
  
- Nabholz Construction
  - Ann Miller –Project Manger
  - Dan Willcutt – General Superintendent
  - Maria Tripodi – Sr. Preconstruction
  - Leo Castillo –Preconstruction

### **General Scope**

#### **Bentonville West (BWHS)**

- Replacing one of the existing chillers is the main focus of this project. Additionally, a portion of the existing CMU wall will have to be demolished and replaced with chain-link fence. Break metal work will be required at terminations by reusing existing to match.

#### **Lincoln Jr. High (LJHS)**

- At this facility, the replacement of a chiller and water pump are required as well as miscellaneous demo and repour of concrete pads to accommodate the updated equipment.

#### **Arends Arts Center (AAC)**

- In addition to replacing the chiller indicated in the project documents, a new single ply roof membrane will be installed. This work will require break metal at the parapet caps, flashing, removal and reinstallation of concrete pavers. Replacement of EIFS, relocation of an existing light fixture, and other miscellaneous work at the roof.

### **Safety and Working Hours**

- **As of *January 1, 2026*, Nabholz requires all workers on our job site to be outfitted with Type 2 construction helmets with chin straps. Traditional Type 1 hard hats will no longer be permitted.**

- Selected contractors and suppliers will comply with Nabholz Safety program. Reference CM manual for more information. The following dress code will be required 100% of time and strictly enforced:
  - Hard Hats, Work Boots, Safety Glasses, Long Pants, and Sleeved Shirts.
- Subcontractors and suppliers shall comply with all OSHA regulations and the Nabholz Safety Plan as issued with the Construction Management Manual.

### **Job Site Courtesies**

- Smoking, the use of tobacco, or the use of products containing tobacco in any form is prohibited.
- Nabholz Construction has a Zero Tolerance Harassment Policy. Employees shall avoid harassment of students, faculty, or staff. Employees who violate this requirement will be removed from the jobsite.

### **Project Schedule**

- June 1<sup>st</sup>. 2026 to July 31<sup>st</sup> 2026.
- Order chiller equipment will need to be done by March 30<sup>th</sup>, 2026.

### **Quality Management**

- Selected contractors and suppliers are expected to comply with Nabholz Quality Management System. Reference CM manual for more information. Pre-install meetings, inspections, and other best practices will apply.

### **Communications Protocol**

- Direct all correspondence to Nabholz. Do not contact the school or design team directly. Please submit requests for information referencing drawings, details, or specs. Email is the preferred method of delivery.
- All requests for information are due by *5:00 PM on February 17<sup>th</sup>, 2026.*

### **Bid Documents**

- Plans and bidding documents are available for free via Building Connected.
- Bidders are responsible for reviewing ALL drawings and ALL project manuals for coordination purposes, not just the drawings or specs specific to your trade.

### **Construction Management Manual**

- Prequalification Statement for bidders that do not currently have a valid Master Contract in place with Nabholz.
- Master Contract & Amendment
- Bidding Procedure
- Project Team Information
- Instruction to Bidders
- Declaration Regarding Prohibition of Sex Offenders and Convicted Felons on School Premises
- Proposal Form

- Review of Specific Bid Package
  - No exclusions on Bid Packages. Exclusions may result in bids being disqualified.
- Schedule
- Insurance Requirements
- Example Contracts, Forms & Other Documents
- CM Manual takes precedence over plans and specs in the event of a scope conflict. Further review will be required if design or engineering needs to be reviewed.

### **Bid Day General Information**

- All bids are due on *February 26<sup>th</sup>, 2026, at 2:00 PM.*
- Bids can be uploaded via Building Connected or emailed to [maria.tripodi@nabholz.com](mailto:maria.tripodi@nabholz.com) or [leo.castillo@nabholz.com](mailto:leo.castillo@nabholz.com).
- Submit bids on fully executed Form of Proposal.
- Do not include cost of Performance & Payment Bond premium in Bid. Provide percentage or dollar amount for Bonding on the Form of Proposal.
- Bids will be opened privately.
- The project is taxable.
- RFI Deadline is *February 17<sup>th</sup>, 2026 at 5:00 PM*
- Contractors are to base their bid on the bid package scopes included in the CM Manual. All bids must be submitted on the required bid form located in the CM Manual and filled out in its entirety. Contractors can bid on more than one bid package, but each bid package must be submitted separately. If there are savings that can be offered if multiple bid packages are awarded, please indicate that on the bid form under the “Voluntary Alternates” section.
- All bids shall be submitted in accordance with all state, regulatory, and licensing requirements, and all requirements of the Construction Manager’s Manual. To be considered, bidders must be licensed on day of bid. Nabholz Construction Services and Fort Smith Public Schools reserve the right to reject any or all bids and to waive any informality or irregularity in any bid. Nabholz Construction Services encourages all subcontractors from the Greater River Valley and neighboring areas to submit bids for this project. In like manner, all small, minority-owned, women-owned, or disadvantaged business enterprises are also highly encouraged to participate in the bidding process for this project.

### **Anticipated Addendums**

- 2/19/2026: Addendum 01

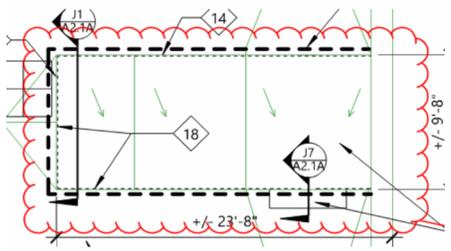
### **Bidder Questions**

- Questions brought up during the site visit will be issued to the appropriate architectural and engineering consultants. Nabholz team members will address any questions that are not required to be submitted to the design team. Once RFI’s are addressed, an Addendum will be issued by the Nabholz team on Building Connected.

### **Sign-In Reminder**

- All attendees are reminded to sign in.



Pre-Bid RFI tracker					
project #					
project name	HVAC UPGRADES FOR BWHS, LJHS, & AREND ARTS CENTER			Hight Jackson	
date revised	02.19.2026			Nabholz	
RFI NUMBER	Building	DETAILS/SPECS	QUESTION	RESPONSIBILITY	RESPONSE
1	Arends	A2.1	Please confirm if this taper section needs .5" HD Iso?	Hight Jackson	
					<p>this area of roof would have a minium of 1/2" at the south edge and taper increase to the north to provide positive drainge to the southeast section of the roof to the new drip edge location per detail J7/A2.1A. Drip edge profile to be 1" length. All other edges along this roof pop up to have gravel guard edge per detail J1/A2.1A</p>
2	BWHS	A1.1	Would it be acceptable to plate posts and anchor to both the Existing Footing and the existing 6" slab for the fence posts instead of core drilling?	Hight Jackson	<p>submit section detail showing proposed size of plate and spacing and size of anchors for possible review. I have reservation allowing this option without some type of assurance of durability of erection.</p>