

# Middle School/TMC WCU-2 Timeline

- **July 28, 2020-** Engineer project review documents show water treatment functionality to be an issue at mechanical plant during construction
- **Fall/Winter 2021-** Chiller #2 failure discovered. Lapse of water treatment service viewed as cause of scale and Chiller #2 failure.
- **April 22, 2022 –** Determination that rebuild/repair needed for Chiller #2. Chiller #1 required 2 tubes to be plugged at time of review.
- **July/August 2022-** Multiple meetings result in W&J/Rex Mechanical agreeing to replace chiller #2. District funds rental chiller to have onsite in case of failure of Chiller #1.
- **October 26<sup>th</sup> 2023-** New Chiller #2 is brought online.

# Middle School/TMC WCU-2 Timeline cont.

- **November 1 2023-** Trane reports clogged strainers discovered during start-up and G-PISD is tasked to remedy.
- **December 19, 2023-** Meeting held to coordinate T&B/commissioning be completed on the plant.
- **January/February 2024-** MEP Discussions begin regarding protecting Mechanical plant during New TM Clark Construction.
- **May 10 2024-** G-P Construction brings to contractor attention that commissioning is not complete on plant.
- **June 2024-** Water pump on Chiller #2 and Cooling Tower Valve issues keep Commissioning from occurring.

# Middle School/TMC WCU-2 Timeline cont.

- **September 1 2024-** G-PISD enters into new service agreement with Trane covering preventative maintenance at all facilities with Trane equipment.
  - *Similar agreement entered with Daikin and Daikin equipped facilities.*
- **September 11 2024-** Trane reports finding water in the refrigerant of Chiller #2 during warranty replacement of Chiller #2 oil pump.
- **September 20, 2024-** Purchase order issued to Malek to install additional cooling tower filtration to provide additional protection during New TM Clark construction and beyond. Additional measures are discussed and remain under consideration.
- **September 27 2024-** Trane completes onsite eddy current testing- where *“No additional tubes were found to have 100% wall wear, but multiple were found with varying degrees of wear.”* Indicated damage to chiller at less than 900 hours of operation.

# Middle School/TMC WCU-2 Timeline cont.

- **October 24, 2024-** Trane shares recommendation that Chiller #2 be replaced and they do not view this as a warranty item due to plant conditions, including scale and debris.
- **November 18, 2024-** Trane reports that Chiller #2 has been successfully dehydrated and stabilized while warranty repairs begin on initially failed equipment.
- **December 19, 2024-** Trane provides revised commended action plan involving “retubing” instead of replacement with continued warranty.
- **January/February 2025-** Multiple meetings and site visit occur to determine causes of damage and appropriate next steps. Decision is made to allow Trane to pull specific tubes for factory analysis estimated to require 2-3 weeks.
- **March 20, 2025-** Tube Analysis report received from Trane initially indicating corrosion as factor perforating tube wall.
- **March 24, 2025 Board Meeting**