



# NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: March 3, 2025

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

Subject: Reagan High School HVAC  
Chiller Replacement Project  
Design-Built Bid Award Approval

Related Pages(s): None

## CONSENT ITEM

### **BACKGROUND INFORMATION**

Three (3) Statement of Qualifications (SOQs) were received on February 4, 2025, at 2:00 PM by the NEISD Procurement & eCommerce Department in response to Request for Qualifications for a Design-Built Contactor for the Reagan HS HVAC Chiller Replacement Project (RFQ # 20-25). Under the direction of the Procurement & eCommerce guidance, all SOQs were carefully considered and evaluated by the Construction Management & Engineering and Facility Maintenance & Operations Departments in accordance with the published criteria. It is the District's intent to hire a Design-Built Contractor to properly design and construct new energy-efficient air-cooled chillers and accessorial mechanical equipment to replace the original central plant HVAC chiller system and improve the operation of the campus central energy plant. The existing air-cooled chillers are the original equipment that was installed and been utilized since the school was constructed and occupied in 1999/2000.

### **ADMINISTRATIVE CONSIDERATION**

The Reagan High School Central Energy Plant is a large investment in capital and must be maintained and operated to improve the overall efficiency and performance of the campus' central energy plant.

### **BUDGETARY CONSIDERATION**

The 2015 Bond Program has unencumbered funds for this project with a total project budget of \$2,500,000 which consists of: a) Procurement of air-cooled chillers & pumps via Texas BuyBoard = \$1,500,000 and b) Design/Built Contractor for the installation of chillers & pumps to included electrical, plumbing, & mechanical connections and commissioning services = \$1,000,000.

### **ADMINISTRATIVE RECOMMENDATION**

The Executive Directors of Construction Management and Engineering and the Facility Maintenance & Operations with their respective staff have carefully evaluated the SOQs and recommend for the Board of Trustee to award a Design-Built contract to Comfort-Air Engineering, Incorporated as the Design-Built Contactor for the Reagan HS HVAC Chiller Replacement Project (RFQ # 20-25) and further grant the Superintendent, Associate Superintendent for Operations, and the Executive Director for Construction Management and Engineering the authority to execute the contract.

### **BOARD ACTION REQUIRED**

Approval/Disapproval