



## NORTH EAST INDEPENDENT SCHOOL DISTRICT

Date: March 21, 2011

Presenter: Brian Gottardy  
Garrett Sullivan  
Executive Director, CM&E

Subject: Recommendation to Approve the Construction Document  
Presentation for the Chiller and Boiler Replacement  
Project Phase II (6 Campuses)

Related Page(s): None

### CONSENT ITEM

#### **BACKGROUND INFORMATION**

The North East Independent School District Board of Trustees previously approved and authorized the issuance of "North East Independent School District Qualified School Construction Maintenance Tax Notes (Qualified School Construction Bonds – QSCB), Taxable Series 2010," to complete a variety of facility maintenance projects across the District. The QSCB program must be executed in a 3-year period per Federal requirements. The QSCB program is divided into multiple phases (over the 3-year period) and multiple bid packages (Roofing Replacement, Chiller and Boiler Replacements, & Facility Renovations/Upgrades) utilizing the services of various design consultants. To improve central plant operations, the QSCB Chiller and Boiler Replacement Program will provide new energy-efficient equipment at twenty-seven (27) elementary and secondary campuses replacing either air-cooled chillers, gas-fired boilers or a combination of both systems. The Chiller and Boiler Replacement Project Phase II will provide replacement chillers at six elementary school campuses including: Castle Hills; Colonial Hills; Olmos; Regency Place; Serna; and West Avenue. The life expectancy of these central plant systems is typically 12-15 years for an air-cooled chiller and 25-30 years for a gas-fired boiler. Additionally, chiller/water pumps, filter feeders, expansion tanks and central plant indoor and outdoor lighting will be incorporated into this project to improve the overall efficiency, performance and operation of the central plants (this additional scope of work will be funded by the 2007 Bond Facility Maintenance Account).

#### **ADMINISTRATIVE CONSIDERATION**

This is an approved QSCB project with supplemental scope funded by the 2007 Bond Program.

#### **BUDGETARY CONSIDERATION**

Funds for this project were included in the QSCB Sale (\$37,545,000.00) of November 2010. Supplemental scope will be funded by the 2007 Bond Sale (\$498,049,000) of July 2007. The total 2010 QSCB Program Chiller and Boiler Replacement Program budget (27 campuses) equals \$7,890,000.00. The recommended Board-approved construction budget for the Chiller and Boiler Replacement Project Phase II equals \$1,800,000.00 (\$1,630,000.00 QSCB and \$170,000.00 2007 Bond). The estimated construction cost for this project through the completion of the Construction Document phase equals \$1,793,250.00.

#### **RECOMMENDATION**

It is recommended that the Board of Trustees approve the Construction Document Presentation for the Chiller and Boiler Replacement Phase II Project and authorize use of the Request for Competitive Sealed Proposal Bid Delivery Method for bidding this project.

#### **BOARD ACTION REQUIRED**

Approval/Disapproval