# NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: November 9, 2026

Presenter: Deb Caldwell,
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 4
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. Comfort Air Engineering, Inc. was selected as the Design-Builder for Bid Package 4, which includes chiller replacement projects at Wood MS (3), Hidden Forest ES (1), Roosevelt HS (1), Camelot ES (2), Harris MS (3), Garner MS (1), and Lopez MS (2). This Guaranteed Maximum Price (GMP) Amendment includes all respective design and installation costs for the proper installation of these new chillers. CM&E has reviewed the proposed GMP 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 Bid Package 4 and includes all necessary labor, materials, equipment, permits, project management, testing, commissioning, and related work required to replace the existing chiller systems at the seven 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 Bid Package 4 is $1,854,712 which includes Owner's contingency and 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 Comfort Air Engineering, LLC for Bid Package 4 and authorizes the Superintendent or designee to execute the amendment and related contract documents.

## BOARD ACTION REQUIRED

Approval/Disapproval