



Meeting Date: March 26, 2026

Submitted By: Daniel Brooks
Title: Assistant Superintendent

Agenda Item: Consider and take action approving the selection to provide general contractor services for the Eloff ES Chiller Replacement project (TIPS JOC Contract #25010502).

CONSENT ITEM

RECOMMENDATION:

It is recommended that the Board approve the selection of Yates Company, LLC. to provide the general contractor services for the Eloff Elementary School Chiller Replacement project (TIPS JOC Contract #25010502) that the Board of Trustees delegate the authority to the Superintendent to execute all contracts and related documents necessary to complete this project. The scope of work includes but is not limited to 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 failed compressor in Chiller #001 as indicated in the contract documents. Expenditures will be made from Bond 2016 funds at a total estimated construction cost of \$435,750.00.

IMPACT/RATIONALE:

Allows the district to purchase goods and services in accordance with Section 44.031 of the Texas Education Code. Expenditures will be made from Bond 2016 funds at a total estimated construction cost of \$435,750.00. The scope of work includes but is not limited to 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 failed compressor in Chiller #001 as indicated in the contract documents. The contract will be for a specific project and will expire upon completion of all related services.

BOARD ACTION REQUESTED:

Approval/Disapproval



Date: March 26, 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)

The Department of Facilities Planning presents the selection to the Board of Trustees for consideration and approval.

- Yates Company, LLC.
- Texas Chiller Systems
- Air Performance Service

Yates Company, LLC. is the recommended general contractor for the Eloff ES Chiller Replacement project (TIPS JOC Contract #25010502).

The scope of work includes but is not limited to 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 failed compressor in Chiller #001. These upgrades will restore full cooling capacity to the campus, improve system reliability, enhance overall energy efficiency and reduce long-term maintenance needs.

The total estimated construction cost is \$435,750.00 (Basic Services + additional 5-year warranty \$415,000.00 + Owner Contingency \$20,750.00).

Expenditures will be made from Bond 2016 funds.

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



**Judson Independent School District
Quotation Summary Form: Solicitation of 3 Written Quotes**

Written quotes from a minimum of three (3) qualified vendors must be obtained and documentation of the quotes attached to the purchase requisition. Purchasing will review and approve quotes on a case by case basis.

David Oehler/ Marcelo A. Jimenez "Andy"
Name of person obtaining quotes

		Quote Number 1		Quote Number 2		Quote Number 3	
Campus/Department	Vendor:	YATES		APS		TCS	
Maintenance/Energy Dept	Person Quoting:	Brandon Yates		Rob Lewis		colton hollick	
	Phone Number:	210-725-6582		210-425-1811		210-650-9972	
Description	Quantity	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
278724 Elolf chiller and additional compressor	1		\$ 435,750.00				\$267,340.00
				No Bid			
TOTAL		\$ 435,750.00		\$ -		\$ 267,340.00	

TCS did not include additional compressor
APS did not send bid

C.R.
3-6-26



4738 Whirlwind Dr.
San Antonio, TX 78217
(210)702-3820
TACLA27797C

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

To: David Oehler ATEM
Judson Independent School District - Eloff Elementary School
6335 Beech Trail Dr
Converse, TX 78109

Date: March 2, 2026
Proposal: 260060
TIPS Contract: 25010502 (JOC)
Work Order: 278724

1. Executive Summary

Yates Company proposes to replace the existing ArcticCool 200 ton screw chiller serving as Chiller 2 with a new Quantech QTC4 200 ton air cooled screw compressor chiller. In addition, we will replace the failed compressor in Circuit 2 of Chiller 1 to restore full operational capacity and reliability to the remaining unit.

This approach restores full cooling capacity, improves system redundancy, enhances energy efficiency, and reduces long term maintenance exposure and operational risk for the facility.

2. Scope of Work - Turnkey Installation

- ****2.1 Demolition and Removal** – Recover refrigerant in accordance with EPA guidelines. Isolate, disconnect, and remove the existing Chiller 2 and associated piping and appurtenances as required. Dispose of equipment in accordance with local regulations.
- ****2.2 New Equipment Furnish and Installation** – Install one new Quantech 200 ton air cooled variable speed screw compressor chiller utilizing R-513A refrigerant, complete with low and high ambient kits, actuated suction and service valves, and a 5 year parts warranty covering the entire unit.
- ****2.3 Compressor Replacement – Chiller 1 (Circuit 2)** – Recover refrigerant as required, remove the failed screw compressor in Circuit 2, install a new factory approved compressor, replace associated gaskets and seals, perform evacuation and dehydration, recharge refrigerant, and restore the circuit to full operational status.
- ****2.4 Hydronic Equipment Replacement** – Remove and replace one existing chilled water pump, air/dirt separator, two motorized Belimo control valves (Chiller 1 & 2), and the chemical filter feeder. Reconnect to existing system piping and verify proper flow and system protection components are fully operational.
- ****2.5 Piping and Insulation** – Provide new chilled water piping between the new chiller and the first manual isolation valve, including fittings, supports, and appurtenances. Insulate all new piping in accordance with project standards and local code requirements.
- ****2.6 Electrical** – Provide new electrical feeders for Chiller 2 in accordance with NEC requirements. Complete all power and control wiring for the new chiller, replacement pump, and associated equipment. Complete all wiring and terminations required for the new compressor installation on Chiller 1.
- ****2.7 Controls and Commissioning** – Integrate the new chiller, replacement pump, isolation valves, and restored Circuit 2 into the BAS. Perform factory authorized start up, verify system performance, confirm proper flow and safeties, complete system balancing as required, and provide operator training.
- ****2.8 Project Closeout** – Deliver O&M manuals, as built drawings, warranty certificates, and provide one full day of on site operator training.

3. Exclusions

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

4. Assumptions

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

5. Warranty

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

Amount:	\$	415,000.00
Tax (8.25%):	\$	-
Owner's Contingency (5%):	\$	20,750.00
Project Investment:	\$	435,750.00

Total Lump-Sum Price for the complete turnkey scope described above: \$435,750.00 (U.S. Dollars).

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

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

Customer

By: _____
Title: Energy Manager
Date: _____

YATES Company

By: Brandon Yates
Title: Service Manager
Date: 3/2/2026



Elof Elementary School

200T Chiller Replacement

Project Proposal

Date:

3/4/2026

Proposal Number:

P15873

Prepared for:

Elof Elementary School
6335 Beech Trail Drive
Converse, TX 78109

Prepared by:

Colton Hollick
210-650-9972
c.hollick@texaschillersystems.com



PROJECT PROPOSAL

3/4/2026

BID TO: Eloff Elementary School

Per your request, TCS is pleased to present the following scope and pricing to replace **Eloff Chiller 1** (existing Arctic Cool air-cooled chiller) with one (1) new JCI Quantech Air Cooled Screw Chiller with factory-installed aluminum microchannel condenser coils (ACC-1).

New Equipment – Eloff Chiller 1 Replacement:

- JCI Quantech QTC4 Air Cooled Screw Chiller
- Factory all-aluminum microchannel condenser coils
- Variable speed screw compressors
- R-513A refrigerant
- Variable speed condenser fans
- Electronic expansion valve
- ¾" evaporator insulation
- Single point power connection with breaker
- Elastomeric vibration isolators
- Factory start-up
- Five (5) year parts warranty

Scope of Work – Eloff Chiller 1:

- Disconnect and isolate electrical power (460V/3PH) and control wiring serving Chiller 1.
- Drain and disconnect chilled water piping from existing evaporator.
- Remove existing Arctic Cool Chiller 1 (approx. 14,900 lbs per nameplate) from pad and prepare for disposal or relocation as directed.
- Inspect and prepare existing housekeeping pad for new unit installation.
- Set new JCI Quantech screw chiller in place using crane.
- Reconnect chilled water supply and return piping to new evaporator.
- Reconnect electrical power and control wiring.
- Evacuate system to remove non-condensables.
- Verify factory refrigerant charge.
- Perform factory-authorized start-up and operational verification.
- Verify chilled water temperatures and system performance.
- Clean work area upon completion.

Exclusions:

- Structural pad modifications beyond minor adjustments.
- Replacement of chilled water pumps, iso valves, strainers, or piping beyond connection points.
- BAS reprogramming or graphics updates.
- Test and balance services.



- Overtime, weekend, or holiday labor unless specifically noted.
- Delays and disruptions out of TCS's control.
- Salvage rights for existing equipment (including refrigerant) belong to TCS, unless agreed upon in writing to indicate otherwise.
- Infection control.
- Dust control.
- Cutting and patching of any walls, floors, or ceilings.
- The identification and/or removal of ACMs of any nature.
- Roof penetration or patching.
- Electrical.
- Fire protection of any kind.
- Controls and wiring, unless noted otherwise in this proposal.
- Warranty on any existing equipment.
- Any scope of work not clearly indicated in the bid documents.
- Any scope not noted specifically herein, verbal or implied.

Note:

- New unit furnished with factory aluminum microchannel condenser coils (not copper tube / aluminum fin construction).
- Lead time is currently estimated at 12–14 weeks from approved submittals and receipt of order.
- Final electrical and piping connections subject to approved submittals.
- It is the responsibility of the customer to provide ingress and egress as necessary for TCS to complete the scope of work included herein.

The price for the above scope for Mechanical and Plumbing is..... \$267,340.00*

**This amount does not include tax, bonding, or engineering*

In order to accept this offer, the attached Texas Chiller Systems Agreement must be fully filled out, executed by an authorized agent/officer, and returned to Texas Chiller Systems within thirty (30) days of the date of this offer. This offer cannot be accepted in any other manner.

Please call me if you have any questions about this offer.

Sincerely,

Colton Hollick
Texas Chiller Systems
c.hollick@texaschillersystems.com
210-650-9972