



NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: October 19, 2026

Presenter: Deb Caldwell, COO
Jorge Cabello, Exec. Dir. CM&E

Subject: Discussion and Possible Action
Guarantee Maximum Price
GMP Amendment for Projects
A01 & A34 Chiller Replacement
Projects Bid Package 3 - Phase 2
2025 Bond Program

Related Pages(s): None

CONSENT ITEM

BACKGROUND INFORMATION

As part of the voter-approved Bond 2025 Program, North East ISD is replacing aging HVAC chiller equipment that has reached or exceeded its expected service life with new high-efficiency systems. The projects were procured using the Design-Build delivery method in accordance with Chapter 2269 of the Texas Government Code. Texas Chiller Systems was selected as the Design-Builder for Bid Package 3, which includes chiller replacement projects at Huebner ES, Northwood ES, Oak Meadow ES, Roan Forest ES, Wetmore ES, Windcrest ES, Eisenhower MS, MacArthur HS, and the Maintenance Complex. This Guaranteed Maximum Price (GMP) Amendment includes Phase 2 installation for the remaining six of the nine facilities: Huebner ES, Northwood ES, Windcrest ES, Eisenhower MS, MacArthur HS, and the Maintenance Complex. GMP for Phase 1 for BP3 was previously approved and those chillers have been installed. CM&E has reviewed the proposed GMP for Phase 2 and determined it to be fair, reasonable, and consistent with the approved Bond 2025 budget. Approval of the GMP will authorize commencement of construction activities.

ADMINISTRATIVE CONSIDERATION

The proposed GMP establishes the maximum cost for Phase 2 of Bid Package 3 and includes all necessary labor, materials, equipment, permits, project management, testing, commissioning, and related work required to replace the existing chiller systems at the six campuses in accordance with the Contract Documents.

BUDGETARY CONSIDERATION

Funding is available within the voter-approved Bond 2025 Program under Projects A01 & A34 – Chiller Replacement Program. The Guaranteed Maximum Price for Phase 2 of Bid Package 3 is \$1,046,350 which is within the Board-approved project budget. No additional General Fund appropriations are required.

ADMINISTRATIVE RECOMMENDATION

Administration recommends that the Board of Trustees approve the Guaranteed Maximum Price Amendment with Texas Chiller Systems for Phase 2 of Bid Package 3, serving Huebner ES, Northwood ES, Windcrest ES, Eisenhower MS, MacArthur HS, and the Maintenance Complex, and authorizes the Superintendent or designee to execute the amendment and related contract documents.

BOARD ACTION REQUIRED

Approval/Disapproval