



Gregory-Portland Independent School District

BOARD MEMORANDUM

TO: DR. MICHELLE CAVAZOS

FROM: MICHAEL THIEME

CC: BOARD OF TRUSTEES
DR. ISMAEL GONZALEZ III
DR. MICHAEL NORRIS
PENNY ARMSTRONG
MICHAEL THIEME

DATE: Monday, March 24, 2025

SUBJECT: Discuss and Take Possible Action on allocation of funding to cover expenses related to repair of G-P Middle School Chiller #2 and long-term protective measures for the associated chilled water cooling system and necessary rental equipment.

PRIORITIES

PRIORITY 1: EXCEPTIONAL STUDENT PERFORMANCE

N/A

PRIORITY 2: HIGH PERFORMING AND ENGAGED WORKFORCE

N/A

PRIORITY 3: QUALITY SERVICE AND IMPACTFUL COMMUNITY ENGAGEMENT

3.1 Annually Increase Percentage of Student Satisfaction

PRIORITY 4: EFFICIENT AND EFFECTIVE DISTRICT AND CAMPUS OPERATIONS

4.3 Ensure Strategic Alignment of Resources

BACKGROUND INFORMATION:

During commissioning of recently replaced WCU-2 (Chiller #2), which serves G-P Middle School and TM Clark, equipment failures were discovered. Specifically, water was found mixed with refrigerant during warranty replacement of an oil pump in fall of 2024. This indicated the

potential for a significant failure.

Exploration, recommendations and meetings with parties including, G-PISD, Trane, Stridde Callins & Associates, Rex Mechanical INC. and others have led to a conclusion that the immediate need to repair existing equipment and to add specific upgrades via protective filtration are necessary to ensure HVAC service to both Middle School and TM Clark during the warmest months of the year. Although the absolute cause of the repeated failures and the remedy for those causes is not certain at this time, the recommended action is deemed to be in the best interest of the district by G-PISD administration and contracted MEP Engineering Consultant Stridde Callins & Associates.

The estimated costs and specific actions are listed in Not To Exceed format based on existing quotes. If Board approved, appropriate procurement protocols would be followed for each separate action to ensure fiscal prudence.

Existing proposals attached below and/or provided at Board meeting along with a timeline of known issues dating back to summer of 2020.

NTE Total of \$300,000

Estimated <\$150,000- Chiller #2 "Retubing"

Estimated <\$50,000- Addition of 4-10" Strainers on every inlet on the centrifugal chillers-

Estimated <\$60,000- Installation of Lakos Centrifugal Solid Separators in Cooling Towers

Estimated <\$15,000- Trane Water Treatment Service for mechanical plant serving TMC/G-PMS

Estimated <\$25,000- Potential rental equipment for failure prior to repair.

RECOMMENDATION:

Administration Recommends that the Board of Trustees approve funding not to exceed \$300,000 for repair, equipment upgrades, and potential rental equipment for the mechanical plant serving TM Clark Elementary and G-P Middle School as related to tube failure of WCU #2.

FINANCIAL IMPACT:

Not to Exceed \$300,000

Funding Source: BOND 2020/BOND 2023 Funds such as Interest Earnings, Residual Funds from Middle School Project, Deferred Maintenance

BOARD RELATED POLICY:

CH (Legal) (Local)

ACTION ITEM SUGGESTED MOTION (if applicable):

That the board accept administration's recommendation to approve administration recommendations to approve funding not to exceed \$300,000 for repair, equipment upgrades, and potential rental equipment for the mechanical plant serving TM Clark Elementary and G-P Middle School as related to tube failure of WCU #2.