



**BROWNSVILLE  
PUBLIC UTILITIES BOARD**

# **Facilities/Program Committee**

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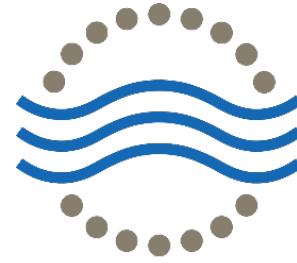
WEDNESDAY, JANUARY 21, 2026



**BROWNSVILLE**  
PUBLIC UTILITIES BOARD

# Call Open Meeting to Order

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# Public Comments

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# Items For Presentation and Discussion

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1. Presentation and Discussion regarding the Admin Chillers Replacement Project - Travis Menchaca
2. Discussion and/or Requests for Future Agenda Items -



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# Admin Chillers Replacement Project

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● ● ● FACILITIES / PROGRAM COMMITTEE |

January 21, 2026

Travis Menchaca

Facility Manager

Facility Maintenance Department

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# Chiller Issues

Category	Issues
Chiller 1 & Chiller 2	<ul style="list-style-type: none"><li>▪ Chiller 1 and 2 have reached end of the life expectancy and chiller 1 is not operational<ul style="list-style-type: none"><li>• Frequent chiller equipment failures</li><li>• Chillers has several compressors that are not operational</li><li>• Chillers has several components that are not operational</li><li>• Filter driers, suction and discharge transducers, and coils need to be replaced</li><li>• Chiller 1 was installed in 2019, Chiller 2 was installed in 2014</li></ul></li></ul>
Chiller Outages	<ul style="list-style-type: none"><li>▪ Chiller 1 is currently not operational, and Chiller 2 has failed several times over the past years</li><li>▪ The monthly cost for a rented mobile chiller system during chiller outages adds financial burden. Repair cost exceeds over \$125,000.00</li></ul>

# Corrective Actions

Task	Description
Collaboration	<ul style="list-style-type: none"><li>▪ Hire Johnson Controls for a complete chiller system replacement and electrical disconnects</li><li>▪ Johnson Controls is the recommended and lowest bidder for this project out of 7 contractors</li><li>▪ Bid reviews and selection were performed by BPUB Purchasing Department and Facility Maintenance Department</li></ul>
Chiller Replacement	<ul style="list-style-type: none"><li>▪ Remove existing chiller system with the use of cranes</li><li>▪ Install Johnson Controls Inc. (JCI) provided chiller systems<ul style="list-style-type: none"><li>• Replace existing electrical disconnects</li><li>• Install new controls to the chiller systems for proper communication to the BAS (building automation system)</li><li>• Relocate existing chillers to the old service yard</li></ul></li></ul>

# Scope

**JCI will replace the chillers for BPUB to align with current facility needs.**

The scope includes:

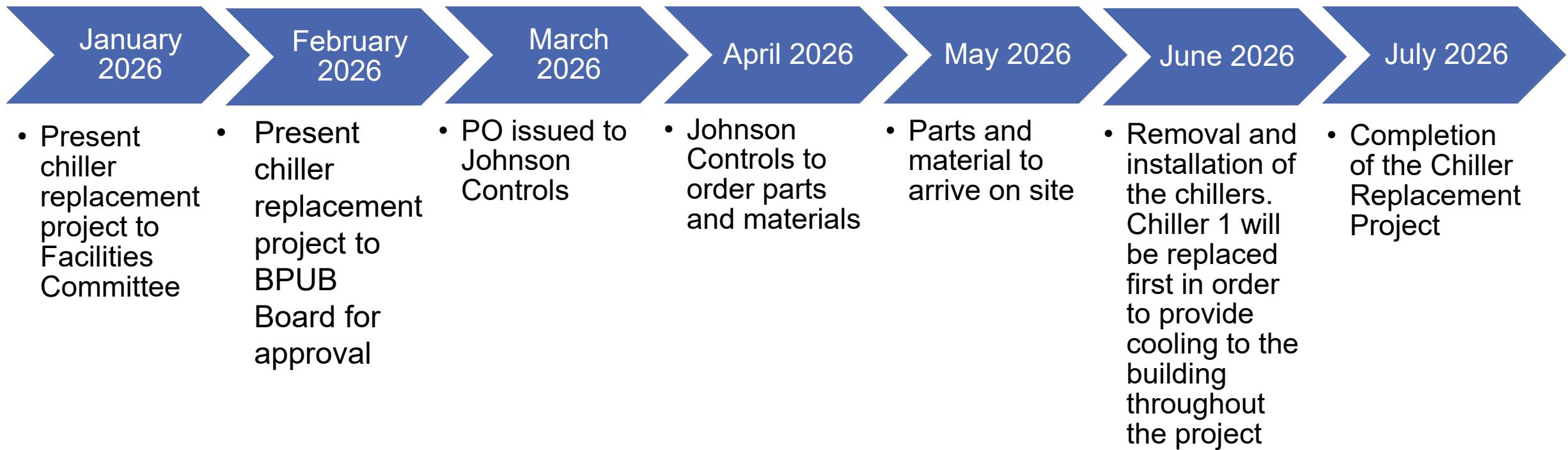
- Proposal for replacement of the two chillers and exterior electrical disconnects
  - Installation of hail guard protection to the coils, replace chilled water lines to the closest valve, piping and welding of new chilled water lines to the closest valves and provide insulation
  - Provide new stainless steel electrical disconnects and micro channel coils
  - Connecting to the existing building automation system from the new chillers
  - Testing of the new chiller system
  - Relocating the old chillers to the old service yard

# Cost Breakdown

Professional Services	Professional Fee	Fee Type
1. Mobilization	\$16,244.62	Lump Sum
2. Removal of Existing Air Cooled Chillers	\$24,978.48	Lump Sum
3. Installation of New Air Cooled Chillers	\$24,978.48	Lump Sum
4. Remove and Replace Chilled Water Supply/Return Lines	\$4,987.09	Lump Sum
5. Allowance – Owner Contingency	\$50,000.00	Lump Sum
6. Electrical Services and Material	\$29,974.18	Lump Sum
7. Piping, Welding, and Fabrication Services and Material	\$12,489.24	Lump Sum
8. Insulation Removal and Installation	\$11,240.32	Lump Sum
9. Micro Channel (Aluminum) Coils	\$200,000.00	Lump Sum
Chiller Replacement Total:	<b>\$374,892.42</b>	Lump Sum

# Timeline

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# Photos

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CHILLER 1



CHILLER 2



# Photos

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COIL FREON LEAK



COIL FREON LEAK



# Photos

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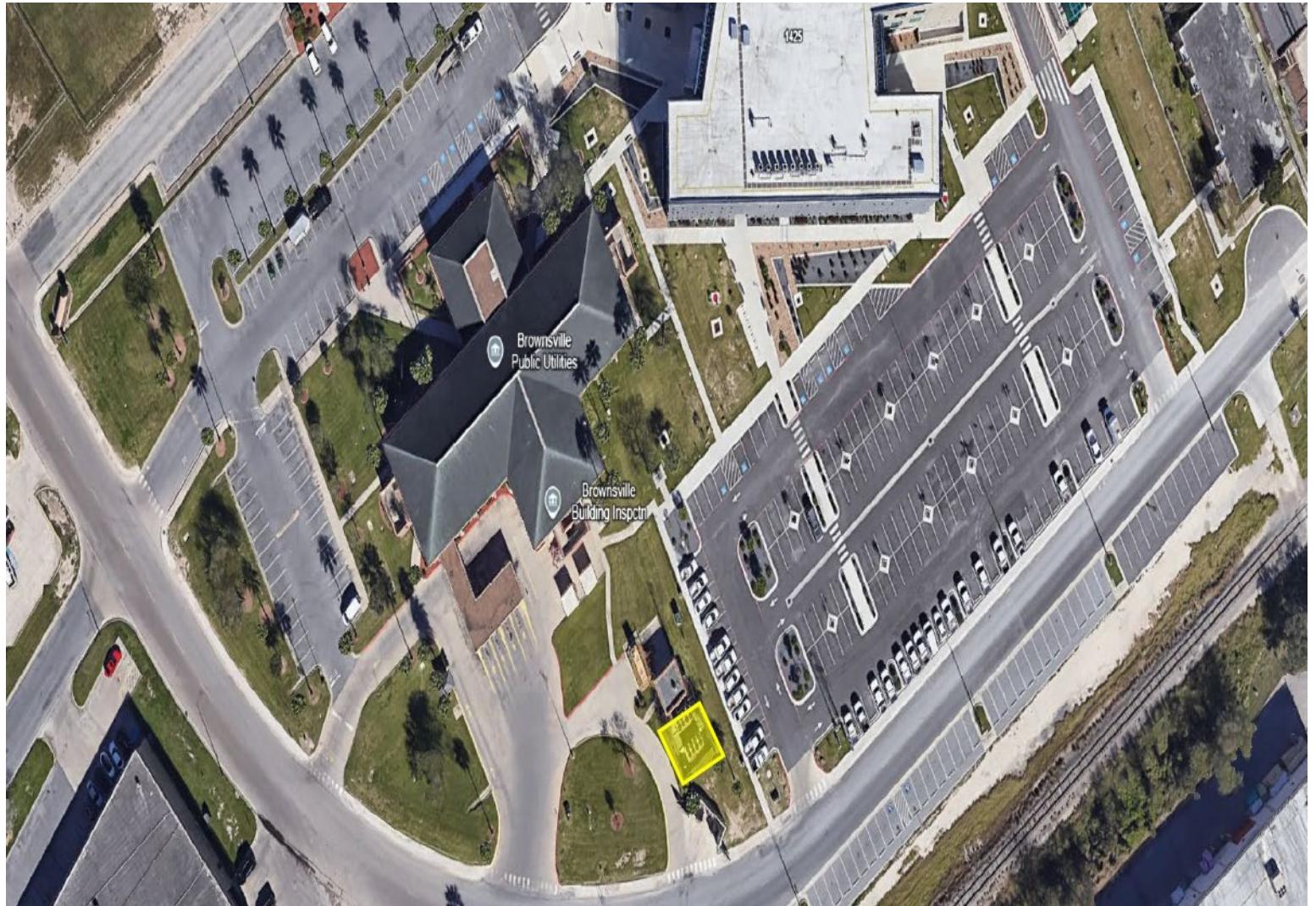
COMPRESSOR FREON LEAK



NON OPERATIONAL HEAT EXCHANGER



# Chiller Replacement Site Plan



Chiller Yard Location



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# Next Steps

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February 2026

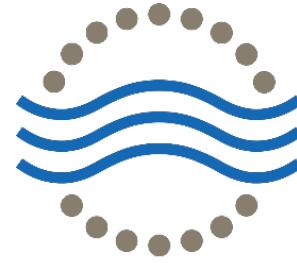
Present Chiller Replacement Project to BPUB Board for  
approval.



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# Questions?

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# **Discussion and/or Requests for Future Agenda Items**

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# Adjournment

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