# North East Independent School District

**8961 Tesoro Drive, San Antonio, Texas 78217**

## NOTICE OF MEETING OF THE BOARD OF TRUSTEES

Notice is hereby given that a meeting of the Board of Trustees of the North East Independent School District will be held on November 9, 2026. The Board will convene in Open Session at 5:30 PM, then move into Executive Session and resume the public portion of the meeting no earlier than 6:15 PM. The Board will meet on the first floor of the Richard A. Middleton Education Center, 8961 Tesoro Drive, San Antonio, Texas 78217. Such meeting is a regular meeting.

The open session portion of the meeting is livestreamed, and members of the public may view the meeting by going to the North East Independent School District's YouTube channel. Click the link below or type it into your browser.

https://www.youtube.com/c/NEISDtv

Items will not necessarily be discussed or considered in the order they are printed. Anyone wishing exhibit information in accordance with Local Board Policy GBA, must contact the Public Information Officer.

### MISSION STATEMENT

We challenge and encourage each student to achieve and demonstrate academic excellence, technical skills, and responsible citizenship.

I. **ESTABLISHMENT OF QUORUM AND CALL TO ORDER**
II. **EXECUTIVE SESSION**
- A. Personnel, including but not limited to Administrative Appointments pursuant to Government Code Section 551.074
  - 1. Routine Personnel including but not limited to Administrative Appointments
- B. Discussion Regarding Intruder Detection Security Audit pursuant to Government Code Section 551.072
- C. Purchase, Exchange, Lease, or Value of Real Property pursuant to Government Code Section 551.072
- D. Consultation with Board's Attorney pursuant to Government Code Section 551.071
  - 1. Pending and/or Possible Litigation

III. **RECONVENE INTO OPEN SESSION**
IV. **WELCOME FROM THE BOARD PRESIDENT**
V. **INVOCATION AND PLEDGE OF ALLEGIANCE**
- A. Bush Middle School

**Presenter:** Rodolfo Salinas, Principal

VI. **RECOGNITIONS**
- A. President's Comments and Acknowledgment of Special Calendar Events

VII. **MATTERS FROM THE FLOOR**
VIII. **MATTERS FROM EXECUTIVE SESSION**

A. Personnel Including but not Limited to Administrative Appointments pursuant to Government Code Section 551.074

1. Possible Action Regarding Routine Personnel including but not limited to Administrative Appointments

**Presenter:** Rudy Jimenez, Chief of Schools and Leadership

B. Possible Action on the Purchase, Exchange, Lease, or Value of Real Property pursuant to Government Code Section 551.072

IX. **PRESENTATIONS**

A. Intruder Detection Audit

B. Update on Bond 2025

**Presenter:** Deb Caldwell, Chief Operations Officer

C. Efficiency Committee Update and Report on Community Meetings

**Presenter:** Susie Lackorn, Chief Financial Officer

X. **SUPERINTENDENT COMMENTS**

XI. **BOARD BUSINESS**

A. Board Committee Updates

XII. **NEW BUSINESS FOR POSSIBLE BOARD ACTION**

A. Instruction and Campus Administration

1. Possible Action Regarding 2026-2027 District and Campus Instructional Improvement Plans — 4

**Presenter:** April Muzquiz, Chief Instructional Officer

2. Possible Action Regarding TIP Board Approvals — 6

**Presenter:** Rudy Jimenez, Chief of Schools and Leadership

3. Possible Action Regarding 2026-2027 Campus and Classroom Library Titles Approval—Submission 1 — 7

**Presenter:** April Muzquiz, Chief Instructional Officer

4. Possible Action Regarding 2027-2028 District Instructional Calendar — 9

**Presenter:** April Muzquiz, Chief Instructional Officer

B. Business Services

1. Possible Action Regarding Public Notice of the School FIRST Rating Report of Superior Achievement — 11

**Presenter:** Susie Lackorn, Chief Financial Officer

2. Possible Action Regarding Annual Comprehensive Financial Report for the Year Ended June 30, 2026 — 12

**Presenter:** Susie Lackorn, Chief Financial Officer

C. Consent

1. Instruction and Campus Administration

a. Consideration and Approval of Contracts Pursuant to HB 3372 — 13

2. Business Services

a. Tax Roll Approval — 14

b. Over 100K Purchases — 15

3. Operations

a. Guarantee Maximum Price GMP Amendment for Projects A01 and A34 Chiller Replacement Projects Bid Package 1 2025 Bond Program — 16

b. Guarantee Maximum Price GMP Amendment for Projects A01 and A34 Chiller Replacement Projects Bid Package 2 2025 Bond Program — 17

c. Guarantee Maximum Price GMP Amendment for Projects A01 and A34 Chiller Replacement Projects Bid Package 4 2025 Bond Program 18

d. Guarantee Maximum Price GMP Amendment for Project B01 Replacement of Print Shop and Finishing Equipment 2025 Bond Program 19

4. Minutes from October 19, 2026 and October 26, 2026
5. End of Consent

XIII. **REPORTS**

A. Interim Financial and Management Reports
B. Awarded Bid Report
C. Federal Grants Report
D. Quarterly Investment Report
E. Closed PO Report
F. Donations Report
G. Open Records Request Report

XIV. **DISCUSSION AND POSSIBLE ACTION REGARDING BOARD MEMBERS' REQUEST(S) FOR ITEM(S) TO BE PLACED ON A FUTURE AGENDA AND/OR REQUEST(S) FOR REPORT(S) FROM THE ADMINISTRATION**

XV. **ADJOURNMENT**

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*If, during the course of the meeting, discussion of any item on the agenda should be held in an Executive or Closed Session, the Board will convene in such Executive or Closed Session in accordance with the Open Meetings Act, Texas Government Code, Section 551.071, 551.072, and 551.074.*

## CERTIFICATE AS TO POSTING OR GIVING OF NOTICE

On this 3rd day of November, no later than 5:30 PM, this notice was posted on a bulletin board located at a place readily accessible and convenient to the public at the Richard A. Middleton Education Center, 8961 Tesoro Drive, San Antonio, Texas.

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The North East Independent School District does not discriminate
on the basis of race, color, religion, gender, national origin, age or disability

# NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: November 9, 2026

Presenter: Dr. April Muzquiz
Candice Ruiz, Executive Director, Strategic School Improvement

Subject: 2026-2027 District and Campus Instructional Improvement Plans

Related Page(s): Distributed to NEISD Board of Trustees, NEISD Webpages

## ACTION ITEM

### BACKGROUND INFORMATION

Texas Education Code 11.251 requires the board of trustees of each independent school district shall ensure that a district instructional improvement plan and campus instructional improvement plans for each campus are developed, reviewed, and revised annually for the purpose of improving the performance of all students.

The purpose of the district instructional improvement plan is to guide district and campus staff in the improvement of student performance for all student groups in order to attain state standards in respect to the achievement indicators adopted under Section 39.053(c). The district instructional improvement plan must include provisions for:

(1) a comprehensive needs assessment addressing district student performance on the achievement indicators, and other appropriate measures of performance, that are disaggregated by all student groups served by the district, including categories of ethnicity, socioeconomic status, sex, and populations served by special programs, including students in special education programs under Subchapter A, Chapter 29;

(2) measurable district performance objectives for all appropriate achievement indicators for all student populations, including students in special education programs under Subchapter A, Chapter 29, and other measures of student performance that may be identified through the comprehensive needs assessment;

(3) strategies for improvement of student performance that include: instructional methods for addressing the needs of student groups, evidence–based practices, dropout reduction, integration of technology, positive behavior interventions and support, professional development, career education, accelerated instruction, and implementation of a comprehensive school counseling program under Section 33.005.

The proposed 26-27 District and Campus Instructional Improvement Plans are located on the North East ISD Internet Web page at https://www.neisd.net/LSS (pending).

Texas Education Code 11.253(c) requires that each school year, the principal of each school campus, with the assistance of the campus–level committee, shall develop, review, and revise the campus improvement plan. The purpose of the campus–level plan is to improve student performance for all student populations, including students in special education programs under Texas Education Code

Chapter 29, Subchapter A, with respect to the student achievement indicators and any other appropriate performance measures for special needs populations.

**Each campus improvement may include one or more of the following:**

1. Assess the academic achievement for each student;
2. Set the campus performance objectives based on the achievement indicator system;
3. Identify how the campus goals will be met for each student;
4. Determine the resources needed to implement the plan;
5. Identify the staff needed to implement the plan;
6. Set timelines for reach goals;
7. Establish progress measures for all performance objectives;
8. Include goals and methods for violence prevention and intervention on campus;
9. Identify ways to encourage parental involvement;
10. Include goals and methods to ensure a safe learning environment;
11. Set goals and objectives for a coordinated health program; and
12. Identify and set attainable goals, which include House Bill 3 (HB3)

## ADMINISTRATIVE RECOMMENDATION

Administrative staff recommends that the Board of Trustees approve the NEISD District Instructional Improvement and Campus Instructional Improvement Plans for the 2026-2027 school year as presented.

## BUDGETARY CONSIDERATION

None

## BOARD ACTION REQUIRED

Approval/Disapproval

# NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: November 9, 2026

Presenter: Rudy Jimenez
Dr. Nicole Lincoln, Executive Director, School Administration, BranDe Merriman, Director, Performance and Planning

Subject: TIP Board Approvals

Related Page(s):

# ACTION ITEM

## BACKGROUND INFORMATION

This presentation will provide an overview of the state accountability data for campuses who were Federally Identified as Comprehensive Support and Improvement (CSI) or State Identified for an Unacceptable Count (UA) of 1+, for the 2026-2027 school year, and the corresponding Targeted Improvement Plans (TIPs).

To identify schools for CSI, the TEA annually ranks all Title I campuses based on Closing the Gaps scaled scores. First, TEA determines the bottom five percent of Closing the Gaps outcomes by rank ordering the scaled scores of Title I campuses by school type—elementary, middle, high school/ K–12, and alternative education accountability. TEA then determines which campuses fell in the bottom five percent for each school type. Title I campuses that rank in their school type's bottom five percent are identified for CSI.

In regards to state accountability, the TEA intervenes when a campus has had a rating of D or lower for three consecutive years.

Texas Education Agency requires the Board of Trustees to approve the Targeted Improvement Plans if the district or campus is identified as CSI or has a UA count of 1 or more.
All plans are required to include:

1. Needs Assessment
2. Stakeholder Engagement
3. Student Outcome Goals
4. School Improvement Statement of Strategy
5. Curriculum and Instruction Improvements
6. Capacity Building
7. Performance Management and Milestones

## ADMINISTRATIVE RECOMMENDATION

Administrative staff recommends that the Board of Trustees approve the Targeted Improvement Plans for El Dorado Elementary, Jackson Middle School, and Larkspur Elementary School for the 2026-2027 school year, as presented.

## BOARD ACTION REQUIRED

Approval/Disapproval

# NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: November 9, 2026

Presenter: Dr. April Muzquiz
Candice Ruiz, Executive Director, Strategic School Improvement, Christina Reyna, Director, Library Services

Subject: 2026-2027 Campus and Classroom Library Titles Approved: Submission One

Related Page(s): Distributed to NEISD Board of Trustees; NEISD Webpages

# ACTION ITEM

## BACKGROUND INFORMATION

North East ISD began strengthening its library vetting practices in 2021 in accordance with the Texas Penal Code Section 43.01 amendments that first took effect in September 2019. NEISD created thorough resource guidance documents, Texas Penal Code 43.01 training, parent access to library catalogs, and the creation of campus and district advisory committees. House Bill 900, effective in 2023, added new requirements for selecting and reviewing library materials, which the district incorporated. In response, our NEISD Library Services Department expanded training and increased transparency for all stakeholders. Senate Bill 13, effective in 2025, introduced school board approval of all library materials, community feedback cycles, and expanded responsibilities for the District Library Advisory Committee. NEISD integrated these expectations into its established review processes and trained instructional leaders to ensure that both campus and classroom libraries followed the same procedures.

**Advisory Committees and Training**
NEISD continued campus-level advisory committees to support communication and transparency. Campus librarians recruited members through newsletters and in-person events, and applicants could also indicate interest in serving on our District Library Advisory Committee (DLAC). DLAC membership includes representation from all Single Member Districts, with curriculum and library services staff serving as non-voting members. A virtual training session was provided to DLAC members on SB 13 requirements, DLAC operating procedures, and available resources for title vetting purposes.

**Campus and Classroom Library Title Lists**
Proposed campus library and classroom library titles for student self-selected reading were reviewed and posted publicly from October 2 to November 1, 2026, with promotion on the district main page, and a Blackboard notification reminder. A community feedback Google form in English and Spanish was shared for both lists. Title lists and a link to community feedback was shared with the Board on October 6, 2026.

- *Pending final feedback:* During the feedback window, the district received 15 submissions for campus library titles
- During the feedback window, the district received nine submissions for classroom library titles

- Any concerns prompted the creation of book resume(s) and a district-level review by our DLAC, and shared with our Board as soon as they were completed by Library Services and C&I departments.

**Encouraging Public Feedback**
Public review opportunities were shared through district homepage spotlights and a Blackboard reminder on October 15, 2026.

**DLAC Recommendation**
On Thursday, November 5, 2026, the District Library Advisory Committee (DLAC) met to review all submitted feedback and finalize its recommendation for Board consideration. The committee voted unanimously, ***Pending Results***. The results are outlined below.

- Approve **all campus library titles** including all associated ISBNs with the exception of the ***Pending Results*** removed by Library Services
- Approve **all classroom library titles** including all associated ISBNs with the exception of the ***Pending Results*** removed by C&I

## ADMINISTRATIVE CONSIDERATION

Administrative staff recommends that the Board of Trustees approve the amended Campus Library Title Lists and Classroom Library Title Lists posted on October 2, 2026, in accordance with Senate Bill 13 requirements. Approval of the amended classroom and campus library title lists affirms that the district has met all posting, review, and public comment expectations outlined in statute.

## BUDGETARY CONSIDERATION

None

## BOARD ACTION REQUIRED

Approval/Disapproval

# NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: November 9, 2026

Presenter: Dr. April Muzquiz
Candice Ruiz, Executive Director, Strategic School Improvement

Subject: 2026-2027 District Instructional Calendar

Related Page(s): NEISD Website

# ACTION ITEM

## BACKGROUND INFORMATION

The two 2027–2028 North East Independent School District (NEISD) Instructional Calendars presented for consideration were developed through a five-phase process:

1. Stakeholder Survey (October 5–13, 2026): The Office of Strategic School Improvement in collaboration with the Office of Research and Planning distributed a calendar survey questionnaire to the parents and district staff via Qualtrics to gather foundational feedback and stakeholder priorities.
2. District Calendar Design Committee (October 19, 2026): The Office of Strategic School Improvement convened the third annual District Calendar Design Committee, comprising campus and central office representatives across multiple departments. Three working groups created distinct calendar drafts, each meeting the minimum requirement of 175 instructional days. Following group presentations, committee members voted to select the top two options to advance for campus-wide voting.
3. Campus Staff Review & Voting (October 26–30, 2026): To facilitate an informed voting process, the Office of Strategic School Improvement collaborated with the Office of Research and Planning and the Office of Management Information Systems (MIS) to produce an instructional overview video, supporting documentation, and side-by-side calendar comparisons. Staff members were required to review these resources before casting their vote via a secure Qualtrics survey.
4. District Educational Improvement Council Review (November 4, 2026): The Office of Strategic School Improvement presented the two calendar options, comparison documents, and final campus voting results to the NEISD District Educational Improvement Council (DEIC).

Both calendars are presented for consideration. The proposed calendars fall within the legal guidelines established by the State of Texas and NEISD's legal policy. Daily student instructional minutes, academic priorities, bad-weather days, and holidays were considered in creating both calendar options.

As defined by the 84th Legislative session, all calendars comply with HB 2610 guidelines, including a minimum of 75,600 minutes of instruction for the school year. The calendars do not include the use of T.E.A. waiver days.

## ADMINISTRATIVE CONSIDERATION

The campus results are as follows:

- **Calendar A: *Pending Results***
- **Calendar B: *Pending Results***
- On Wednesday, November 4, 2026, the District Educational Improvement Council (DEIC), composed of teachers, school administrators, parents, and community members, convened to review campus results and submit their final calendar vote.

## ADMINISTRATIVE RECOMMENDATION

It is recommended that the Board of Trustees approve the campus-recommended ***Pending Results*** calendar for the 2027-2028 NEISD District Instructional Calendar based on the information presented.

## BOARD ACTION REQUIRED

Approval/Disapproval

# NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: November 9, 2026

Presenter: Susie Lackorn
Jeff Coats, Executive Director
Finance and Accounting

Subject: Public Notice of the School FIRST Rating Report of Superior Achievement

Related Page(s): Attachment

# ACTION ITEM

## BACKGROUND INFORMATION

The 2025-2026 fiscal year is the twenty-fourth year of School FIRST (Financial Integrity Rating System of Texas), a financial accountability system for Texas school districts developed by the Texas Education Agency. The ratings are based on financial information from the 2024-2025 fiscal year.

The primary goal of School FIRST is to achieve quality performance in the management of school districts financial resources, a goal made more significant due to the complexity of accounting associated with Texas' school finance system. The School FIRST accountability rating system assigns one of four financial accountability ratings to Texas school districts, with the highest being "A" for "Superior Achievement", followed by "B for "Above Standard Achievement," "C" for "Standard Achievement," and the lowest being "F" for "Substandard Achievement."

School districts are required to distribute the financial management report to parents and taxpayers. The Board of Trustees is required to present the report in a public meeting at a district facility within two months of receiving the final financial accountability rating.

## ADMINISTRATIVE CONSIDERATION

NEISD received the final rating of "A" for Superior Achievement in October 2026. In accordance with the above, the rating is presented at the regularly scheduled Board meeting on this date of November 9, 2026.

## BUDGETARY CONSIDERATION

None.

## ADMINISTRATIVE RECOMMENDATION

It is recommended that the TEA School District Financial Integrity Rating of Superior Achievement be noted, and the NEISD Annual Management Report on School FIRST be accepted.

## BOARD ACTION REQUIRED

Approval/Disapproval

# NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: November 9, 2026

Presenter: Susie Lackorn
Jeff Coats, Executive Director
Finance and Accounting

Subject: Annual Comprehensive Financial Report for the Year Ended June 30, 2026

Related Page(s): Attachment

## ACTION ITEM

### BACKGROUND INFORMATION

The Texas Education Code (44.008) requires school districts to submit a copy of the Annual Comprehensive Financial Report (Annual Report) with accompanying management letter to the Division of School Financial Audits of TEA within 150 days following the end of the school district's fiscal year, which ended June 30, 2026.

Due to delays in the development of TEA's new reporting software and the release of the final 2026 Office of Management and Budget (OMB) Compliance Supplement, our deadline for fiscal year 2026 single audit report's submission has been extended to 30 days after the release of the final 2026 Compliance Supplement. Due to this delay, the Single Audit of our federal expenditures will be approved at a later date.

### ADMINISTRATIVE CONSIDERATION

The firm ABIP, PC is engaged to audit the report and present it to the Board of Trustees for review. Under the law, the Board may either approve or disapprove the report. The decision of the Board must be certified within the Annual Report and be forwarded to the Texas Education Agency. The President and Secretary of the Board must sign the Certificate of Board.

### BUDGETARY CONSIDERATION

The audit fee is included in the annual budget.

### ADMINISTRATIVE RECOMMENDATION

It is recommended that the Annual Comprehensive Financial Report for the year ended June 30, 2026, be accepted, signed and filed as required under law.

### BOARD ACTION REQUIRED

Approval/Disapproval

# NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: November 9, 2026

Presenter: Rudy Jimenez
Chyla Whitton,
Executive Director,
Human Resources

Subject: Consideration and Approval of Contracts Pursuant to HB 3372

Related Page(s): Attachment

## CONSENT ITEM

**BACKGROUND INFORMATION**

House Bill 3372 (HB 3372) went into effect September 1, 2025 amending the Texas Education Code by adding Section 11.006, which creates a new statewide prohibition on certain types of financial relationships involving public school district administrators. Specifically, HB 3372 prohibits school administrators from receiving financial benefits for personal services performed for:

1. Any business entity conducting or soliciting business with the District;
2. Educational businesses providing services regarding the curriculum or administration of school districts;
3. Other school districts, open-enrollment chart schools or regional education service centers.

**ADMINISTRATIVE RECOMMENDATION**

Under HB 3372, exceptions are allowed for administrators not including school board members, superintendents and assistant superintendents, provided that:

- A written contract describing the services is submitted to the Board of Trustees; and
- The board of trustees votes to approve the contract after administration has verified the work being performed:
    - does no harm to the district,
    - does not present a conflict of interest, and
    - is entirely on an employee's personal time.

**BUDGETARY CONSIDERATION**

Not Applicable

**ADMINISTRATIVE RECOMMENDATION**

The District recommends the Board of Trustees approve the list of contracts pursuant to Texas Education Code § 11.006, as enacted under HB 3372, finding that each contract: 1) will not harm the District, 2) does not present a conflict of interest, and 3) will be performed entirely on the administrator's personal time.

**BOARD ACTION REQUIRED**

Approval/Disapproval

# NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: November 9, 2026

Presenter: Susie Lackorn
Jeff Coats, Executive Director
Finance and Accounting

Subject: Tax Roll Approval

Related Page(s): Tax Roll Statement

## CONSENT ITEM

### BACKGROUND INFORMATION

Section 26.09(e) of the Tax Code requires taxing entities approve the initial Tax Roll provided by the Bexar County Tax Assessor-Collector.

### ADMINISTRATIVE CONSIDERATION

This is an annual agenda item done by taxing entities. The property values in the Certified Tax Roll are accurate as of October 1, 2026, and are not the same as the Certified Appraisal provided by the Bexar County Appraisal District in July. The Certified Appraisal included significant estimates of property still under review by the Appraisal Review Board. The Certified Tax Roll includes all adjustments made to the Roll from the July appraisal through October 1.

### BUDGETARY CONSIDERATION

No budgetary consideration required.

### RECOMMENDATION

It is recommended that the Board of Trustees approve the Tax Roll Statement provided by the Bexar County Tax Assessor-Collector for tax year 2026 for the North East Independent School District.

### BOARD ACTION REQUIRED

Approval/Disapproval

**NORTH EAST INDEPENDENT SCHOOL DISTRICT**

Date: November 9, 2026

Presenter: Susie Lackorn
Valerie Rueda, Executive Director
Procurement & eCommerce

Subject: $100,000 Purchases

Related Page(s): Attachment

# CONSENT ITEM

## BACKGROUND INFORMATION

Texas Education Code §44.031 requires all school district contracts, except contracts for the purchase of produce or vehicle fuel, valued at $100,000 or more in the aggregate for each 12-month period shall be made by one of the methods listed in the Code providing the best value for the district. Board Policy CH (LOCAL) states, "The Board delegates to the Superintendent or designee the authority to make budgeted purchases for goods or services. However, any single, budgeted purchase of goods or services costing $100,000 or more, regardless of whether the goods or services are competitively purchased, shall require Board approval before a transaction may take place."

## ADMINISTRATIVE CONSIDERATION

The purpose of this consent item is to ask for Board authorization to expend funds for previously approved budgeted expenditures for 2026-2027, which meet or exceed $100,000 from the attached listed vendors. The attachment reflects categories of purchases, vendor names, descriptions of goods or services and estimated 2026-2027 expenditures. These purchases comply with applicable bid laws. The attachment includes estimated aggregate expenditures exceeding $100,000 during the school year.
By approving this consent item, each approved budgeted item will not have to be presented again, saving considerable time and resources.

## BUDGETARY CONSIDERATION

The estimated expenditure amounts are budgeted in various District accounts which were approved at the Board of Trustees meeting on June 8, 2026. Funds being expended include general funds, bond funds, grant funds, special revenue funds, internal service funds and enterprise funds.

## ADMINISTRATIVE RECOMMENDATION

The Superintendent recommends the Department of Procurement & eCommerce be authorized to expend funds listed in the attachment for fiscal year 2026-2027.

## BOARD ACTION REQUIRED

Approval/Disapproval

# 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 1
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. Yates Company LLC was selected as the Design-Builder for Bid Package 1, which includes chiller replacement projects at Tejeda MS (5), Hardy Oak ES (2), Harmony Hills ES (2), and Johnson HS (3). 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 1 and includes all necessary labor, materials, equipment, permits, project management, testing, commissioning, and related work required to replace the existing chiller systems at the four 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 1 is $1,538,453 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 Yates Company LLC for Bid Package 1 and authorizes the Superintendent or designee to execute the amendment and related contract documents.

### BOARD ACTION REQUIRED

Approval/Disapproval

# 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 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 2, which includes chiller replacement projects at Wilderness Oak (2), Larkspur (2), Stone Oak ES (1), Walzem ES (2), Bradley MS (1), Bush MS (1), Krueger MS (2), Nimitz MS (1), Oak Grove ES (2), Royal Ridge ES (2), and White MS (1). 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 2 and includes all necessary labor, materials, equipment, permits, project management, testing, commissioning, and related work required to replace the existing chiller systems at the eleven 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 2 is $1,763,965 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 Texas Chiller Systems for Bid Package 2 and authorizes the Superintendent or designee to execute the amendment and related contract documents.

**BOARD ACTION REQUIRED**

Approval/Disapproval

# 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

# 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 Project B01
Replacement of Print Shop &
Finishing Equipment
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 print shop and finishing equipment that has reached or exceeded its expected service life with new photocopying and print shop finishing equipment. The procurement method was originally listed as Request for Competitive Sealed Proposal RFCSP, however since engineering design was required and time was of essence the Design-Build procurement method in accordance with Chapter 2269 of the Texas Government Code is a better procurement method. Central Electric Electrical Contractors & Engineers, an approved NEISD Design-Build Firm from the pool of Design-Build Firms, was selected as the Design-Builder for this project. The scope of work for this project includes designing and installing electrical infrastructure and support systems for the newly district-purchased print shop and finishing equipment. Purchase of the print shop and finishing equipment was previously presented and approved by the School Board at the June 8th Board Meeting. Procurement & eCommerce and CM&E have 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 and includes all necessary labor, materials, equipment, permits, project management, testing, commissioning, and related work required to replace the existing print shop and finishing equipment at the NEISD Print Shop Facility in accordance with the Contract Documents.

### BUDGETARY CONSIDERATION

Funding is available within the voter-approved Bond 2025 Program under Projects B01 Replacement of Printing & Finishing Equipment. The Guaranteed Maximum Price is $295,429 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 Design-Build Procurement Method and the Guaranteed Maximum Price Amendment with Central Electric Electrical Contractors & Engineers for the installation of electrical infrastructure and support equipment to support new printing and finishing equipment and authorizes the Superintendent or designee to execute the amendment and related contract documents.

### BOARD ACTION REQUIRED

Approval/Disapproval