



Meeting Date: May 14, 2026

Submitted By: Daniel Brooks
Title: Assistant Superintendent

Agenda Item: Consider and take action approving the revised scope of work for the construction services supporting the Elolf ES Chiller Replacement project (TIPS JOC Contract #25010502) using Bond 2016.

CONSENT ITEM

RECOMMENDATION:

It is recommended that the Board approve the revised scope of work supporting the Elolf ES Chiller Replacement project (TIPS JOC Contract #25010502) using Bond 2016 and that the Board of Trustees delegate the authority to the Superintendent to execute all contracts and related documents necessary to complete this project based on the documents provided.

IMPACT/RATIONALE:

These construction services contracts and related contract amendments support the development and construction of approved projects using the Bond 2016 program. The proposed revised scope of work would increase the contract amount by \$228,450.00. The total revised contract amount will be \$664,200.00. The contract will be for a specific project and will expire upon completion of all related services. Expenditures will be made from Bond 2016 funds.

BOARD ACTION REQUESTED:

Approval/Disapproval



Date: May 14, 2026

To: Lynnette Trevino, Director of Purchasing

From: Benjamin S. Mora, Executive Director of Facilities Planning

Project: Eloff Elementary School Chiller Replacement Project
(TIPS JOC Contract #25010502)

It is recommended that the Board of Trustees approve the construction services contract amendment supporting the Eloff ES Chiller Replacement project (TIPS JOC Contract #25010502) using Bond 2016.

Yates Company, LLC. were approved by the Board of Trustees to provide general contractor services for the turnkey replacement of the existing Arctic Cool 200-ton screw chiller (Chiller #002) with a new Quantech QTC4 200-ton air-cooled screw compressor chiller and the replacement of the compressor in Chiller #001, during the March 26, 2026, Special Board meeting.

The expenditure approved by the Board at that time was \$435,750.00.

Following recommendations from the Judson ISD Energy Management Department, the project management team recommends the revised scope of work for Board approval.

Per the attached proposal dated April 20, 2026, the revised scope of work for Eloff Elementary School would provide the turnkey replacement of the two (2) existing Arctic Cool 200-ton screw chillers (Chiller #001 and #002) with new JCI-Quantech 150-ton screw air-cooled chillers, the replacement of the two existing TACO pumps, and all other associated work as indicated in the drawings and specifications. This would include an owner contingency allowance of \$31,628.57.

The revised scope of work would require an additional \$228,450.00 to be added to increase the maximum contract amount.

The total revised contract amount will be \$664,200.00.

Expenditures will be made from Bond 2016.

CC: Cecilia Davis, Deputy Superintendent of Operations
Daniel Brooks, Assistant Superintendent of Operations



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San Antonio, TX 78217
(210)702-3820
TACLA27797C

Yates Company, LLC “Your Automation Technologies Energy Solutions Company” Providing Green Solutions

To: Kevin Newman
Judson Independent School District - Eloff Elementary School
6335 Beech Trail Dr
Converse, TX 78109

Date: April 20, 2026
Proposal: 260061
TIPS Contract: 25010502 (JOC)
Work Order: 278724

1. Executive Summary

Yates Company proposes to provide all labor, materials, equipment, supervision, engineering coordination, rigging, installation, start-up, testing, and incidental services required for the replacement of the existing chillers, pumps, filter feeder, and associated chilled water system components with the specified manufacturers and equipment as indicated on the MEP Drawings titled “Chiller Replacement at Eloff E.S.” prepared by Skye MEP and dated April 16, 2026.

The proposed scope is intended to furnish a complete and operable system in accordance with the contract documents and includes all work necessary for demolition, removal, piping modifications, plumbing and drain revisions, electrical modifications, surge protection, controls reconnection, and all other appurtenant work required for a complete installation.

Scope of Work – Turnkey Installation

- *2.1 General Scope – Furnish all labor, supervision, materials, equipment, tools, rigging, permits, testing, start-up, and incidentals necessary to complete the work in accordance with the contract drawings and specifications. Work shall include all mechanical, piping, electrical, controls, drain, support, demolition, and related items required for a complete and operable installation. This proposal is based on the current construction document set, as revised by Owner direction, to include replacement of two existing ArcticCool chillers with two new JCI-Quantech chillers, replacement of two existing TACO pumps with two new TACO pumps, and completion of all other work indicated in the contract documents.*
- *2.2 Demolition and Removal – Isolate, disconnect, drain down, rig out, and remove the two existing chillers, two existing pumps, associated inertia bases and housekeeping pads as required, designated chilled water piping, pipe supports, insulation, metal jacketing, air/dirt separator, filter feeder, associated appurtenances, and affected sanitary drain piping shown for removal. Remove associated electrical power, controls, conductors, disconnects, and related materials serving equipment being replaced, all as required by the contract documents.*
- *2.3 New Equipment Installation – Provide and install two new JCI-Quantech air-cooled chillers and two new TACO chilled water pumps of the capacities indicated by the final construction documents. Install chillers on the existing housekeeping pads where indicated and install pumps on new housekeeping pads and inertia bases in accordance with the contract details. Work shall include all rigging, placement, alignment, anchorage, vibration isolation, and related installation accessories required for a complete installation. Pump installation shall include suction diffusers, braided flexible connectors, stainless steel drip-lip bases, couplings, and field laser alignment with closeout documentation, as applicable to the specified equipment and details.*
- *2.4 Mechanical and Piping Work – Provide all chilled water piping modifications required to complete the work shown on the drawings, including demolition of existing piping to the indicated tie-in points and installation of new piping, fittings, reducers, welded branch connections, transitions, and appurtenances necessary to reconnect the replacement chillers and pumps to the existing chilled water system. Scope includes new pipe supports, insulation, metal jacketing, reconnection to existing chilled water supply and return piping, and all accessories shown on the piping schematic and details, including isolation valves, balancing valves, check valves, automatic air vents, chiller drains, pressure reducing valve, relief valve routed to floor drain, automatic flow device, and associated thermometers, gauges, and test plugs. Scope shall also include installation of the new air/dirt separator, reconnection of the existing make-up water station, expansion tank piping, and filter feeder piping, and mounting of the filter feeder on the existing housekeeping pad with required transitions.*

**Scope-of-Work
Continued...**

- **2.5 Plumbing and Drain Modifications** – Provide all plumbing and drain modifications shown on the contract documents, including removal of affected sanitary drain piping and installation of new underfloor PVC drain piping, reconnection of vent piping, new trap and fittings, indirect waste connections, and all related materials required to restore the system to proper operating condition. Existing hangers shall be reused where indicated, and drain piping shall be extended full size to floor drain locations as required by the drawings and details.
- **2.6 Electrical Work** – Provide all electrical demolition and new work associated with the replacement equipment in accordance with the electrical drawings and specifications. Scope includes disconnecting existing electrical connections to equipment being replaced, removing designated disconnect switches, replacing conductors where indicated, reusing existing conduit where permitted by the drawings, and furnishing and installing all wiring, conduit, disconnects, grounding, labeling, and terminations required to energize the new chillers, pumps, and associated equipment. Provide engraved labels for new equipment and update existing panelboard directories affected by the work. All circuit breakers, conductors, and electrical components shall be properly sized and installed in accordance with the contract documents and applicable codes.
- **2.7 Controls and Coordination** – Provide all controls disconnection, reconnection, and coordination required for the replacement equipment to operate as intended under the contract documents. Coordinate mechanical and electrical installations with actual field conditions and equipment locations. The contractor shall coordinate all work with other trades, utility requirements, and owner operations, and shall include all incidental work necessary for a complete installation, even where minor details are not specifically shown on the drawings.
- **2.8 Testing, Start-Up, and Closeout** – Provide flushing, filling, venting, preliminary balancing, pump rotation verification, manufacturer start-up, testing, and operational checkout required to place the new equipment into service. Deliver closeout documentation including O&M manuals, warranties, start-up records, equipment data, and field reports required by the contract documents. All installed systems shall be left complete, fully operable, and ready for owner use.

3. Schedule

To support a required project completion date of July 31, 2026, prior to the return of school staff on August 3, 2026, the Owner’s written authorization to proceed and equipment release should be issued as soon as possible, and **preferably no later than April 30, 2026**. Based on the manufacturer’s current anticipated 12-week production duration and a planned one-week field installation window, any delay beyond this date may affect the ability to complete the work before the campus must return to normal operation. Final field dates will be established upon receipt of approved submittals, manufacturer order acknowledgments, and confirmed shipment schedules.

MILESTONE	DURATION	NOTES
EQUIPMENT RELEASE	Upon PO	Release equipment immediately upon receipt of written authorization to proceed, approved procurement, and all information required to place the orders with the manufacturers. To support the required completion date, equipment release should occur no later than May 1, 2026.
SUBMITTALS AND ORDER ACKNOWLEDGMENT	Concurrent with Release	Manufacturing duration to commence upon factory order acknowledgment. Final production and shipment dates for the JCI-Quantech chillers and TACO pumps to be confirmed by the manufacturers.
FACTORY BUILD	12 Weeks	Prefabricate chilled water and condenser water piping assemblies, pump connection spool pieces, supports, and associated materials in advance of field installation to reduce outage duration and improve installation efficiency.

Schedule Continued...

PIPING PREFAB AND INSTALLATION PLANNING	3 Days	Isolate existing equipment and complete disconnect of electrical power, controls, chilled water piping, condenser water piping, pump connections, and associated appurtenances serving the existing chillers and pumps. Perform lockout/tagout and verify all equipment is fully ready for removal.
DISCONNECT, DRAIN DOWN, AND DEMOLITION PREP	1 Day	Disconnect final anchorage, rig and remove the two existing ArcticCool chillers and two existing TACO pumps from the site, and prepare the housekeeping pads and work areas for installation of the replacement equipment. This activity may be completed in advance of the final delivery and setting date, where project conditions allow.
REMOVE EXISTING CHILLERS, PUMPS, AND ASSOCIATED COMPONENTS	1 Day	Receive, rig, and set the two new JCI-Quantech chillers and two new TACO pumps in their final installed positions. Verify alignment, required clearances, and complete anchorage in accordance with project requirements.
SET NEW CHILLERS AND PUMPS	1 Day	Complete final chilled water and condenser water piping connections, pump tie-ins, electrical terminations, controls integration, and refrigerant relief piping tie-ins. Perform required pressure testing, continuity checks, and installation verification.
COMPLETE MECHANICAL, PIPING, AND ANCILLARY TIE-INS	2 Days	Flush newly installed piping, vent and refill the system, establish design flow, and perform preliminary balancing and flow verification for both chillers and pumps to support start-up readiness.
COMPLETE ELECTRICAL, CONTROLS, AND TESTING	2 Days	Coordinate factory-authorized start-up for the new JCI-Quantech chillers, complete pump rotation and operational verification, verify safeties and sequence of operation, and document start-up activities and findings.
FLUSH, FILL, AIR BALANCE, AND START-UP	2 Days	Flush newly installed piping, vent and refill the system, establish design flow, and perform preliminary balancing and flow verification for both chillers and pumps to support start-up readiness.

4. Exclusions

- Water treatment or cooling tower cleaning
- Temporary cooling
- Fire stopping or asbestos abatement

5. Assumptions

- Adequate crane access for equipment lift
- Facility will provide shutdown window and clear access to mechanical room

6. Warranty

- Manufacturer: 5 year parts warranty on entire unit
- Yates Labor and workmanship: 1 year from start-up

7. Pricing

Equipment & Material:	\$	499,049.58
Labor:	\$	133,521.85
Amount:	\$	<u>632,571.43</u>
Tax (8.25%):	\$	-
Owner's Contingency (5%):	\$	<u>31,628.57</u>
Project Investment:	\$	664,200.00

Total Lump-Sum Price for the complete turnkey scope described above: \$664,200.00 (U.S. Dollars).

This price is firm for 30 days and excludes sales tax.

****Price Includes Payment & Performance Bond**

Customer

By: _____
Title: Construction Project Manager
Date: _____

YATES Company

By: Brandon Yates
Title: Service Manager
Date: 4/20/2026