Rizzetta & Company

Encore
Community Development District

Board of Supervisors' Meeting
December 11, 2025

District Office:
2700 S. Falkenburg Road, Suite 2745
Riverview, Florida 33578
813.533.2950

www.encorecdd.org

Professionals in Community Management

ENCORE
COMMUNITY DEVELOPMENT DISTRICT AGENDA

The Ella at Encore, located at 1210 Ray Charles Blvd., Tampa, Florida 33602

Board of Supervisors	Julia Jackson	Chairman
	Irma Ruiz	Vice Chair
	Billi Johnson-Griffin	Assistant Secretary
	Mae Walker	Assistant Secretary
	Michael Randolph	Assistant Secretary
District Manager	Stephanie DeLuna	Rizzetta & Company, Inc.
District Attorney	Sarah Sandy	Kutak Rock
District Engineer	Greg Woodcock	Stantec

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

ENCORE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Riverview FL – 813-533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.encorecdd.org

Board of Supervisors
Encore Community
Development District

December 4, 2025

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Encore Community Development District will be held on **Thursday, December 11, 2025, at 1:30 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd., Tampa, Florida 33602.

1. CALL TO ORDER/ROLL CALL
2. AUDIENCE COMMENTS
3. STAFF REPORTS
- **A.** Landscape Inspection
  1. Review of Landscape Inspection Report Responses……..USC
  2. Review of Irrigation Report
  3. Consideration of Crosspoint Proposals
     a. Proposal #4631, Sod Replacement……..Tab 1
     b. Proposal #4632, Minima Jasmine Replacement……...Tab 2
     c. Proposal #4633, Landscape Enhancements……....Tab 3
     d. Proposal #4634, Landscape Refresh……..…Tab 4
     e. Proposal #4636, Chiller Plant Landscape Replacement……...Tab 5
     f. Proposal #4637, Tree Replacement……Tab 6
- **B.** Springer Environmental
- **C.** District Counsel
- **D.** District Engineer
- **E.** Chiller System Manager
  1. Presentation of Central Energy Plant Report-Trane……Tab 7
- **F.** Tampa Housing Authority Update
- **G.** District Manager

4. BUSINESS ITEMS
- **A.** Consideration of Resolution 2025-03, Redesignating Officers of the District....Tab 8

5. BUSINESS ADMINISTRATION
- **A.** Consideration of Minutes of the Board of Supervisors Regular Meeting Held on November 13, 2025……..Tab 9
- **B.** Consideration of Operations and Maintenance Expenditures for October 2025……..USC
- **C.** Consideration of Chiller Fund Operations and Maintenance Expenditures for October 2025……..USC

6. SUPERVISOR REQUESTS
7. AUDIENCE COMMENTS
8. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact me at (813) 533-2950, rwelborn@rizzetta.com, or Christy Gargaro at cgargaro@rizzetta.com.

Sincerely,

Rachel Welborn

Rachel Welborn
District Manager

Tab 1

PROPOSAL

Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

crosspoint
LANDSCAPE & DESIGN

Date: 11/17/2025

Proposal #: 4631

Project: Landscape

Proposal For:

Encore Community Development District
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

Project Address:

Encore CDD
1004 North Nebraska Avenue
Tampa, Florida 33602

Crosspoint Landscape & Design, Inc.

719 Mainsail Drive
Tampa, FL 33602

813.765.7134
jim@crosspointlandscape.com

Crosspoint Landscape & Design, Inc. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Quantity	Unit Price	Amount
SCOPE:			
Sod Replacement ~ Encore CDD - replace sod in various areas around church property, around oak tree, in large area in front of island located off Hank Ballard Street, and smaller areas near dog area off Ray Charles Boulevard - thoroughly clean up work area - remove and haul away debris for disposal			
St. Augustine Sod - 2,000 sq. ft. (strip & lay)	2,000	2.00	4,000.00
IRRIGATION			
Irrigation Modifications - modify irrigation to ensure proper coverage for newly installed sod	1	300.00	300.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the Crosspoint Landscape & Design, Inc. Business Terms and Conditions.

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

PROPOSAL

Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

Date: 11/17/2025

Proposal #: 4631

Project: Landscape

Proposal For:

Encore Community Development District
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

Project Address:

Encore CDD
1004 North Nebraska Avenue
Tampa, Florida 33602

Crosspoint Landscape & Design, Inc.

719 Mainsail Drive
Tampa, FL 33602

813.765.7134
jim@crosspointlandscape.com

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Description	Quantity	Unit Price	Amount
Business Terms & Conditions: The above scope, specifications, and conditions are acceptable to the client. The price is good for 90 days. Although Crosspoint Landscape & Design, Inc. will make considerate effort to mitigate damages while working with equipment, the client acknowledges responsibility for any damage to underground utilities, such as but not limited to septic systems, drainage, cable lines, phone lines, internet lines, water pipes, irrigation, and electrical piping/wiring, etc. It is the client's responsibility to clearly share any known utility locations. Crosspoint Landscape & Design, Inc. will call 811 Locates prior to work commencing. Client agrees to indemnify and hold harmless Crosspoint Landscape & Design, Inc. from any damage to the above-mentioned facilities. This contract is made between Crosspoint Landscape & Design, Inc., and the client / property owner / general contractor / owner's agent. The work, methods, specification, and pricing contained herein are accepted by the client.			

Total	**$4,300.00**

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the Crosspoint Landscape & Design, Inc. Business Terms and Conditions.

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

Tab 2

PROPOSAL

Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

crosspoint
LANDSCAPE & DESIGN

Date: 11/17/2025

Proposal #: 4632

Project: Landscape

Proposal For:

Encore Community Development District
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

Project Address:

Encore CDD
1004 North Nebraska Avenue
Tampa, Florida 33602

Crosspoint Landscape & Design, Inc.

719 Mainsail Drive
Tampa, FL 33602

813.765.7134
jim@crosspointlandscape.com

Crosspoint Landscape & Design, Inc. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Quantity	Unit Price	Amount
SCOPE:			
Minima Jasmine Replacement ~ Encore CDD - replace and fill in missing Jasmine within the landscape beds spanning approximately three blocks along Scott Street - complete project with a fresh layer of decorative mulch - thoroughly clean up work area			
Minima Jasmine - 1 gallon	172	7.50	1,290.00
Decorative Mini Pine Bark Nuggets - 1 cubic yard	1	60.00	60.00
LABOR			
Freight / Labor / Installation / Clean-Up	1	1,040.00	1,040.00
IRRIGATION			
Irrigation Modifications - modify irrigation to ensure proper coverage to newly installed plant material	1	500.00	500.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the Crosspoint Landscape & Design, Inc. Business Terms and Conditions.

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

PROPOSAL

Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

Date: 11/17/2025

Proposal #: 4632

Project: Landscape

Proposal For:

Encore Community Development District
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

Project Address:

Encore CDD
1004 North Nebraska Avenue
Tampa, Florida 33602

Crosspoint Landscape & Design, Inc.

719 Mainsail Drive
Tampa, FL 33602

813.765.7134
jim@crosspointlandscape.com

Crosspoint Landscape & Design, Inc. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Quantity	Unit Price	Amount
Business Terms & Conditions: The above scope, specifications, and conditions are acceptable to the client. The price is good for 90 days. Although Crosspoint Landscape & Design, Inc. will make considerate effort to mitigate damages while working with equipment, the client acknowledges responsibility for any damage to underground utilities, such as but not limited to septic systems, drainage, cable lines, phone lines, internet lines, water pipes, irrigation, and electrical piping/wiring, etc. It is the client's responsibility to clearly share any known utility locations. Crosspoint Landscape & Design, Inc. will call 811 Locates prior to work commencing. Client agrees to indemnify and hold harmless Crosspoint Landscape & Design, Inc. from any damage to the above-mentioned facilities. This contract is made between Crosspoint Landscape & Design, Inc., and the client / property owner / general contractor / owner's agent. The work, methods, specification, and pricing contained herein are accepted by the client.			

Total	**$2,890.00**

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the Crosspoint Landscape & Design, Inc. Business Terms and Conditions.

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

Tab 3

PROPOSAL

Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

crosspoint
LANDSCAPE & DESIGN

Date: 11/17/2025

Proposal #: 4633

Project: Landscape

Proposal For:

Encore Community Development District
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

Project Address:

Encore CDD
1004 North Nebraska Avenue
Tampa, Florida 33602

Crosspoint Landscape & Design, Inc.

719 Mainsail Drive
Tampa, FL 33602

813.765.7134
jim@crosspointlandscape.com

Crosspoint Landscape & Design, Inc. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Quantity	Unit Price	Amount
SCOPE:			
Landscape Enhancements ~ Encore CDD - enhance area located on west side of church with fresh plant material - install new palm trees on each side of the (4) park benches - complete project with a fresh layer of decorative mulch - thoroughly clean up work area			
Triple Trunk Adonidia Palm - 6' - 7' HT	8	325.00	2,600.00
Copperleaf - 3 gallon	42	16.95	711.90
Mammy Croton - 3 gallon	73	16.95	1,237.35
Arboricola - 3 gallon	73	16.95	1,237.35
Decorative Mini Pine Bark Nuggets - 3.5 cubic yards	3.5	60.00	210.00
LABOR			
Freight / Labor / Installation / Clean-Up	1	1,820.00	1,820.00
IRRIGATION			
Irrigation Modifications - modify irrigation to ensure proper coverage to newly installed plant material	1	750.00	750.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the Crosspoint Landscape & Design, Inc. Business Terms and Conditions.

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

PROPOSAL

Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

Date: 11/17/2025

Proposal #: 4633

Project: Landscape

Proposal For:

Encore Community Development District
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

Project Address:

Encore CDD
1004 North Nebraska Avenue
Tampa, Florida 33602

Crosspoint Landscape & Design, Inc.

719 Mainsail Drive
Tampa, FL 33602

813.765.7134
jim@crosspointlandscape.com

Crosspoint Landscape & Design, Inc. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Quantity	Unit Price	Amount
Business Terms & Conditions: The above scope, specifications, and conditions are acceptable to the client. The price is good for 90 days. Although Crosspoint Landscape & Design, Inc. will make considerate effort to mitigate damages while working with equipment, the client acknowledges responsibility for any damage to underground utilities, such as but not limited to septic systems, drainage, cable lines, phone lines, internet lines, water pipes, irrigation, and electrical piping/wiring, etc. It is the client's responsibility to clearly share any known utility locations. Crosspoint Landscape & Design, Inc. will call 811 Locates prior to work commencing. Client agrees to indemnify and hold harmless Crosspoint Landscape & Design, Inc. from any damage to the above-mentioned facilities. This contract is made between Crosspoint Landscape & Design, Inc., and the client / property owner / general contractor / owner's agent. The work, methods, specification, and pricing contained herein are accepted by the client.			
Total			**$8,566.60**

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the Crosspoint Landscape & Design, Inc. Business Terms and Conditions.

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

Tab 4

PROPOSAL

Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

crosspoint
LANDSCAPE & DESIGN

Date: 11/17/2025

Proposal #: 4634

Project: Landscape

Proposal For:

Encore Community Development District
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

Project Address:

Encore CDD
1004 North Nebraska Avenue
Tampa, Florida 33602

Crosspoint Landscape & Design, Inc.

719 Mainsail Drive
Tampa, FL 33602

813.765.7134
jim@crosspointlandscape.com

Crosspoint Landscape & Design, Inc. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Quantity	Unit Price	Amount
SCOPE:			
Landscape Refresh ~ Encore CDD - install fresh plant material in rear of church - fill in areas around benches by adding crotons - fill in areas between benches with Jasmine - complete project with a fresh layer of decorative mulch - thoroughly clean up work area - remove and haul away debris for disposal			
Mammy Croton - 3 gallon	30	16.95	508.50
Summer Sunset Asiatic Jasmine - 1 gallon	260	7.95	2,067.00
Decorative Mini Pine Bark Nuggets - 2 cubic yards	2	60.00	120.00
LABOR			
Freight / Labor / Installation / Clean-Up Debris Removal & Disposal	1	850.00	850.00
IRRIGATION			
Irrigation Modifications - modify irrigation to ensure proper coverage to newly installed plant material - estimated	1	750.00	750.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the Crosspoint Landscape & Design, Inc. Business Terms and Conditions.

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

PROPOSAL

Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

Date: 11/17/2025

Proposal #: 4634

Project: Landscape

Proposal For:

Encore Community Development District
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

Project Address:

Encore CDD
1004 North Nebraska Avenue
Tampa, Florida 33602

Crosspoint Landscape & Design, Inc.

719 Mainsail Drive
Tampa, FL 33602

813.765.7134
jim@crosspointlandscape.com

Crosspoint Landscape & Design, Inc. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Quantity	Unit Price	Amount
Business Terms & Conditions: The above scope, specifications, and conditions are acceptable to the client. The price is good for 90 days. Although Crosspoint Landscape & Design, Inc. will make considerate effort to mitigate damages while working with equipment, the client acknowledges responsibility for any damage to underground utilities, such as but not limited to septic systems, drainage, cable lines, phone lines, internet lines, water pipes, irrigation, and electrical piping/wiring, etc. It is the client's responsibility to clearly share any known utility locations. Crosspoint Landscape & Design, Inc. will call 811 Locates prior to work commencing. Client agrees to indemnify and hold harmless Crosspoint Landscape & Design, Inc. from any damage to the above-mentioned facilities. This contract is made between Crosspoint Landscape & Design, Inc., and the client / property owner / general contractor / owner's agent. The work, methods, specification, and pricing contained herein are accepted by the client.			
Total			**$4,295.50**

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the Crosspoint Landscape & Design, Inc. Business Terms and Conditions.

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

Tab 5

PROPOSAL

Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

crosspoint
LANDSCAPE & DESIGN

Date: 11/17/2025

Proposal #: 4636

Project: Landscape

Proposal For:

Encore Community Development District
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

Project Address:

Encore CDD
1004 North Nebraska Avenue
Tampa, Florida 33602

Crosspoint Landscape & Design, Inc.

719 Mainsail Drive
Tampa, FL 33602

813.765.7134
jim@crosspointlandscape.com

Crosspoint Landscape & Design, Inc. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Quantity	Unit Price	Amount
SCOPE: Chiller Plant Landscape Replacement ~ Encore CDD - install fresh plant material in front of black fencing near chiller plant to cover bare areas - complete project with a fresh layer of decorative mulch - thoroughly clean up work area			
Firebush (Hamelia Patens Glabra) - 3 gallon	40	18.00	720.00
Decorative Mini Pine Bark Nuggets - 3 cubic yards	3	60.00	180.00
LABOR			
Freight / Labor / Installation / Clean-Up	1	500.00	500.00

Business Terms & Conditions:
The above scope, specifications, and conditions are acceptable to the client. The price is good for 90 days. Although Crosspoint Landscape & Design, Inc. will make considerate effort to mitigate damages while working with equipment, the client acknowledges responsibility for any damage to underground utilities, such as but not limited to septic systems, drainage, cable lines, phone lines, internet lines, water pipes, irrigation, and electrical piping/wiring, etc. It is the client's responsibility to clearly share any known utility locations. Crosspoint Landscape & Design, Inc. will call 811 Locates prior to work commencing. Client agrees to indemnify and hold harmless Crosspoint Landscape & Design, Inc. from any damage to the above-mentioned facilities. This contract is made between Crosspoint Landscape & Design, Inc., and the client / property owner / general contractor / owner's agent. The work, methods, specification, and pricing contained herein are accepted by the client.

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the Crosspoint Landscape & Design, Inc. Business Terms and Conditions.

Total **$1,400.00**

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

Tab 6

PROPOSAL

Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

crosspoint
LANDSCAPE & DESIGN

Date: 11/17/2025

Proposal #: 4637

Project: Landscape

Proposal For:

Encore Community Development District
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

Project Address:

Encore CDD
1004 North Nebraska Avenue
Tampa, Florida 33602

Crosspoint Landscape & Design, Inc.

719 Mainsail Drive
Tampa, FL 33602

813.765.7134
jim@crosspointlandscape.com

Crosspoint Landscape & Design, Inc. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Quantity	Unit Price	Amount
SCOPE: Tree Replacement ~ Encore CDD - install (2) trees in chiller park between existing Crape Myrtle trees in bare area - complete project with a fresh layer of decorative mulch - thoroughly clean up work area			
Nellie Stevens Holly - 7' - 8' HT	2	595.00	1,190.00
Decorative Mini Pine Bark Nuggets - 8 cubic yards	8	60.00	480.00
LABOR			
Freight / Labor / Installation / Clean-Up	1	750.00	750.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the Crosspoint Landscape & Design, Inc. Business Terms and Conditions.

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

PROPOSAL

Crosspoint Landscape & Design, Inc.
Tax ID: 82-2187817

Date: 11/17/2025

Proposal #: 4637

Project: Landscape

Proposal For:

Encore Community Development District
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

Project Address:

Encore CDD
1004 North Nebraska Avenue
Tampa, Florida 33602

Crosspoint Landscape & Design, Inc.

719 Mainsail Drive
Tampa, FL 33602

813.765.7134
jim@crosspointlandscape.com

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Total			**$2,420.00**

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the Crosspoint Landscape & Design, Inc. Business Terms and Conditions.

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

Tab 7

ENCORE
IS Central Plant and Buildings Report
October 2025

Account Engineer: Frank Garfi, 813-610-7569 (c),frank.garfi@trane.com

Customer

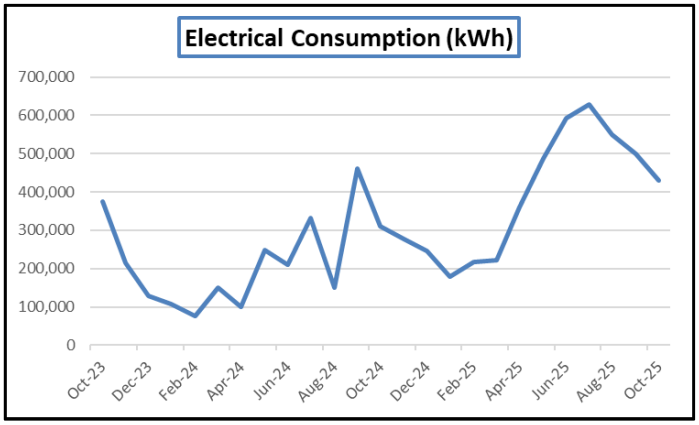
Encore – Central Energy Plant
1237 E Harrison St | Tampa, FL

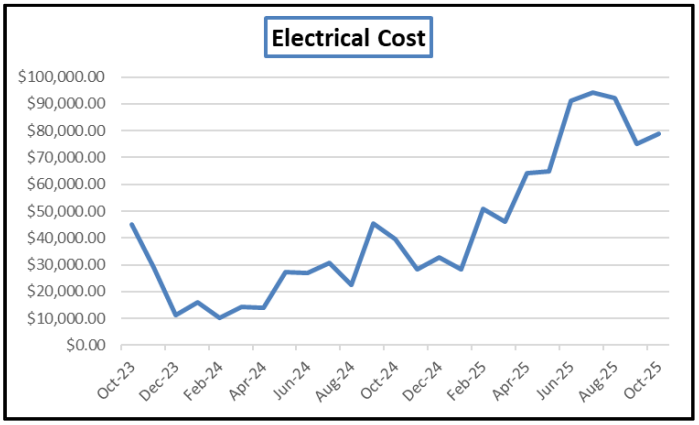
Customer Contacts

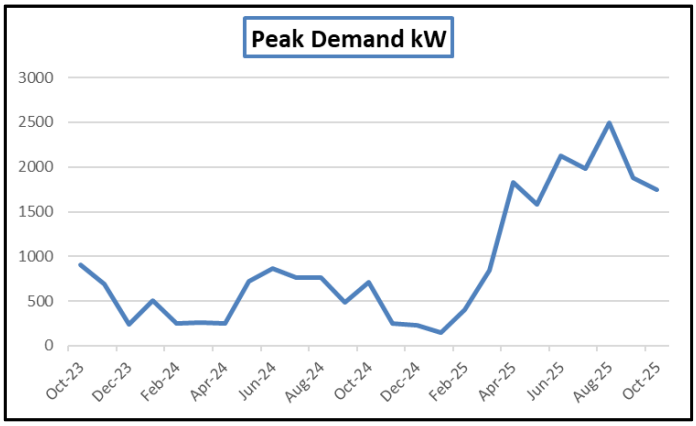
Greg Woodcock, 352-741-7699
Greg.Woodcock@stantec.com
Vanessa Smith, 813-533-2950
VSmith@rizzetta.com
Stephanie DeLuna, 813-533-2950
SDeLuna@rizzetta.com

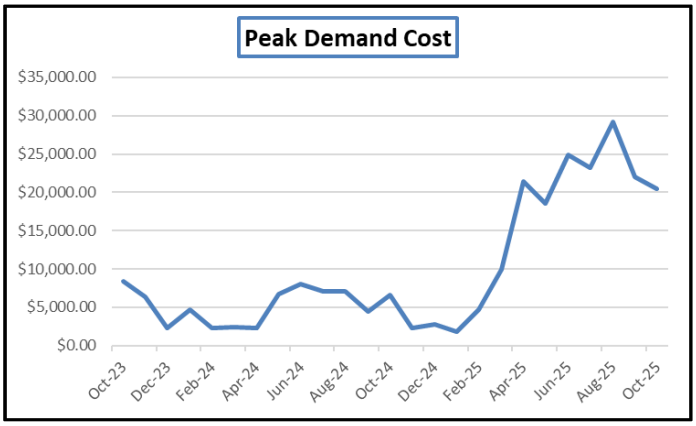
SECTION 1: Key Performance Indicators (KPI) - Financial

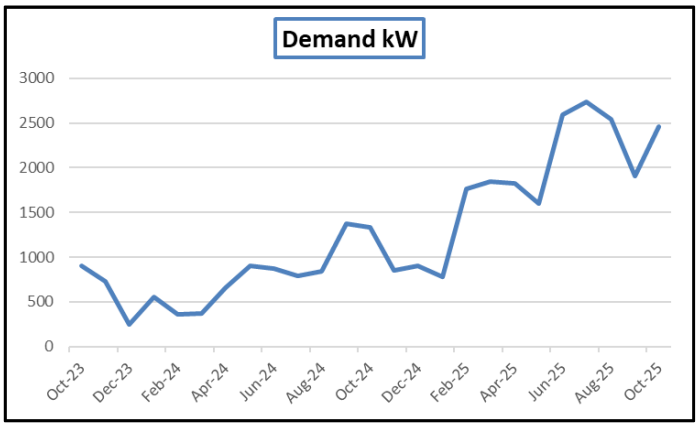
CEP Key Performance Indicators (KPI) - Financial				
Performance Metric	**Current Month**	**Previous Month**	**Previous Year**	**Year to Date**
Electrical Consumption (kWh)	429,515	499,437	310,744	4,166,745
Electrical Cost	$78,757.61	$75,119.56	$39,464.54	$685,814.38
Peak Demand Consumption (kW)	1,745	1,884	708	15,037
Peak Demand Cost	$20,416.40	$22,042.80	$6,570.24	$175,932.80
Demand Consumption (kW)	2,458	1,908	1,332	20,062
Demand Cost	$15,682.04	$12,173.04	$12,082.20	$145,624.08
Water Cost	$3,363.99	$12,702.27	$3,798.15	$93,863.55










Demand kW
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2000
1500
1000
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Dec-23
Feb-24
Apr-24
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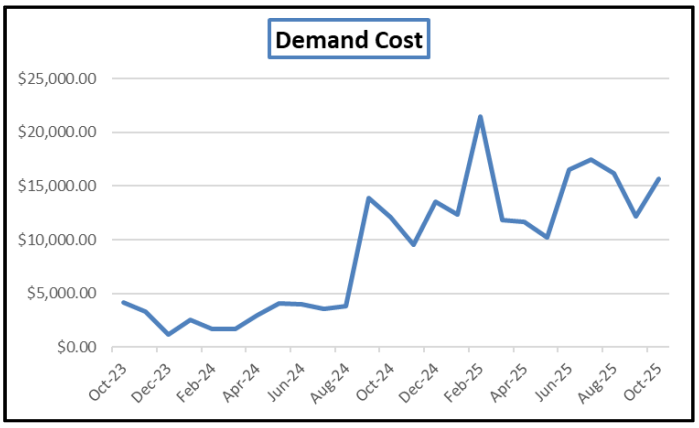
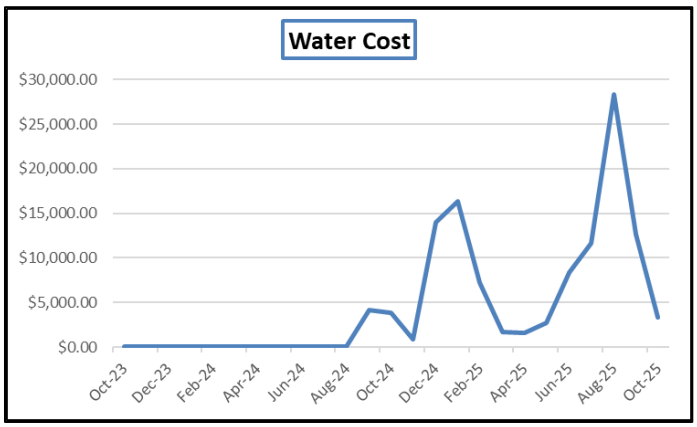
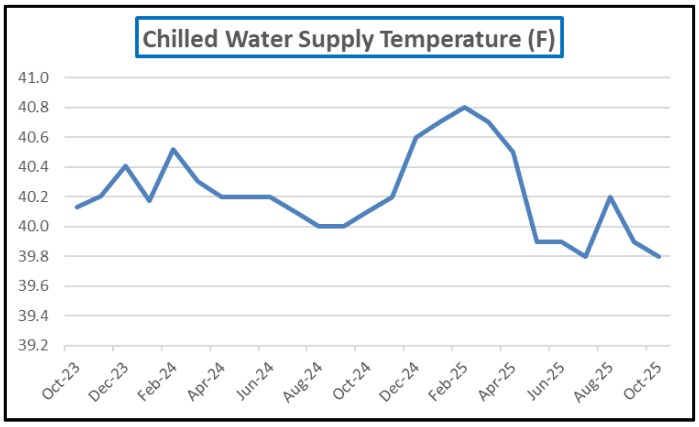
Aug-25
Oct-25

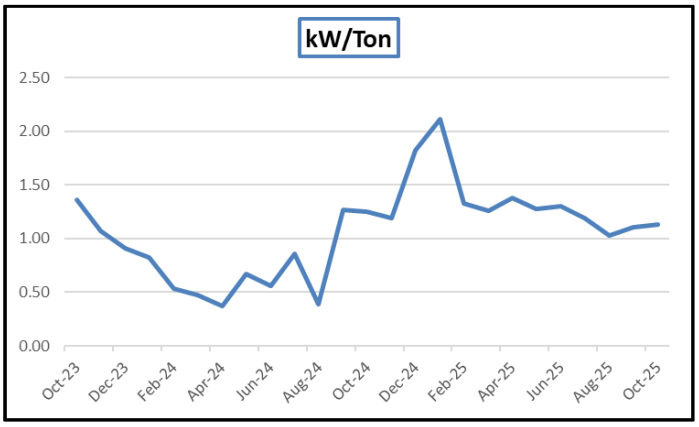

Demand Cost
$25,000.00
$20,000.00
$15,000.00
$10,000.00
$5,000.00
$0.00
Oct-23
Dec-23
Feb-24
Apr-24
Jun-24
Aug-24
Oct-24
Dec-24
Feb-25
Apr-25
Jun-25
Aug-25
Oct-25

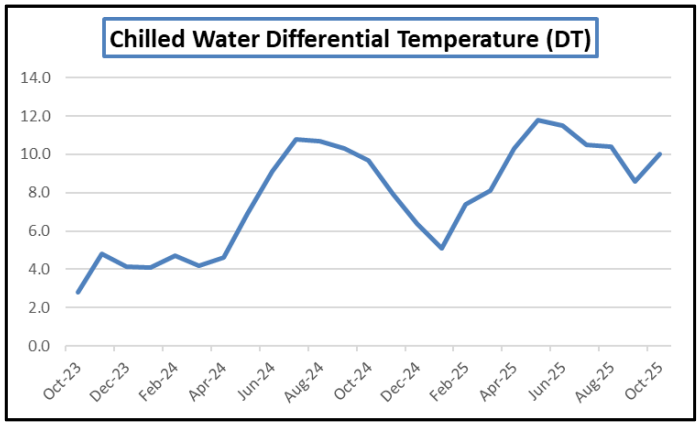

Water Cost
$30,000.00
$25,000.00
$20,000.00
$15,000.00
$10,000.00
$5,000.00
$0.00
Oct-23
Dec-23
Feb-24
Apr-24
Jun-24
Aug-24
Oct-24
Dec-24
Feb-25
Apr-25
Jun-25
Aug-25
Oct-25

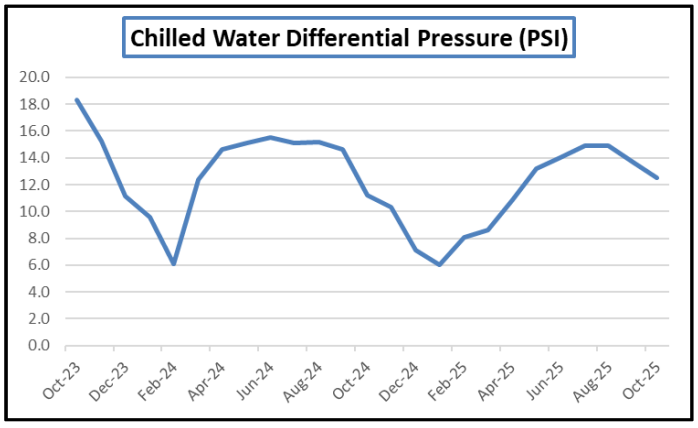
SECTION 2: Key Performance Indicators (KPI) - Operational

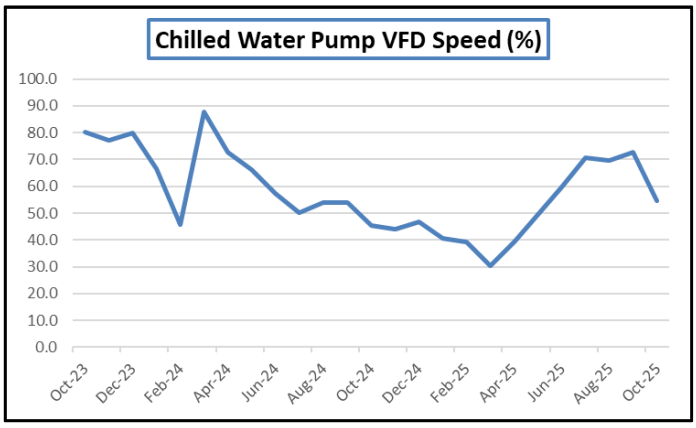
CEP Key Performance Indicators (KPI) - Operational				
Performance Metric	**Current Month**	**Previous Month**	**Previous Year**	**Year to Date**
Chilled Water Supply Temperature (F) (Avg)	39.8	39.9	40.1	40.2
Plant Efficiency (kW/Ton) (Avg)	1.13	1.11	1.25	1.31
Chilled Water Differential Temperature (F) (Avg)	10.0	8.6	9.7	9.4
Chilled Water Differential Pressure (PSI) (Avg)	12.5	13.7	11.2	11.7
Chilled Water Pump VFD Speed (%) (Avg)	54.7	72.6	45.5	52.6
Chilled Water Flow (GPM) (Avg)	1,233	1,771	979	1,153
Condenser Water Differential Temperature (F) (Avg)	4.4	5.6	3.8	4.5
Condenser Water Setpoint (F) (Avg)	75.9	80.6	78.0	76.5
Water Usage (Gallons)	435	1,139	51	8,283

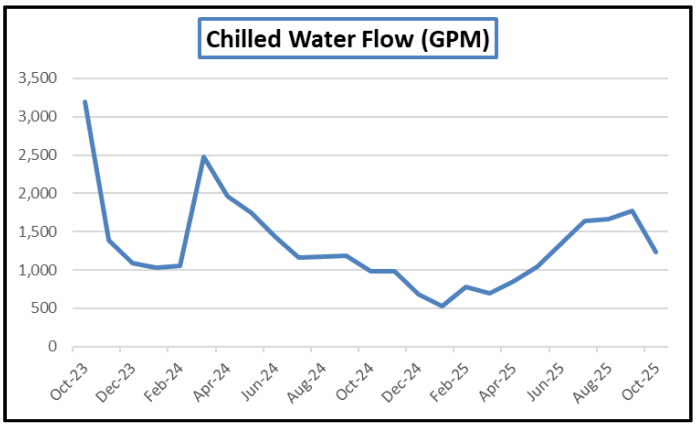


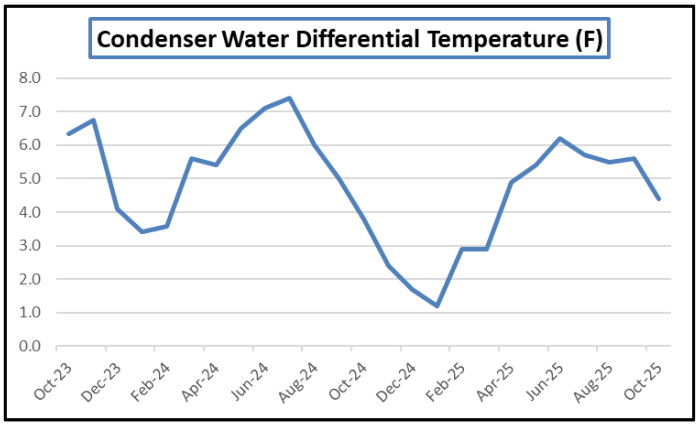


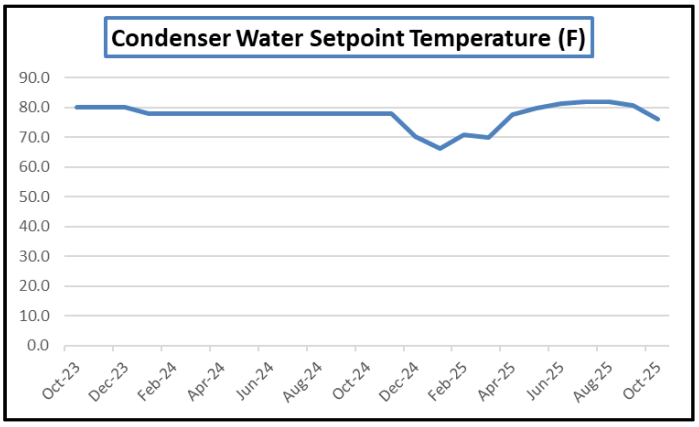


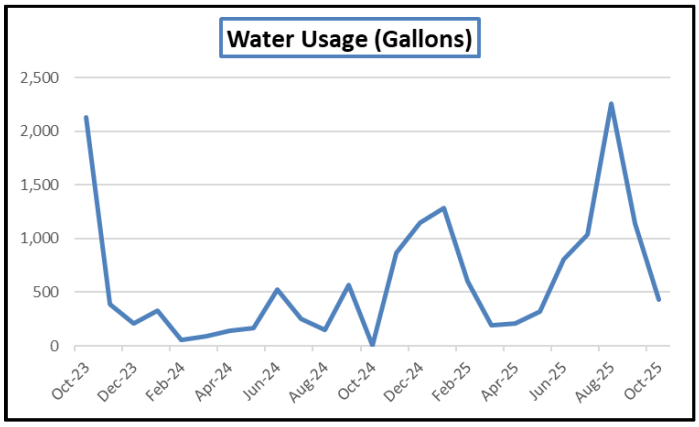



Chilled Water Pump VFD Speed (%)
100.0
90.0
80.0
70.0
60.0
50.0
40.0
30.0
20.0
10.0
0.0
Oct-23
Dec-23
Feb-24
Apr-24
Jun-24
Aug-24
Oct-24
Dec-24
Feb-25
Apr-25
Jun-25
Aug-25
Oct-25


Chilled Water Flow (GPM)
3,500
3,000
2,500
2,000
1,500
1,000
500
0
Oct-23
Dec-23
Feb-24
Apr-24
Jun-24
Aug-24
Oct-24
Dec-24
Feb-25
Apr-25
Jun-25
Aug-25
Oct-25

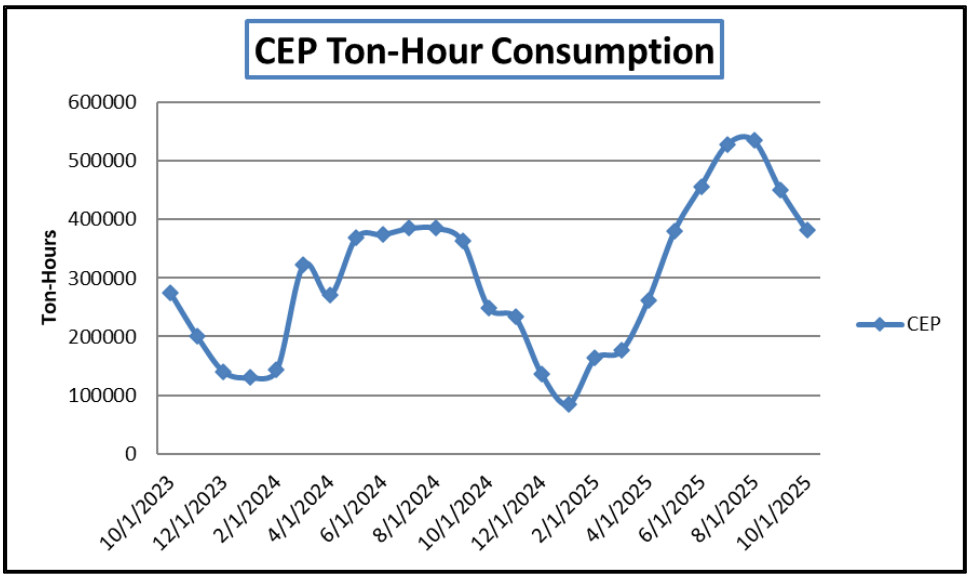

Condenser Water Differential Temperature (F)
8.0
7.0
6.0
5.0
4.0
3.0
2.0
1.0
0.0
Oct-23
Dec-23
Feb-24
Apr-24
Jun-24
Aug-24
Oct-24
Dec-24
Feb-25
Apr-25
Jun-25
Aug-25
Oct-25

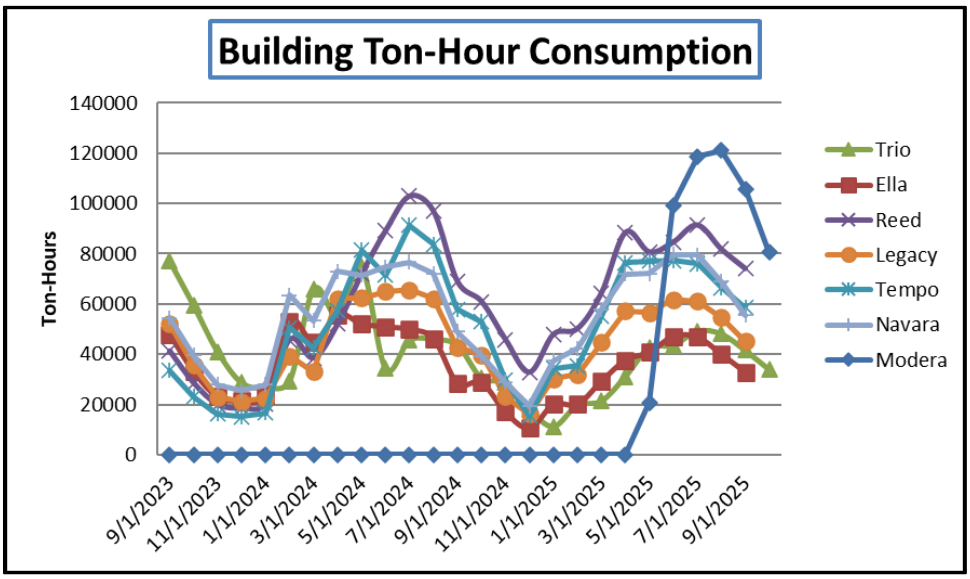

Condenser Water Setpoint Temperature (F)
90.0
80.0
70.0
60.0
50.0
40.0
30.0
20.0
10.0
0.0
Oct-23
Dec-23
Feb-24
Apr-24
Jun-24
Aug-24
Oct-24
Dec-24
Feb-25
Apr-25
Jun-25
Aug-25
Oct-25

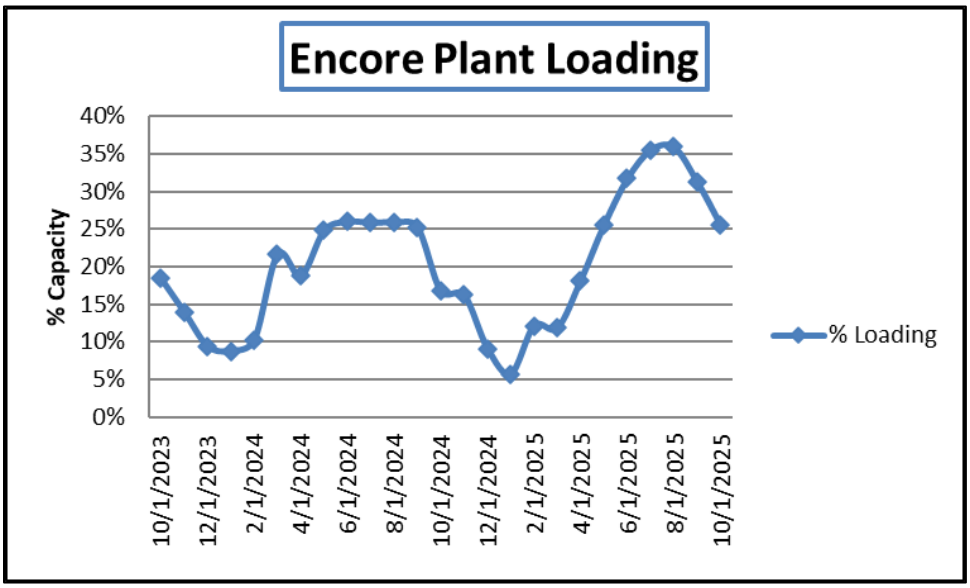

Water Usage (Gallons)
2,500
2,000
1,500
1,000
500
0
Oct-23
Dec-23
Feb-24
Apr-24
Jun-24
Aug-24
Oct-24
Dec-24
Feb-25
Apr-25
Jun-25
Aug-25
Oct-25

SECTION 3: CEP and Building Heat Exchanger Performance

CEP and Building Heat Exchanger Performance				
Performance Metric	**Current Month**	**Previous Month**	**Previous Year**	**Year to Date**
CEP Ton Hour Consumption	381,183	450,979	249,420	3,418,240
Navara Ton Hour Consumption	55,409	68,891	49,068	584,383
Legacy Ton Hour Consumption	45,034	54,535	42,780	459,441
Ella Ton Hour Consumption	32,897	39,989	28,440	325,505
Reed Ton Hour Consumption	74,048	81,793	68,833	696,095
Trio Ton Hour Consumption	34,022	41,631	30,599	343,237
Tempo Ton Hour Consumption	58,500	66,421	57,895	572,134
Modera Ton Hour Consumption	80,573	105,701	0	546,137







The current month's Plant Loading of 26% decreased 5% from the previous month.

Central Plant System Information

Average Values Unless Noted	System CHWR Temp	System CHWS Temp	SystemDelta T	System Flow	Total System Tons	Total System Ton/Hrs	CHW Differential Pressure	CHW Differential Setpoint	kWh	kW/Ton	Cooling Degree Days
2024											
Jan	42.2	40.2	4.1	1,028	522,590	130,648	9.6	12.0	107,116	0.82	64
Feb	43.7	40.5	4.7	1,049	572,005	143,001	6.1	12.0	75,860	0.53	59
Mar	43.1	40.3	4.2	2,479	1,289,569	322,392	12.4	12.0	151,391	0.47	205
Apr	44.5	40.2	4.6	1,961	1,082,375	270,594	14.6	14.9	101,219	0.37	257
May	47.1	40.2	6.9	1,748	1,479,052	369,763	15.1	15.0	248,123	0.67	534
Jun	49.3	40.2	9.1	1,438	1,498,212	374,553	15.5	15.5	209,544	0.56	541
Jul	50.9	40.1	10.8	1,157	1,540,142	385,035	15.1	15.1	332,128	0.86	583
Aug	50.7	40.0	10.7	1,172	1,541,799	385,450	15.2	15.2	150,042	0.39	577
Sep	50.3	40.0	10.3	1,180	1,455,063	363,766	14.6	14.6	461,042	1.27	529
Oct	49.8	40.1	9.7	979	997,682	249,420	11.2	11.1	310,744	1.25	354
Nov	48.1	40.2	7.9	979	934,901	233,725	10.3	9.1	276,988	1.19	262
Dec	47.0	40.6	6.4	681	543,043	135,761	7.1	5.7	246,589	1.82	99
2025											
Jan	45.8	40.7	5.1	532	340,223	85,056	6.0	4.9	179,369	2.11	25
Feb	48.2	40.8	7.4	773	652,296	163,074	8.1	6.9	216,172	1.33	125
Mar	48.7	40.7	8.1	695	704,665	176,166	8.6	6.3	221,917	1.26	178
Apr	50.8	40.5	10.3	846	1,045,671	261,418	10.9	10.4	360,715	1.38	351
May	51.7	39.9	11.8	1,038	1,519,897	379,974	13.2	13.2	486,687	1.28	525
Jun	51.3	39.9	11.5	1,340	1,827,174	456,793	14.0	14.0	593,054	1.30	526
Jul	50.3	39.8	10.5	1,634	2,115,059	528,765	14.9	14.9	628,992	1.19	619
Aug	50.6	40.2	10.4	1,667	2,139,328	534,832	14.9	14.8	550,888	1.03	609
Sep	48.5	39.9	8.6	1,771	1,803,915	450,979	13.7	13.7	499,437	1.11	516
Oct	49.8	39.8	10.0	1,233	1,524,731	381,183	12.5	12.5	429,515	1.13	376

- CEP total kWh consumption decreased 14%, Ton-Hour consumption decreased 15.5%, and total cooling degree days decreased by 27% from the previous month.

Glycol Heat Exchanger Performance

Row Labels	HX1 CHWS	HX1 CHWR	HX1 Glycol CHWS	HX1 Glycol CHWR	HX2 CHWS	HX2 CHWR	HX2 Glycol CHWS	HX-2 Glycol CHWR	GCHP-5 Speed%	GCHP-6 Speed%	GCHP-5 Run Hours	GCHP-6 Run Hours	Glycol GPM Flow
2025													
Jun	44.5	53.0	41.3	50.8	44.6	53.1	41.6	51.0	0.0	18.8	0	95	--
Jul	47.3	54.3	44.1	52.6	47.3	54.4	44.4	52.8	16.4	5.8	170	69	560
Aug	45.8	52.8	43.0	51.2	45.8	52.8	43.1	51.3	9.2	7.9	106	97	499
Sep	44.3	50.7	40.8	49.4	44.2	50.8	41.0	49.5	2.7	22.5	33	284	741
Oct	43.3	51.2	39.3	49.6	43.5	51.3	39.8	49.8	14.8	17.1	204	285	722

Average Individual Monthly Chilled Water Pump Speed% and Monthly Average

Row Labels	Average CHWP-1 Speed	Average CHWP-2 Speed	Average CHWP-3 Speed	Average CHWP-4 Speed	Average CHWP Speed%
2024					
Jan	--	66.7	71.7	--	66.6
Feb	--	45.9	45.6	--	45.8
Mar	88.9	79.0	90.5	--	87.6
Apr	--	--	72.6	--	72.6
May	65.2	--	66.3	--	66.2
Jun	--	--	57.5	--	57.5
Jul	40.5	--	50.5	50.0	50.3
Aug	57.9	67.9	53.2	--	53.8
Sep	--	--	53.8	--	53.8
Oct	46.6	40.4	48.5	42.2	45.5
Nov	53.9	36.3	43.6	32.9	44.0
Dec	--	--	--	46.9	46.9
2025					
Jan	--	--	--	40.6	40.6
Feb	30.0	36.5	--	47.8	39.2
Mar	27.3	32.5	--	--	30.2
Apr	35.6	39.4	51.7	35.5	39.1
May	40.8	50.5	55.3	--	49.5
Jun	54.8	61.2	61.1	22.9	59.6
Jul	71.1	70.1	69.1	--	70.7
Aug	68.2	66.7	74.4	60.8	69.5
Sep	71.8	77.1	72.4	69.3	72.6
Oct	63.7	57.5	54.1	47.7	54.7

Condenser Water System Information

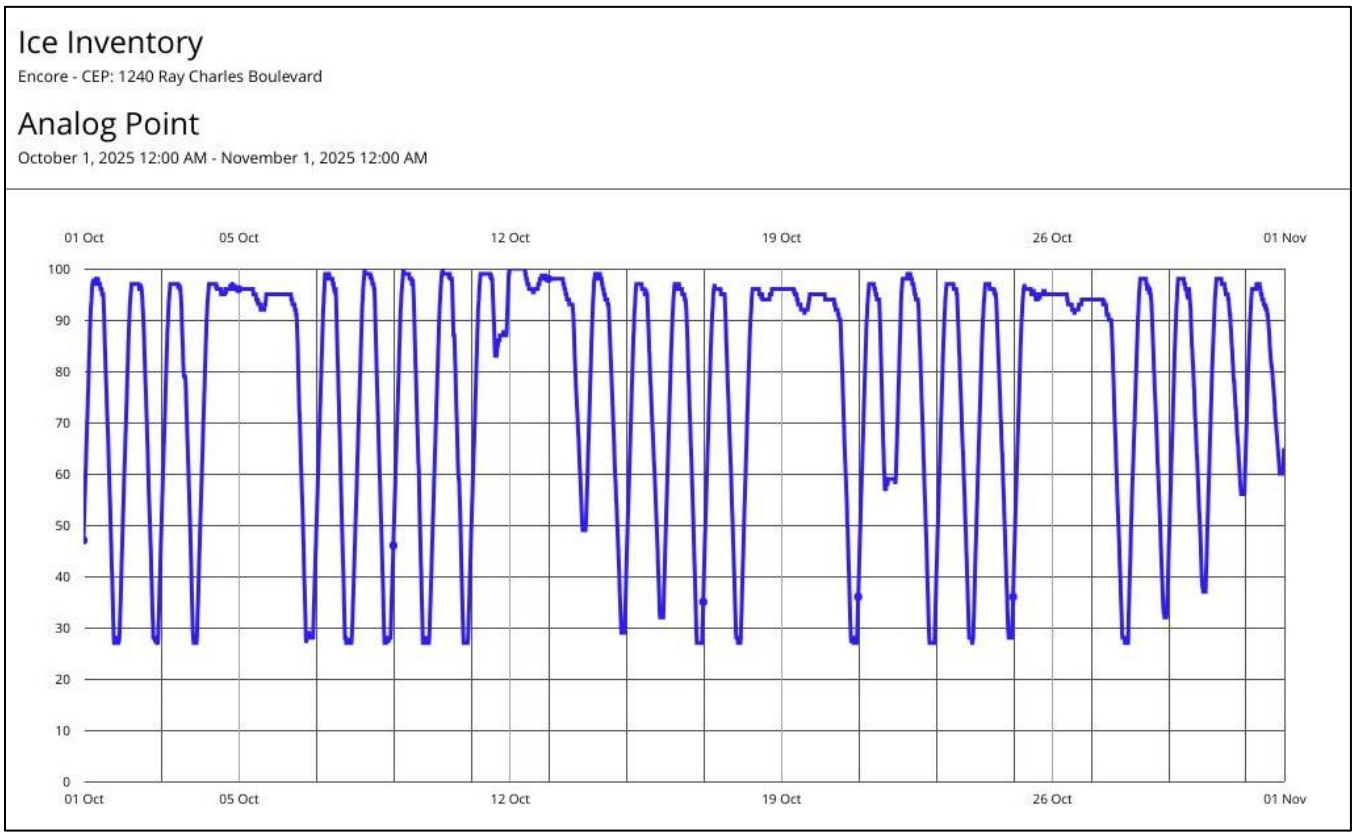
Condenser Water	Average Supply Temp (°F)	Average Return Temp (°F)	Average Delta T (Δ°F)	Average Wet Bulb Adj Setpt
2024				
Aug	81.3	84.1	2.8	0.0
Sep	80.5	83.7	3.2	0.0
Oct	79.6	81.6	2.0	0.0
Nov	73.8	76.2	2.4	0.0
Dec	69.1	70.8	1.7	70.1
2025				
Jan	64.9	66.0	1.0	66.1
Feb	71.7	74.6	2.9	70.7
Mar	70.3	73.1	2.9	69.8
Apr	77.9	82.7	4.9	77.7
May	80.1	85.5	5.4	79.8
Jun	81.1	87.3	6.2	81.1
Jul	81.9	87.7	5.7	81.8
Aug	82.0	87.5	5.5	81.8
Sep	80.3	86.0	5.6	80.6
Oct	75.9	80.3	4.4	75.9

Average Individual Monthly Condenser Water Pump Speed% and Monthly Average

Row Labels	Average CWP-1 Speed%	Average CWP-2 Speed%	Average CWP-3 Speed%	Average CWP-4 Speed%	Average CWP-5 Speed%	Average CWP Speed%
2025						
Jan	--	95.5	88.7	--	--	93.7
Feb	30.0	84.2	83.7	--	--	84.2
Mar	85.0	84.7	84.8	85.0	84.9	84.9
Apr	76.7	76.3	76.3	--	80.6	--
May	93.8	86.8	92.9	--	97.1	91.9
Jun	88.1	84.9	84.9	85.0	87.6	77.1
Jul	85.0	84.7	85.0	85.0	85.0	85.0
Aug	84.8	85.0	84.9	84.9	84.5	84.9
Sep	84.9	84.9	84.8	85.0	84.7	69.7
Oct	85.0	84.8	84.9	84.5	84.8	66.6

SECTION 4: Ice Generation and Usage

Ice Inventory and Usage
October 2025



Ice Inventory - October 2025				
	This Period	Last Period	Year to Date	Comments
Days Failed to Make Ice	4	9	113	Ice calibration and testing in April
Minimum Ice Level	27	27	N/A	
Average Days on Ice	0.2	0.3	1	
Maximum Days on Ice	0.3	0.3	2	
Maximum Hours on Ice	8	7.3	N/A	

SECTION 5: Buildings Heat Exchanger Analysis

Navara - Plant and Building Side Heat Exchanger Information

Navara Plant Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average Flow (GPM)	Average Delta T Setpoint	Total Tons	Average CHW Supply Pressure	Average CHW Return Pressure	Average Diff Press	Average Control Valve Signal	Average Control Valve Feedback
2024											
Jan	54.0	40.7	9.3	96	14.0	149,398	58.4	54.2	4.1	28.1	28.0
Feb	53.2	40.7	8.5	130	14.0	171,829	52.4	48.2	4.2	44.2	43.8
Mar	54.2	40.5	9.6	169	14.0	268,429	57.0	52.7	4.3	32.7	32.2
Apr	53.8	40.4	9.4	217	14.0	306,025	58.2	53.6	4.6	34.3	34.0
May	52.4	40.4	8.0	303	14.0	442,981	58.9	53.8	5.1	43.5	43.0
Jun	55.8	40.8	11.0	230	14.0	396,705	60.6	56.0	4.6	31.0	23.6
Jul	58.4	40.5	13.9	175	14.0	385,483	64.4	60.2	4.2	3.5	24.2
Aug	58.2	40.4	13.8	185	14.0	398,658	63.7	59.4	4.3	0.0	25.0
Sep	58.4	40.5	13.9	174	14.0	372,919	63.5	59.3	4.3	0.0	24.3
Oct	58.6	41.3	13.4	137	14.0	254,526	59.8	55.6	4.2	0.0	23.8
Nov	54.4	44.9	9.5	158	14.0	69,096	59.2	54.8	4.4	0.0	24.9
Dec	52.2	40.7	11.5	84	14.0	105,203	54.9	50.8	4.0	0.0	23.0
2025											
Jan	50.8	41.0	9.8	63	14.0	78,029	52.2	48.2	3.9	0.0	22.0
Feb	53.7	40.9	12.8	103	14.0	150,151	55.1	51.0	4.1	0.0	23.6
Mar	53.4	40.8	12.6	107	14.0	169,485	55.5	51.4	4.0	21.3	23.4
Apr	54.3	40.8	13.5	143	14.0	232,812	84.7	80.7	4.1	23.1	24.5
May	53.9	40.0	13.9	187	14.0	99,432	64.2	59.9	4.3	23.5	24.9
Jun	52.6	40.3	12.3	200	12.3	171,516	77.8	73.5	4.3	25.3	26.6
Jul	52.2	40.3	11.9	222	12.0	328,258	68.5	70.2	-1.7	25.9	27.2
Aug	52.6	40.7	11.9	216	12.0	318,707	76.6	72.2	4.4	26.0	27.3
Sep	49.1	40.5	8.6	273	8.6	275,682	59.4	54.5	4.8	30.5	31.8
Oct	49.2	40.4	8.8	206	9.0	221,440	66.4	62.0	4.4	26.8	28.2

Navara Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average System CHW Diff Pressure	Average CHW Supply Pressure	Average CHW Return Pressure	Average Control Valve Signal	Average Control Valve Feedback
2024											
Jan	50.9	46.2	4.7	241	45	144,771	19.3	64.6	59.6	93.4	92.8
Feb	50.6	44.5	6.0	257	45	177,294	19.5	65.1	60.4	86.8	86.0
Mar	51.8	44.9	6.9	301	45	254,220	19.9	66.1	61.3	90.5	89.8
Apr	52.1	44.7	7.4	322	45	289,609	20.5	67.2	62.0	90.4	89.5
May	53.1	41.5	11.7	315	45	445,037	11.2	54.0	48.7	89.3	88.4
Jun	64.6	43.4	21.2	283	44	679,848	7.2	50.2	45.3	94.9	94.1
Jul	55.7	43.7	12.0	223	44	329,584	4.0	44.4	39.4	91.8	91.0
Aug	55.6	43.6	12.0	228	44	339,531	3.4	45.6	40.4	91.3	90.5
Sep	54.9	44.8	10.1	243	43	294,822	4.0	43.4	38.2	99.7	99.1
Oct	54.9	46.5	8.4	229	43	207,921	4.0	47.1	42.2	98.6	98.2
Nov	53.7	46.3	7.5	216	43	198,401	4.0	48.1	43.2	99.4	98.8
Dec	--	--	--	--	--	--	--	--	--	--	--
2025											
Jan	--	--	--	--	--	--	--	--	--	--	--
Feb	--	--	--	--	--	--	--	--	--	--	--
Mar	53.0	45.6	7.4	183	44	171,593	3.0	52.2	47.5	97.3	96.9
Apr	54.4	44.7	9.7	202	44	239,424	3.0	54.7	50.4	94.3	93.7
May	68.3	43.4	24.9	216	44	674,910	3.0	55.4	51.0	88.9	88.1
Jun	73.6	42.7	30.9	216	43	800,729	3.0	59.7	55.4	91.3	90.4
Jul	71.6	42.1	29.4	218	42	795,371	3.0	59.1	54.8	94.6	93.9
Aug	54.2	43.2	11.0	243	42	320,163	4.1	60.2	55.7	96.5	95.9
Sep	51.8	43.4	8.4	390	44	392,175	15.7	77.7	72.2	84.0	83.4
Oct	51.1	43.7	7.4	309	45	288,679	8.6	70.8	66.2	84.4	83.6

Legacy - Plant and Building Side Heat Exchanger Information

Legacy Plant Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average Flow (GPM)	Average Delta T Setpoint	Total Tons	Average CHW Supply Pressure	Average CHW Return Pressure	Average Diff Press	Average Control Valve Signal	Average Control Valve Feedback
2024											
Jan	51.9	40.5	11.4	58	14.0	84,999	58.8	56.3	2.5	30.4	21.8
Feb	54.3	40.6	13.7	56	14.0	90,058	52.0	49.6	2.4	56.4	21.2
Mar	54.3	40.4	14.0	90	14.0	158,035	57.1	54.3	2.8	43.1	34.6
Apr	54.3	40.3	14.0	100	14.0	168,162	58.5	55.6	3.0	43.3	38.1
May	54.7	40.2	14.5	139	14.0	249,275	57.3	53.5	3.8	83.8	71.3
Jun	54.6	40.3	14.4	145	14.0	250,168	57.8	54.0	3.9	84.6	84.4
Jul	54.4	40.2	14.2	148	14.0	260,021	60.0	56.1	3.9	86.2	85.9
Aug	54.2	40.1	14.2	150	14.0	262,855	59.5	55.6	3.9	86.8	86.6
Sep	54.2	40.1	14.2	147	14.0	249,596	59.5	58.9	0.6	86.2	86.0
Oct	55.0	40.4	14.6	112	14.0	171,669	57.0	53.9	3.1	80.0	79.7
Nov	56.0	41.8	14.2	93	14.0	159,382	55.6	52.7	2.9	68.8	68.7
Dec	0.0	0.0	14.4	71	14.0	0	53.5	51.0	2.5	77.0	77.0
2025											
Jan	53.9	40.0	13.9	36	14.0	58,117	51.3	49.2	2.1	51.9	51.8
Feb	53.9	39.7	14.2	77	14.0	121,685	53.6	51.0	2.5	69.0	68.8
Mar	53.6	39.6	14.0	74	14.0	128,433	54.0	51.5	2.5	63.1	62.9
Apr	53.9	39.6	14.4	104	14.0	179,519	82.4	79.5	2.8	74.7	74.4
May	53.2	38.8	14.4	148	14.0	81,552	59.9	56.0	3.9	86.8	86.5
Jun	53.3	39.1	14.2	135	14.0	133,844	74.3	70.8	3.5	82.4	82.2
Jul	53.5	39.2	14.4	139	14.0	247,803	64.8	61.1	3.6	84.1	83.8
Aug	54.0	39.6	14.4	138	14.0	245,172	73.0	69.4	3.6	83.8	83.6
Sep	53.5	39.4	14.2	129	14.0	218,512	56.3	52.9	3.4	82.1	81.8
Oct	51.4	39.3	13.3	113	13.1	180,303	63.8	60.6	3.2	74.3	74.0

Legacy Bldg Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average Flow (GPM)	Total Tons	Average CHW Supply Pressure	Average CHW Return Pressure	Average Water Press Dp	Average Bldg Dp Setpoint	Average Panel Bldg DP
2024										
Jan	52.2	45.8	6.4	94	73,346	5.8	74.7	68.9	7.5	--
Feb	54.1	46.9	7.3	93	78,981	7.2	74.4	67.3	5.0	--
Mar	54.5	45.6	8.9	133	146,942	5.5	80.4	74.9	7.8	--
Apr	54.6	44.8	9.8	136	160,419	5.2	81.8	76.6	6.9	--
May	55.3	45.1	10.2	193	243,298	5.0	91.4	86.4	7.9	--
Jun	55.1	45.2	9.9	203	243,044	4.1	92.5	88.3	7.3	--
Jul	56.2	43.2	13.0	166	260,009	6.1	84.3	78.3	8.0	--
Aug	56.8	42.2	14.7	145	264,674	5.4	79.7	74.4	8.0	--
Sep	56.6	42.2	14.3	145	250,109	4.7	79.9	75.2	8.0	--
Oct	55.9	45.3	10.6	147	165,108	8.3	86.9	78.6	8.0	--
Nov	56.6	48.1	8.5	142	153,637	6.6	97.9	91.3	8.0	--
Dec	--	--	--	--	--	--	--	--	--	--
2025										
Jan	55.3	51.4	3.9	152	60,465	4.3	76.6	72.3	8.0	8.0
Feb	55.5	47.9	7.5	80	67,647	5.8	92.9	87.1	8.0	5.0
Mar	55.4	46.8	8.6	103	112,609	5.6	79.1	73.6	6.9	4.2
Apr	56.6	45.1	11.5	131	182,367	7.1	80.0	72.9	5.0	5.1
May	55.4	45.2	10.2	194	74,181	5.2	94.8	89.6	22.6	14.0
Jun	56.0	43.6	12.5	150	129,805	7.3	84.1	76.9	20.0	7.3
Jul	56.3	43.7	12.5	186	275,553	5.5	85.1	79.6	20.0	8.0
Aug	57.0	44.0	13.0	1154	1,838,160	5.4	87.0	81.6	20.0	8.8
Sep	56.2	43.8	12.5	120	178,479	4.6	81.4	76.8	20.0	6.6
Oct	56.3	45.9	10.4	36	37,620	4.8	41.3	36.5	20.0	9.9

Air in the system is causing very erratic water flow readings through the chilled water flow meter. This is affecting the calculation for tonnage. Javier Suris was on site on 10/15/25 and advised David Walker with contracting to continue bleeding the system due to suspected air locks.

Ella – Plant and Building Side Heat Exchanger Information

Ella Plant Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average CHWR Flow	Plant Total Tons	Average Setpoint	Average Control Valve Signal	Average of Valve FB
2024								
Jan	44.8	40.6	4.3	167	79,950	14.0	20.2	--
Feb	46.8	40.4	6.3	108	75,452	14.0	20.0	--
Mar	45.5	40.3	5.2	212	134,359	14.0	20.1	--
Apr	44.8	40.2	4.6	249	137,469	14.0	20.0	--
May	47.7	40.3	7.4	246	223,676	14.0	20.0	--
Jun	48.1	40.3	7.9	224	208,460	14.0	20.0	--
Jul	48.1	40.2	7.9	212	203,888	14.0	20.0	77.8
Aug	47.9	40.1	7.8	210	199,816	14.0	20.6	77.7
Sep	--	--	--	--	--	--	--	--
Oct	47.6	40.2	7.4	151	101,650	14.0	20.2	78.5
Nov	46.4	40.2	6.2	155	115,330	14.0	20.1	77.0
Dec	45.5	40.4	5.1	113	68,279	14.0	20.0	77.3
2025								
Jan	44.6	40.6	4.0	90	43,088	14.0	20.2	37.4
Feb	46.2	40.5	5.7	128	80,807	14.0	20.0	21.4
Mar	45.5	40.5	5.0	131	80,939	14.0	20.0	20.9
Apr	46.6	40.5	6.1	161	117,391	14.0	20.0	21.4
May	46.2	39.7	6.5	212	51,428	14.0	20.1	21.4
Jun	47.5	40.0	7.5	193	98,374	12.3	20.9	22.6
Jul	47.9	40.1	7.8	200	188,613	12.0	20.0	21.7
Aug	48.4	40.4	8.0	195	187,903	12.0	20.0	20.5
Sep	48.5	40.4	8.1	174	163,133	12.0	20.0	20.5
Oct	46.4	40.1	6.3	175	131,862	12.0	20.1	20.0

Ella Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Bldg Total Tons	Average CHW Setpoint	Average Control Valve Signal
2024	54.4	43.0	11.4	211	3,446,882	42	94.7
Jan	52.4	41.5	10.9	111	150,884	42	89.5
Feb	53.2	42.8	10.3	123	146,504	42	96.9
Mar	53.8	41.2	12.6	169	263,865	42	89.3
Apr	53.9	40.7	13.2	172	274,067	42	86.4
May	55.7	43.7	12.0	274	402,619	42	98.3
Jun	56.3	44.1	12.2	298	432,381	42	99.7
Jul	56.0	44.0	12.0	304	450,978	42	99.7
Aug	56.1	43.9	12.2	297	449,137	42	99.6
Sep	55.5	44.0	11.5	287	394,498	42	99.3
Oct	54.1	45.6	9.8	234	152,081	42	96.9
Nov	54.1	42.6	11.5	163	220,455	42	90.5
Dec	51.3	42.6	8.8	99	109,412	42	90.3
2025	47.4	39.1	8.0	178	1,939,787	38	41.5
Jan	47.1	42.4	4.7	75	47,736	42	90.4
Feb	0.0	0.0	0.0	0	0	0	0.0
Mar	48.9	42.2	6.7	114	101,651	42	89.0
Apr	50.8	42.8	8.0	167	167,210	42	91.3
May	52.1	43.0	9.1	211	238,973	42	93.9
Jun	4.3	3.6	0.7	18	18,250	4	7.8
Jul	56.8	44.3	8.6	292	311,556	42	0.0
Aug	57.2	45.1	12.1	278	417,043	42	0.1
Sep	56.3	45.0	11.2	264	353,471	42	0.1
Oct	54.5	43.7	10.8	211	283,896	42	0.1

Reed – Plant and Building Side Heat Exchanger Information

Reed Plant Side HX	Average Plant Return Temp	Average Plant Supply Temp	Average Plant Delta T	Average Plant CHWR Flow	Plant Total Tons	Average Plant Delta T Setpoint	Average Plant Control Valve	Average Control Valve Feedback
2024								
Jan	56.1	131.1	-75.0	125	-1,129,117	14	20.9	0.0
Feb	50.7	40.3	10.4	132	157,276	14	22.3	0.0
Mar	49.4	40.6	8.8	158	171,389	14	20.4	0.0
Apr	48.6	40.3	8.3	173	170,499	14	20.3	0.0
May	52.5	40.3	12.2	172	259,281	14	23.4	0.0
Jun	52.9	40.4	12.6	192	287,868	14	23.8	0.0
Jul	53.2	40.3	13.0	223	357,661	14	25.1	0.0
Aug	52.9	40.1	12.8	261	413,134	14	24.8	0.0
Sep	52.8	40.1	12.7	256	388,390	14	24.0	0.0
Oct	48.0	39.8	9.9	206	193,197	14	24.6	0.0
Nov	49.8	40.4	9.4	214	212,306	14	20.8	0.0
Dec	48.7	40.5	8.2	183	183,368	14	20.3	0.0
2025								
Jan	47.1	40.7	6.4	169	131,365	14	20.0	20.6
Feb	49.5	40.7	8.8	195	191,765	14	20.3	21.0
Mar	48.9	40.6	8.4	196	200,520	14	20.2	20.5
Apr	50.4	40.6	9.8	220	257,771	14	20.7	20.8
May	51.1	39.8	11.3	260	111,438	14	22.0	22.6
Jun	50.3	40.1	10.2	266	187,108	12	28.8	29.5
Jul	49.7	40.1	9.6	290	341,261	12	33.3	34.0
Aug	50.7	40.5	10.2	293	369,533	12	36.0	36.5
Sep	50.6	40.3	10.3	268	329,690	12	31.9	32.3
Oct	50.2	40.2	10.0	240	298,761	12	25.9	26.6

Reed Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average CHW Diff Pressure
2024							
Jan	57.4	47.2	10.3	75	44.0	94,092	9.9
Feb	54.3	42.3	12.0	71	44.0	97,985	11.5
Mar	53.9	41.9	12.0	120	44.0	178,528	14.6
Apr	53.6	41.5	12.1	131	44.0	190,010	15.2
May	56.3	43.7	12.5	200	44.0	312,243	15.8
Jun	56.7	43.8	12.9	210	44.0	325,658	15.9
Jul	56.6	43.5	13.1	221	44.0	357,877	16.0
Aug	56.2	43.2	13.0	219	44.0	352,109	16.0
Sep	56.3	43.4	12.8	213	44.0	326,989	16.0
Oct	57.8	47.0	10.8	146	44.0	220,733	12.8
Nov	53.9	41.9	12.0	138	44.0	199,799	13.1
Dec	53.0	41.3	11.7	85	44.0	125,191	9.9
2025							
Jan	51.2	40.8	10.4	64	44.0	84,194	9.4
Feb	53.6	41.7	11.9	105	44.0	138,855	11.2
Mar	53.3	41.4	12.0	98	44.0	144,845	11.4
Apr	54.0	41.9	12.1	146	44.0	211,406	14.0
May	55.4	42.5	12.8	191	44.0	303,524	15.9
Jun	54.7	42.0	12.7	190	44.0	290,863	15.9
Jul	54.5	41.3	13.2	197	44.0	323,034	16.0
Aug	55.3	41.6	13.7	205	44.0	348,046	16.0
Sep	54.5	41.7	12.8	194	44.0	299,052	15.9
Oct	54.3	41.2	13.1	166	44.0	270,292	15.9

Trio – Plant and Building Side Heat Exchanger Information

Trio Plant Side HX	Average Plant Return Temp	Average Plant Supply Temp	Average Plant Delta T	Average Plant Delta T Setpoint	Average Plant CHWR Flow	Plant Total Tons	Average Control Valve Signal
2024							
Jan	49.4	40.5	8.9	14	28	33,512	26.9
Feb	58.3	40.6	17.7	14	38	89,907	48.6
Mar	51.9	40.4	11.6	14	57	77,846	21.5
Apr	51.5	40.3	11.1	14	72	92,369	20.9
May	54.7	40.4	14.2	14	109	191,479	28.4
Jun	54.1	40.4	13.7	14	112	181,972	40.5
Jul	53.7	40.2	13.5	14	111	182,958	48.8
Aug	53.3	40.0	13.3	14	114	184,549	40.4
Sep	53.2	40.0	13.2	14	112	176,258	22.3
Oct	52.9	40.1	12.8	14	91	92,177	22.3
Nov	52.1	40.3	11.8	14	81	115,406	21.9
Dec	50.6	40.4	10.2	14	58	72,513	21.5
2025							
Jan	48.8	40.6	8.1	14	46	45,253	20.3
Feb	51.4	40.5	10.9	14	65	79,468	21.0
Mar	50.6	40.5	10.1	14	69	85,730	20.5
Apr	52.6	40.5	12.1	14	86	125,077	22.0
May	53.1	39.7	13.4	14	119	60,464	23.4
Jun	52.2	40.0	12.2	12	122	103,939	28.2
Jul	52.0	40.0	12.0	12	134	197,869	30.4
Aug	52.3	40.4	11.9	12	132	193,812	29.9
Sep	52.2	40.3	11.9	12	117	166,882	28.3
Oct	51.3	40.2	11.1	12	100	136,342	24.6

Trio Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average CHW Delta T	Average CHW Return Flow	Bldg Total Tons	Average DP Setpoint	Average CHW Diff Pressure	Average Bypass Valve (%)
2024								
Jan	48.8	45.3	3.5	98	46,342	10.8	10.8	0.0
Feb	50.5	44.5	6.0	102	73,699	15.0	15.0	21.7
Mar	52.5	42.5	10.0	131	162,952	15.0	15.0	92.6
Apr	52.7	42.0	10.7	135	174,882	15.0	15.0	98.7
May	55.5	43.1	12.4	190	290,909	15.0	15.0	89.7
Jun	56.0	42.5	13.6	181	293,120	12.2	12.2	95.2
Jul	56.0	41.9	14.1	179	313,601	10.9	10.9	96.3
Aug	55.4	60.2	6.9	185	157,067	13.0	13.0	34.0
Sep	54.5	61.5	2.4	189	52,721	15.0	15.0	0.0
Oct	54.1	39.7	18.9	166	324,758	15.0	15.0	0.0
Nov	53.2	34.3	18.9	143	340,949	15.0	15.0	1.1
Dec	51.7	41.9	9.8	98	121,818	15.0	15.0	26.0
2025								
Jan	49.5	41.8	7.7	72	72,438	15.0	15.0	57.2
Feb	52.5	41.8	10.7	109	133,793	15.0	15.0	8.2
Mar	52.4	41.4	11.1	102	142,219	13.2	13.2	7.2
Apr	54.6	41.6	13.0	135	212,090	11.3	11.3	0.0
May	55.0	41.6	13.4	177	294,811	10.0	10.0	0.1
Jun	55.1	41.2	14.0	178	297,778	10.0	10.0	0.4
Jul	55.1	40.9	14.2	188	330,723	10.0	10.0	0.1
Aug	55.1	41.4	13.7	189	322,653	10.1	10.1	0.5
Sep	53.8	41.4	12.3	188	278,742	13.6	13.6	1.2
Oct	52.9	41.2	11.6	156	226,540	15.0	15.0	6.5

902 N Himes Ave. Tampa, FL 33609
ph: 813-877-8251

Tempo – Plant Side Heat Exchanger Information

Tempo Plant Side HX	Average Plant Return Temp	Average Plant Supply Temp	Average Plant Delta T	Average Plant Delta T Setpoint	Average Plant CHWR Flow	Total Plant Tons
2024						
Oct	53.9	40.4	13.6	14.0	164	229,673
Nov	52.4	40.5	11.9	14.0	145	211,999
Dec	49.8	40.7	9.1	14.0	106	118,710
2025						
Jan	46.7	40.9	5.8	14.0	89	61,977
Feb	51.7	41.5	10.2	14.0	119	137,545
Mar	50.8	41.7	9.2	14.0	124	142,054
Apr	53.9	41.7	12.3	14.0	150	221,131
May	54.6	40.9	13.7	14.0	208	108,429
Jun	50.5	41.1	9.4	12.3	296	179,738
Jul	47.8	41.1	6.7	12.0	388	310,343
Aug	47.5	41.5	6.0	12.0	421	303,620
Sep	47.1	41.3	5.8	12.0	399	266,241
Oct	50.1	41.3	8.8	12.0	245	234,677

Tempo Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average CHW Delta T	Average CHW Return Flow	Bldg Total Tons	Average DP Setpoint	Average CHW Diff Pressure	CHW Supply Temp Setpoint (°F)
2025								
Mar	51.9	44.5	7.4	215	198,184	10	10.0	42
Apr	55.1	46.9	8.2	279	274,693	10	10.0	42
May	55.8	48.2	7.6	464	134,225	10	19.1	42
Jun	54.0	44.0	10.1	349	235,223	11	11.6	42
Jul	50.8	42.5	8.3	386	191,012	12	17.4	42
Aug	52.0	42.0	10.0	345	315,467	11	13.8	42
Sep	52.1	41.3	10.8	291	371,431	11	11.1	42
Oct	51.9	43.1	8.8	279	306,984	12	11.7	42

Modera – Plant Side Heat Exchanger Information

Modera Plant Side HX	Average Return Temp	Average Supply Temp	Average Delta T	Average Flow (GPM)	Average Delta T Setpoint	Total Tons	Average Control Valve Signal	Average Control Valve Feedback
2025								
May	53.6	39.6	14.0	156	14.0	67,377	42.8	43.9
Jun	53.9	39.9	14.0	249	14.0	200,692	56.5	57.4
Jul	53.9	39.9	14.0	274	14.0	475,636	58.0	59.0
Aug	54.2	40.3	14.0	280	14.0	487,463	58.8	59.7
Sep	54.0	40.0	13.9	250	14.0	424,062	57.9	58.8
Oct	54.0	40.0	14.0	186	14.0	324,231	51.1	52.1

Modera Bldg Side HX	Average CHW Return Temp	Average CHW Supply Temp	Average Delta T	Average CHW Return Flow	Average CHW Setpoint	Total Bldg Tons	Average System CHW Diff Pressure
2025							
May	54.2	48.9	5.3	487	44	78,249	0.1
Jun	54.8	48.0	6.8	574	44	222,614	0.1
Jul	55.1	47.5	7.6	592	44	526,751	0.5
Aug	56.1	45.5	10.6	407	44	528,144	1.0
Sep	58.2	42.6	15.7	245	44	453,318	0.1
Oct	56.9	43.0	13.9	201	44	348,804	16.1

SECTION 6: Water Treatment

CHEMTEX

Service Report

Monthly Water Treatment Service Report
Monday, November 3, 2025 8:33 AM EST

Encore Chiller Plant
Encore Chiller Plant
1202 N. Governor St
Tampa FL 33602
(813) 877-8251

Report Number: **653462**
Recorded By: **Chris Long**
(952) 469-4965
clong@chemtexcorp.com
On-Site Time: **9:00 AM EST to 11:00 AM EST**

Chiller Plant - Condenser Water

Test	Softeners	Condenser Water	New Softener	
Conductivity (as µmhos)	733 Record	2534 1000 - 5500	1128 1000 max	
pH	7.71 6 - 8.5	8.9 Record	7.74 7.5 - 8	
Hardness, total (ppm as $CaCO_3$)	90 5 max	130 150 max	1 6 max	
On-Trac, ppb		90 80 min		
Controller Conductivity Reading		2613 Record		
Temperature (^0F)		68 60 - 100		
Conductivity Cycles (Calculated)		3.5 4 - 10		

Opening Comment

Chemtex was on site to perform monthly water testing of the cooling water system. I spoke with Javier while on site and we discussed the change from summer to winter peak hours. While on site I calibrated both probes to ensure better control of the system. Overall, the system was in good control, and the controller was operating as intended. While pn site I also tested the closed loop. The Nitrite level is at 750 ppm. Our recommended range is between 400-800 ppm for a chilled water closed loop. We will continue monitoring this moving forward.

Softeners — Online

Hardness, total (ppm as $CaCO_3$)

The hardness in the old softener was high. the softener had just switched, and minimal water was being used as the system was just getting off ice burn. The hardness can be high for a short period after regeneration. We will retest the hardness next time we are on site if this softener is running.

Closing Signature

Please continue to monitor and let us know if there are any questions or concerns.

Best Regards,

Chris Long
Account Manager
clong@chemtexcorp.com
(863)500-0318

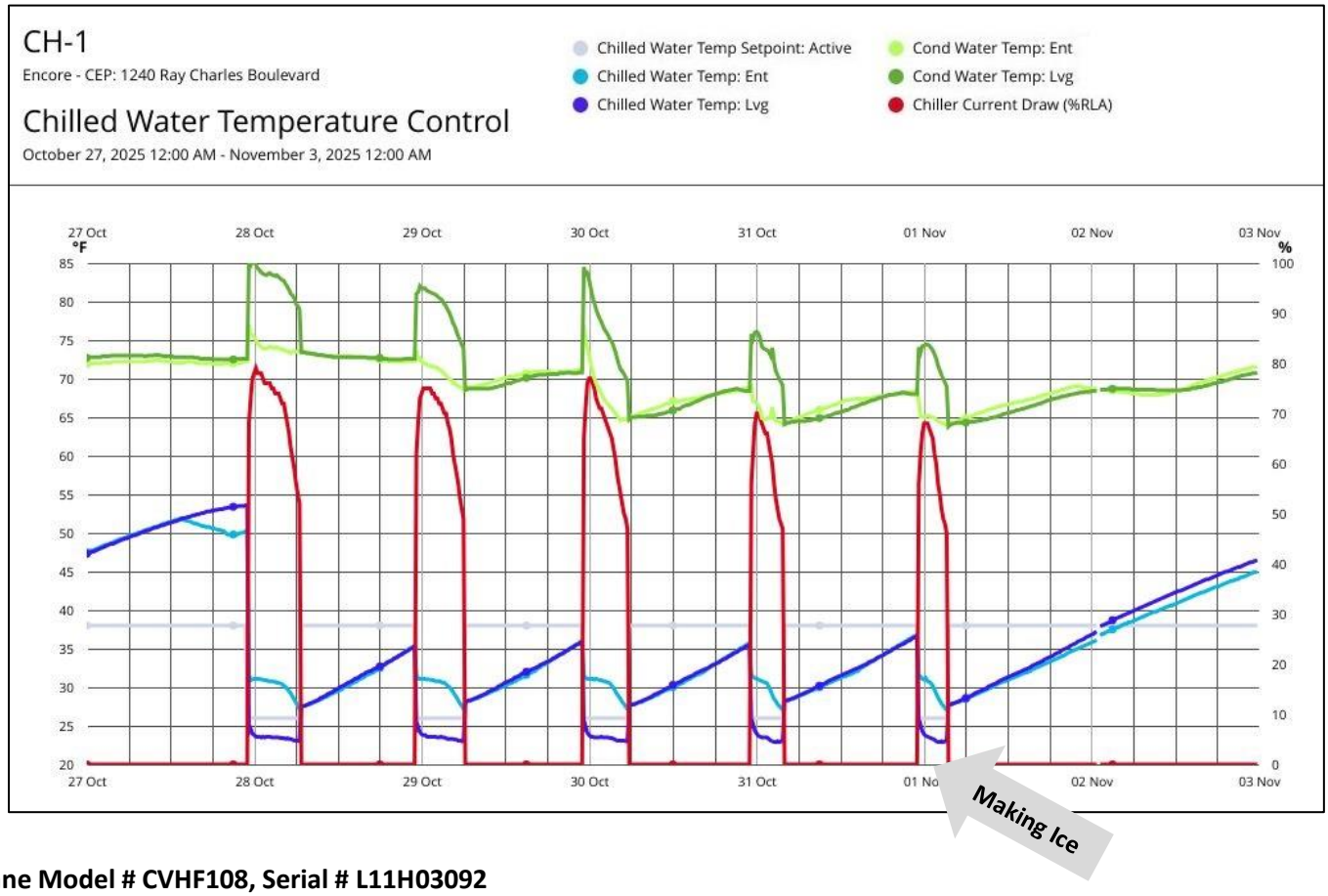
SECTION 7: Time of Use Electric Rates

Tampa Electric Monthly Charges	
Daily Basic Service Charge (based on number of days in the month)	$1.08000
Billing Demand Charge (based on demand)	$4.44000/kW
Peak Demand Charge (based on peak demand)	$9.06000/kW
Capacity Charge (based on demand)	$0.017000/kW
Storm protection Charge (based on demand)	$0.59000/kW
Energy Conservation Charge (based on demand)	$0.81000/kW
Environmental Cost Recovery (based on kWh used)	$0.00130/kWh
Clean Energy Transition Mechanism (based on demand)	$1.10000/Kw
Florida Gross Receipt tax	
Franchise Fee	
State Tax	

Tampa Electric Rate Structure	Summer – April thru October		Winter – November thru March			
	ON Peak	OFF Peak	ON Peak	OFF Peak	ON Peak	OFF Peak
	Noon to 9 pm	9 pm to Noon	6 am to 10 am	10 am to 6 pm	6 pm to 10 pm	10 pm to 6 am
Energy Charge	$0.01193/kWh	$0.00571/kWh	$0.01183/kWh	$0.00566/kWh	$0.01183/kWh	$0.00566/kWh
Fuel Charge	$0.04480/kWh	$0.03974/kWh	$0.04480/kWh	$0.03974/kWh	$0.04480/kWh	$0.03974/kWh
Future Ice Schedule	**Melt**	**Make**	**Melt**	**Make**	**Melt**	**Make**

SECTION 8: Operations, Maintenance, and Repair Status

Chiller #1 Chilled & Condenser Water Performance



Trane Model # CVHF108, Serial # L11H03092

Chiller 1	Average Chilled Water Entering	Average Chilled Water Leaving	Average Chilled Water Delta T	Average Condenser Water Entering	Average Condenser Water Leaving	Average Condenser Water Delta T	Average %RLA	Run Hours
2025								
Jan	--	--	--	--	--	--	--	0
Feb	35.0	26.5	8.5	68.5	77.2	8.7	76.5	11
Mar	32.4	24.4	7.9	72.6	81.4	8.8	77.8	64
Apr	37.3	31.0	6.3	77.9	85.2	7.3	66.6	92
May	32.4	30.0	2.4	79.3	83.3	4.0	47.5	13
Jun	32.3	26.0	6.3	80.7	88.2	7.5	75.1	120
Jul	30.4	24.2	6.1	82.0	91.0	8.9	77.0	123
Aug	33.9	27.2	6.7	82.5	90.3	7.9	70.9	138
Sep	30.4	23.7	6.7	80.1	89.0	8.9	76.7	155
Oct	30.3	23.6	6.7	74.5	83.3	8.8	71.2	164

TRANE

Encore - CEP_ 1240 Ray Charles Boulevard_ Tampa_ FL 33602

Chiller Performance Report

Reporting Period: 10/01/2025 - 10/31/2025
Creation Date: 11/08/2025

Chiller Name: CH-1
Sales Order Number: H5N153A
Chiller Entered Service Date: March 01, 2012
Chiller Capacity: 675.0 Tons
Serial Number: L11H03092
Model Number: CVHF108FA4C0ACX318CE7BCAFA0000000R000140L00000CA100A

Compressor Run Hours and Starts

CKT1 - Compressor 1A

-- Indicates No Data

	This Month	Sep 2025	Total Life of Equipment
Total Run Hours	165.83	▲ 6% 156.98	24660.09
Total Starts	29.0	▲ 38% 21.0	3408.0
Average Daily Starts	0.94	▲ 34% 0.7	0.88
Average Run Hours/Start	5.71	▼ 24% 7.48	7.24

Chiller Life

(Years)

ASHRAE Guideline

25
20
15
13
10
5
0

Plant Load Analysis (Current Month)

No Data 0-20 % 20-40 % 40-60 % 60-80 % 80-100 %

Cooling Degree Days

1 of 4

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Chiller #1
Performance Report
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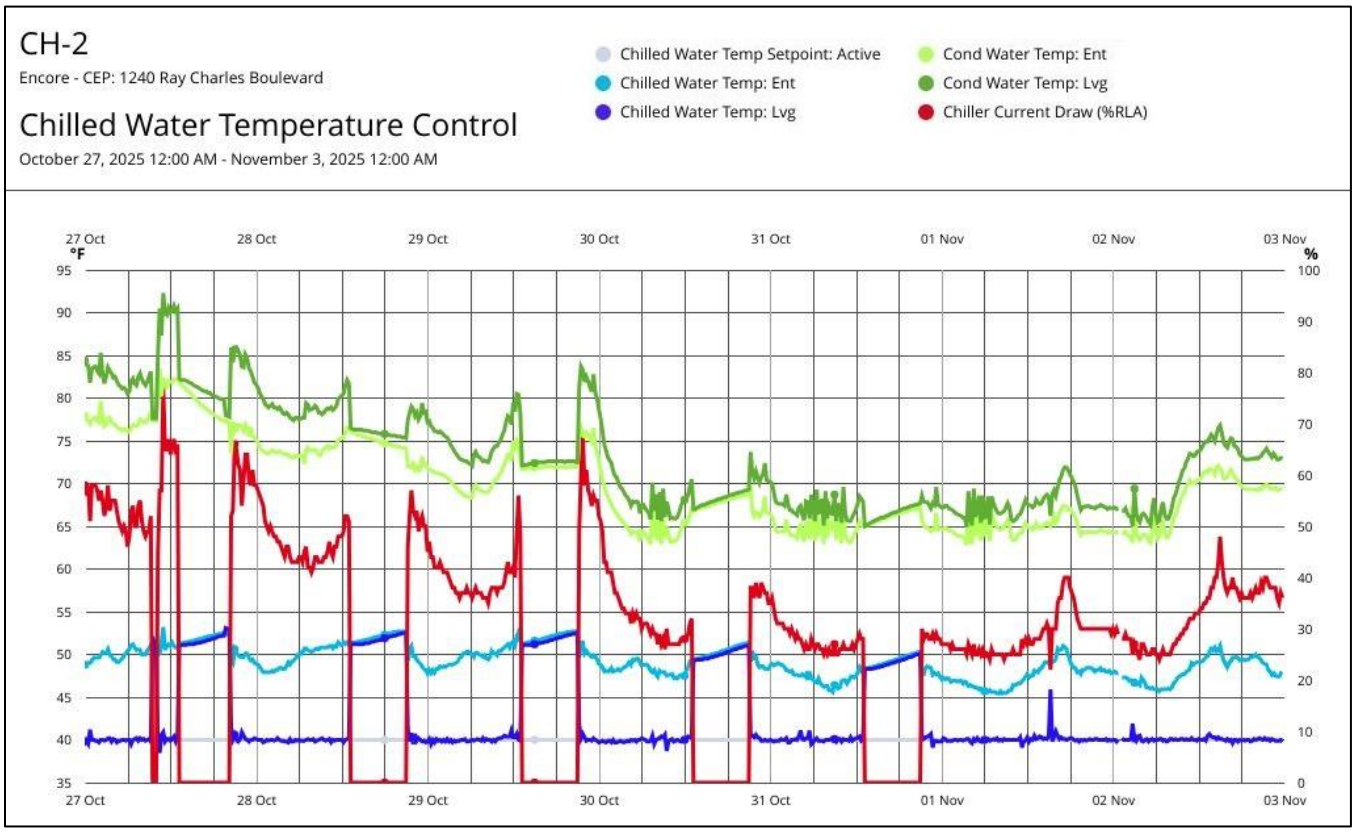
Chiller #2 Chilled & Condenser Water Performance



Trane Model # CVHF108, Serial # L15C01634

Chiller 2	Average Chilled Water Entering	Average Chilled Water Leaving	Average Chilled Water Delta T	Average Condenser Water Entering	Average Condenser Water Leaving	Average Condenser Water Delta T	Average %RLA	Run Hours
2025								
Jan	44.0	40.0	4.0	66.2	67.8	1.6	24.7	457
Feb	47.6	40.0	7.6	71.1	74.5	3.4	36.2	642
Mar	48.5	40.0	8.5	69.5	72.9	3.4	34.6	613
Apr	50.6	40.3	10.3	77.5	83.5	6.0	50.4	631
May	51.6	40.2	11.5	79.6	86.2	6.7	65.2	658
Jun	51.2	40.2	11.0	80.9	89.0	8.1	78.8	609
Jul	50.4	40.2	10.2	81.7	90.3	8.6	81.4	501
Aug	50.4	40.3	10.1	81.8	90.5	8.7	78.5	480
Sep	48.6	40.1	8.5	80.3	88.4	8.1	72.2	565
Oct	49.7	40.1	9.6	75.6	81.9	6.3	55.9	484

TRANE

Encore - CEP_ 1240 Ray Charles Boulevard_ Tampa_ FL 33602

Chiller Performance Report

Reporting Period: 10/01/2025 - 10/31/2025
Creation Date: 11/08/2025

Chiller Name	Sales Order Number	Chiller Entered Service Date
CH-2	H5U872A	October 01, 2015

Chiller Capacity	Serial Number	Model Number
1000.0 Tons	L15C01634	CVHF108FA4V0PE030186FBCDBA0000000Z01G170L00000CA100DA

Compressor Run Hours and Starts

CKT1 - Compressor 1A

-- Indicates No Data

	This Month	Sep 2025	Total Life of Equipment
Total Run Hours	480.91	▼ 15% 562.83	42109.48
Total Starts	59.0	▲ 26% 47.0	2266.0
Average Daily Starts	1.9	▲ 21% 1.57	0.62
Average Run Hours/Start	8.15	▼ 32% 11.98	18.58

Chiller Life

Plant Load Analysis

(Current Month)

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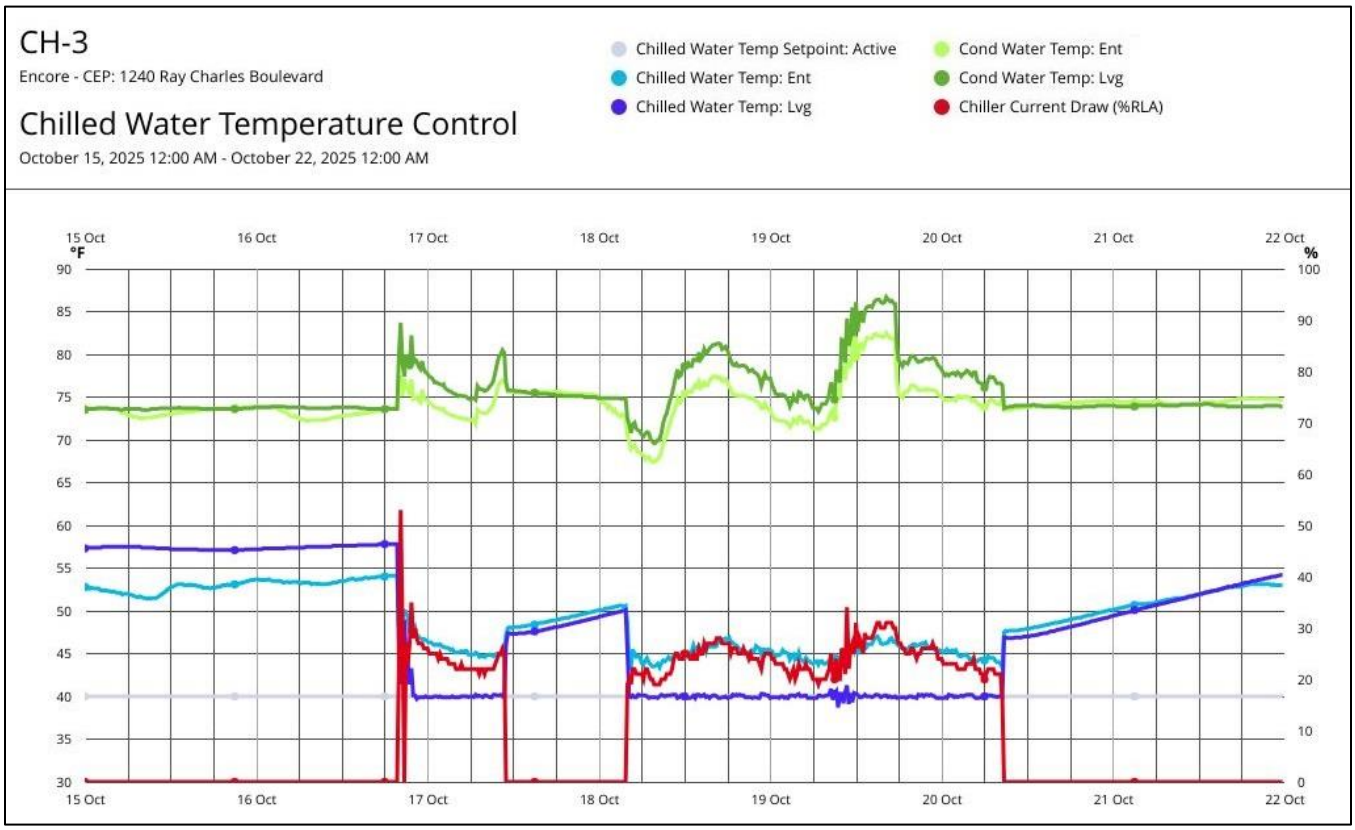
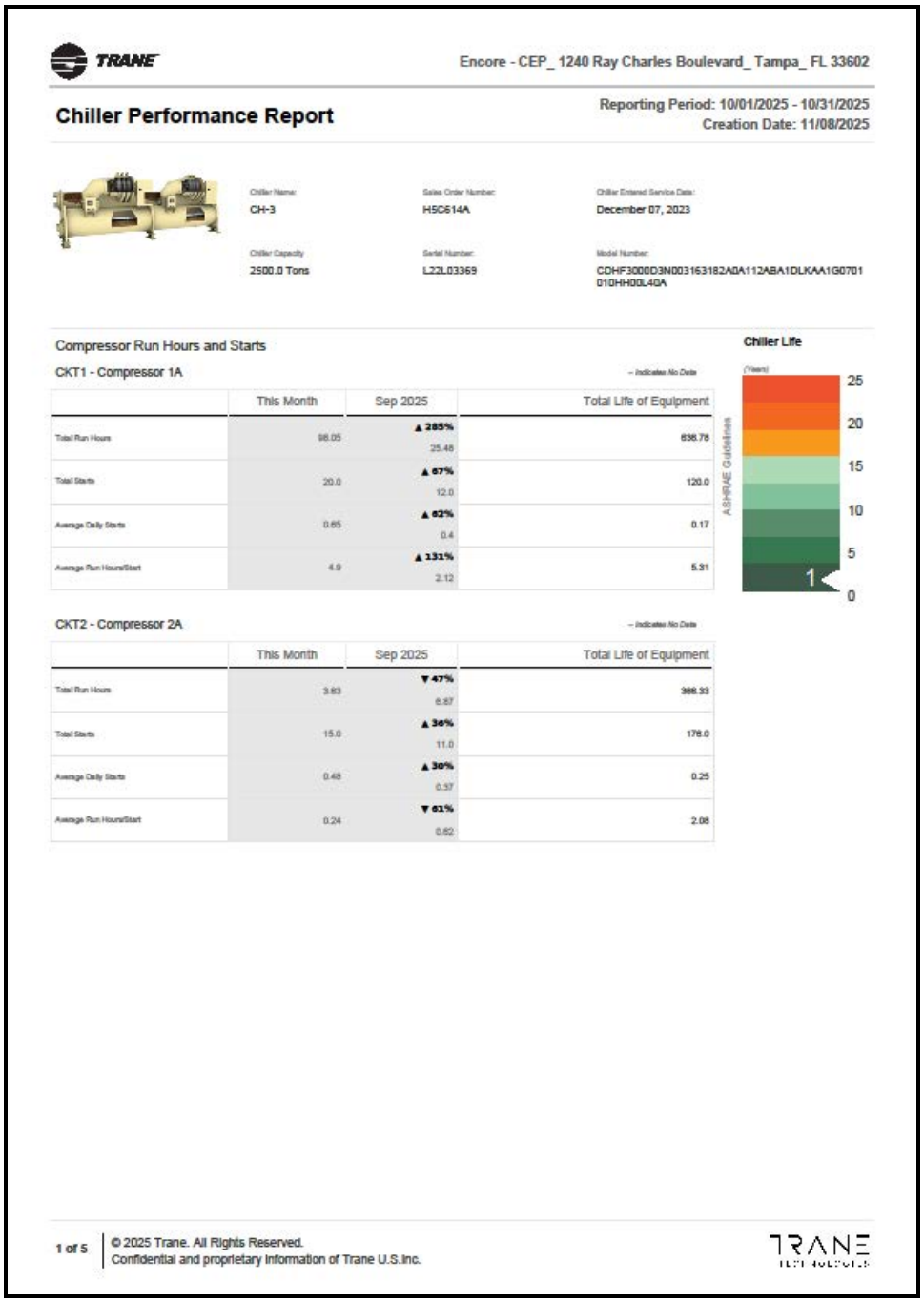
Chiller #2 Performance Report Double click the document above to open.

Chiller #3 Chilled & Condenser Water Performance



Trane Model # CDHF3000, Serial # L22L03369

Chiller 3	Average Chilled Water Entering	Average Chilled Water Leaving	Average Chilled Water Delta T	Average Condenser Water Entering	Average Condenser Water Leaving	Average Condenser Water Delta T	Average %RLA	Run Hours
2025								
Jan	42.0	40.0	2.0	62.8	63.8	1.0	16.4	252
Feb	44.6	40.9	3.7	73.5	75.6	2.1	22.2	27
Mar	44.5	41.2	3.3	74.9	76.0	1.0	19.4	1
Apr	50.0	44.9	5.1	80.0	83.6	3.6	29.9	1.5
May	46.5	40.0	6.4	81.6	85.0	3.3	32.9	73
Jun	47.3	40.3	7.0	82.0	86.2	4.3	34.5	35
Jul	48.1	40.2	8.0	82.3	87.2	4.9	37.1	156
Aug	48.6	40.2	8.3	82.3	86.7	4.4	36.4	201
Sep	47.6	40.5	7.0	81.6	86.6	4.9	39.5	26
Oct	45.4	40.2	5.2	74.4	77.5	3.1	24.8	99



TRANE

Encore - CEP_ 1240 Ray Charles Boulevard_ Tampa_ FL 33602

Chiller Performance Report

Reporting Period: 10/01/2025 - 10/31/2025
Creation Date: 11/08/2025

Chiller Name: CH-3
Sales Order Number: H5C614A
Chiller Entered Service Date: December 07, 2023
Chiller Capacity: 2500.0 Tons
Serial Number: L22L03369
Model Number: CDHF3000D3N003163182A0A112ABA1DLKAA1G0701010HH00L40A

Compressor Run Hours and Starts

CKT1 - Compressor 1A

-- Indicates No Data

	This Month	Sep 2025	Total Life of Equipment
Total Run Hours	98.05	▲ 285% 25.48	638.78
Total Starts	20.0	▲ 67% 12.0	120.0
Average Daily Starts	0.65	▲ 62% 0.4	0.17
Average Run Hours/Start	4.9	▲ 131% 2.12	5.31

CKT2 - Compressor 2A

-- Indicates No Data

	This Month	Sep 2025	Total Life of Equipment
Total Run Hours	3.83	▼ 47% 6.87	388.33
Total Starts	15.0	▲ 36% 11.0	178.0
Average Daily Starts	0.48	▲ 30% 0.37	0.25
Average Run Hours/Start	0.24	▼ 61% 0.62	2.08

Chiller Life

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TRANE TECHNOLOGIES

Chiller #3
Performance Report
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Chillers #1 & #2 Refrigeration and Mechanical Performance

Chiller 1	Average Cond Pressure	Average Cond Temperature	Average Cond Approach Temp	Average Evap Pressure	Average Evap Temperature	Average Evap Approach Temp	Average Oil Diff Pressure	Average Oil Temperature	Purge Minutes	Run Hours
2025										
Jan	--	--	--	--	--	--	--	--	0.0	0
Feb	0.8	84.0	6.8	-10.7	24.7	1.8	22.5	116.4	0.0	11
Mar	2.1	88.5	7.0	-11.0	22.0	2.4	22.2	117.6	0.0	64
Apr	2.6	90.2	5.0	-10.2	29.4	1.5	22.4	116.5	0.0	92
May	1.7	87.2	3.9	-10.1	29.6	0.4	22.7	119.9	0.0	13
Jun	2.7	90.0	1.8	-10.7	24.6	1.4	20.6	120.9	0.0	120
Jul	2.7	65.4	3.4	-12.9	38.7	0.8	22.6	119.4	0.0	123
Aug	2.6	92.6	0.1	-10.6	77.6	0.1	22.5	118.7	0.0	138
Sep	2.6	92.0	0.1	-11.0	71.6	0.1	22.5	118.3	0.0	155
Oct	2.3	86.1	0.1	-11.0	71.4	0.1	22.5	115.9	0.19	164

Chiller 2	Average Cond Pressure	Average Cond Temperature	Average Cond Approach Temp	Average Evap Pressure	Average Evap Temperature	Average Evap Approach Temp	Average Oil Diff Pressure	Average Oil Temperature	Purge Minutes	Run Hours
2025										
Jan	-3.2	69.2	1.4	-9.1	38.7	1.3	26.1	111.1	0.00	457
Feb	-0.8	78.0	3.5	-9.1	38.3	1.8	25.7	115.0	0.60	642
Mar	-1.4	76.1	3.2	-9.1	38.0	2.0	25.9	113.4	0.00	613
Apr	2.4	89.0	5.5	-9.1	38.1	2.2	25.3	122.0	0.60	631
May	4.4	94.9	8.6	-9.1	38.1	2.1	25.1	125.7	0.00	658
Jun	5.9	99.0	10.0	-9.1	38.0	2.2	24.9	129.4	0.60	609
Jul	5.2	97.2	6.9	-9.1	38.0	2.2	25.1	128.4	0.00	501
Aug	3.8	93.2	2.6	-9.1	38.1	2.3	25.4	124.9	0.00	480
Sep	3.0	91.0	2.6	-9.1	38.2	2.0	25.6	121.9	0.00	565
Oct	0.8	83.8	1.9	-9.1	38.2	1.9	26.1	115.9	0.02	484

Predictive Maintenance Acceptable Ranges	
Condenser Saturated Refrigerant Pressure (PSI)	-5 to 5
Condenser Saturated Refrigerant Temperature (Degrees F)	65 to 100
Condenser Approach Temp (Degrees F)	0 to 5
Evaporator Saturated Refrigerant Pressure (PSI)	-12 to 12
Evaporator Saturated Refrigerant Temperature (Degrees F)	35 to 45
Oil Differential Pressure (PSI)	15 to 30
Oil Temperature (Degrees F)	105 to 150

Chiller #3 Circuits #1 & #2 Refrigeration and Mechanical Performance

Chiller 3 Ckt 1	Average Cond Pressure	Average Cond Temperature	Average Cond Approach Temp	Average Evap Pressure	Average Evap Temperature	Average Evap Approach Temp	Average Oil Diff Pressure	Average Oil Temp	Purge Minutes	Run Hours
2025										
Jan	9.6	64.8	0.1	5.2	38.4	1.6	20.0	102.9	0.00	194
Feb	12.4	76.7	0.6	5.3	39.2	1.9	20.1	112.4	0.00	9
Mar	11.9	74.7	-0.2	5.3	38.9	0.8	20.5	109.7	0.00	0.25
Apr	14.7	84.8	0.8	5.6	41.3	2.8	20.1	117.3	0.00	1.3
May	--	--	--	--	--	--	--	--	0.00	0
Jun	15.2	86.6	0.9	5.3	39.1	1.7	15.6	111.9	0.60	13
Jul	15.8	88.5	1.3	5.3	39.0	1.2	18.1	110.0	0.00	156
Aug	16.0	89.1	1.8	5.3	39.3	0.8	17.3	110.1	0.00	102
Sep	16.0	89.2	2.4	5.4	39.5	0.8	18.5	109.0	0.00	26
Oct	12.9	78.6	1.2	5.2	38.3	1.8	17.7	106.9	0.04	98

Chiller 3 Ckt 2	Average Cond Pressure	Average Cond Temperature	Average Cond Approach Temp	Average Evap Pressure	Average Evap Temperature	Average Evap Approach Temp	Average Oil Diff Pressure	Average Oil Temperature	Purge Minutes	Run Hours
2025										
Jan	8.8	61.8	1.3	5.2	38.4	1.7	22.0	114.9	46.00	58
Feb	12.4	76.0	0.4	5.3	39.0	1.7	22.4	118.0	62.40	18
Mar	12.4	74.3	-2.0	5.4	39.7	2.0	22.7	119.5	4.20	0.75
Apr	13.6	78.1	-5.0	5.9	43.4	1.4	22.9	127.4	1.80	0.5
May	15.0	86.5	1.5	5.2	38.0	2.0	19.5	116.4	0.00	73
Jun	15.5	85.7	-1.1	5.1	37.9	2.2	13.8	116.9	13.20	24
Jul	15.1	84.5	-3.9	5.2	38.0	1.9	21.5	117.1	0.00	35
Aug	15.5	85.8	-0.8	5.1	37.7	2.5	19.9	116.5	0.00	129
Sep	15.2	84.0	-4.6	5.1	37.9	1.8	18.9	119.1	0.05	7
Oct	14.4	81.8	-3.6	5.2	38.3	2.4	18.7	119.6	1.02	3

Predictive Maintenance Acceptable ranges	
Condenser Saturated Refrigerant Pressure (PSI)	5 to 18
Condenser Saturated Refrigerant Temperature (Degrees F)	65 to 100
Condenser Approach Temperature (Degrees F)	0 to 4
Evaporator Saturated Refrigerant Pressure (PSI)	0 to 8
Evaporator Saturated Refrigerant Temperature (Degrees F)	36 to 45
Oil Differential Pressure (PSI)	15 to 30
Oil Temperature (Degrees F)	100 to 130

Completed Maintenance & Repairs	
CHWP-2 11/7/25	Tech: Javier Suris arrived on site and addressed the following. VFD Assessment. Unit was not operating as intended upon arrival due to historical CHWP-2 Fail alarms from 11/4/2025. Verified no current alarms present in the VFD; unit is in Auto Mode. Overrode the pump to the ON position for testing. I found no issues during testing. Unit operating as intended upon departure. No additional work requires a quote.
Chiller 2 10/24/25	Tech: Jason Bodewes arrived on site to address issues with the unit. Observed the unit was not operating as intended due to a motor winding temperature sensor 1 fault. Checked resistance valves for all three motor winding sensors: sensors ohmed out fine. Reviewed the history and found alarms on all three sensors. Checked oil pump operation. Determined further diagnosis requires the chiller to be running to assess refrigerant restriction or pump performance. Noted the system is currently burning ice. No repairs were made at this time. The unit is not operating as intended on departure. Will return tomorrow when the chiller is online to further diagnose the issue. No additional work needs to be quoted.
Chiller 2 10/20 & 10/21/25	Tech: Steven Mullins, 10-20-25, arrived on site and addressed the following issues: Chiller 2 Winding Temperature. Observed high winding temperatures on Chiller 2, specifically windings 1, 2, and 3. Discovered a loose connection on the red terminal of the motor TRD. Removed and adjusted the staycon connection, ensuring all four wires are now secure. Observed low oil sump level and added 1.5 gallons of oil until the level was correct. Noted the bottom glass ball was stuck due to corrosion. Started Chiller 2 and monitored operation. Observed motor winding temperatures reaching 102°C at 57% load, but noted fluctuations and drops, indicating the refrigerant pump is functioning. Refrigerant pump discharge pressure was 10 pounds, condenser pressure at 1.3 pounds, with a 9-pound differential. Currently, no motor winding temperature issue is apparent. Oil Pump and Starter Wiring. I found the oil pump starter wiring burnt and melted. Observed signs of heat on the oil motor starter. Most wiring and the relay will need to be replaced. The unit was operating as intended upon departure, and no additional work needs to be quoted at this time. 10-21-25 arrived on site and addressed the following: Chiller 2 Oil Pump Repair. Found the oil pump relay and wiring were burnt and melted. Removed the damaged wiring and cut back to clean wire. Installed a new electrical connection and a new relay. Tested the relay, and it is now working normally. The unit is operating as intended. No additional work needs to be quoted at this time.
Chiller 3 10/20/25	Tech: Steven Mullins, 10-20-25, arrived on site. Confirmed the unit was operating as intended upon arrival. Chiller 3 Ckt 2 Service: Addressed the high liquid level. Maintenance: Replaced the startup purge filter drier. I verified the unit was operating as intended before departure. Additional Work: No additional work requires a quote.
Tempo 10/10 & 10/11/25	Tech: Javier Suris addressed issues with the TEMPO VALVES ACTUATORS. The control valve was not controlling properly. Found the actuator 100% open. Discovered the actuator's 120VAC supply wall switch was off. Noted the switch positions for V-2 and unused V-3 Bypass valve V-3 were reversed. Turned the V-2 switch on and reversed its position to match the other switch, preventing confusion. Marked the correct positions on both switches. Verified proper operation of the actuator. Tidied up wiring within the controllers. Remapped points in the UC600 TD7 Graphic and SC-2 Graphic. The unit is now operating as intended. No additional work needs to be quoted at this time.
Legacy, Ella, Reed, and Trio 10/8 & 10/10/25	Tech: Javier Suris. Legacy: the plant side showing 39F water on both side, and the building side with no communication. Ella: no building side DP, gpm reading, control valve position, nor pump status. Navara: no building side temperature readings, gpm reading, control valve position, nor system DP. Reed: no building side pump status, gpm reading, control valve position, nor system DP. Trio: no system DP, gpm reading, nor control valve position.
Navara 9/11 & 9/17/25	Tech: Javier Suris arrived at Navara. Confirmed the HX Bldg. Return Water Temperature Sensor was not operating as intended. Observed the sensor was out of calibration, reporting a high value. Troubleshooting revealed a faulty sensor. Replaced the defective sensor with part from truck stock. Ordered a replacement sensor for TS. 9/17/2025: Received the sensor to replace TS. Completed the work order. The sensor is now operating as intended. No additional work is required at this time.
City Water Makeup 9/2 thru 9/11/25	Tech: Javier Suris arrived on site to address issues with the CT's 1, 2 & 3. Observed the CT-1, 2 & 3 overflow line draining with the make-up water valve open. Discovered V-24 CT make-up water valve was open despite all ultrasonic water level sensors being satisfied. Temporarily overrode and closed the V-24 city water make-up valve. Established trends for V-24 to monitor its behavior. I identified and deleted an unused point for V-28 City water make-up valve during Phase 3. Updated the TGP configuration. Verified the operation of the actuator and ultrasonic level sensors. Set up a BV point in the UC600 to time out V-24 open position and trigger an alarm. Downloaded a modified TGP to alarm if the City Water MU valve remains open for an extended period. The UC600-2 CW unit is now operating as intended. Additional work requiring a quote has been identified.
CHWP-1 VFD 8/17/25	Tech: Angel Encio Jr arrived on site and addressed the following: CHWP-1 VFD Troubleshooting. Observed alarm A24, indicating an external cooling fan failure. Opened the drive cabinet and tested the fan motor. Tightened all electrical connections and checked voltage on the motor leads. Verified the motor runs briefly before shutting down. Contacted Danfoss drive tech support (Kam) to confirm the correct part number for the fan motor. Ordered the replacement cooling fan motor from the Tampa Trane Parts center. The unit is currently operational. The job is incomplete, pending arrival and installation of the new fan motor. No additional work needs to be quoted at this time.

Chiller 2 8/5/25	Tech: Alfred Gonzalez arrived on site to address issues with the unit. Observed the unit was not operating as intended upon arrival. Identified symptoms including loss of oil flow pressure and main AFD power loss. Troubleshooting revealed a general supply power failure to the chiller's drive starter. Checked oil pump motor electrical connections and oil level in the oil sump; all were proper. Operated the oil pump in manual mode, noting satisfactory oil pump pressure and amperage. Determined that the oil flow loss was due to the loss of main power supply to the chiller starter. Reset diagnostics and performed chiller start-up. Observed and monitored operation, confirming it to be proper. The unit was operating as intended upon departure. No additional work needs to be quoted.
Chiller 1 8/4 & 8/5/25	Tech: Javier Suria Addressed the following issues with the CEP-SC. The unit was not operating as intended upon arrival. On 8/4/2025, I remote connect to the site. CH-3 was found to be in Ice Chiller Cooling Mode during Ice Burning Mode due to CH-2 and CH-3 being in alarm. Temporarily disabled Ice Chiller Cooling Mode and allowed Ice Burning Mode. After Ice Burning Mode terminated, Chiller Plant was enabled, which started CH-3. On 8/5/2025, I found that CH-3 Ckt-1 was in alarm while Ckt-2 was running. Modified the Ice_Plant_Mode_SC TGP. Removed the CH-3 Diagnostic Shutdown Present value E/A BI to allow CH-1 to run in Cool Mode even when CH-3 available Ckt runs. Created CH-3 Circuit 1 and Circuit 2 Cooling Available E/A B's. Added an AND statement and NOT block with Ice Burning Mode Only. Downloaded the modified TGP. The unit was operating as intended upon departure. No additional work needs to be quoted.
Chiller 3 8/5/25	Tech: Alfred Gonzalez arrived on site and completed the following maintenance. Confirmed the unit was partially operational; only circuit -2 was running. Observed a symptom of low oil pressure differential. Identified a clogged oil filter as the cause. I purchased and picked up a new oil filter. Isolated the filter block, removed the old filter, and installed the new one. Checked electrical wiring connections and oil level in the sump. Operated the oil pump motor in manual mode, checked amperage, and adjusted differential pressure as required. Reset the diagnostic and return circuit -1 to full auto mode. Replaced the oil filter. The unit is now operating as intended. No additional work is required at this time.
Glycol Pump 6 7/24/25	Tech: Alfred Gonzalez arrived on site. Confirmed the unit was not operating as intended due to defective motor bearings. Observed extremely loud noise, indicating the motor required new bearings. Made wiring connections for the motor to incoming power from the VFD drive. Checked coupling connections and motor rotation. Reinstalled coupling guard and motor terminal junction box cover. Reset the drive and return the motor to full auto mode from the BAS system. Verified the unit was operating as intended upon departure. No additional work requires a quote.
Chiller 3 7/21 & 7/22/25	Tech: Javier Suris arrived on site. Confirmed the CEP SC unit was operating as intended upon arrival. Identified CH-3 as the lead chiller. Observed system pressure below setpoint, causing pump over-pressurization. Noted V-26 CHWP Bypass valve opening to relieve pressure, leading to system pressure DP decrease. Connected to the system, which then stabilized. Follow-Up and Adjustments (7/22/2025) Verified the system was working properly after switching to CH-2 post-service. Increased AI and BI update intervals from 10 seconds to 1 minute and 1 second, mirroring previous AO and BO adjustments. Set the V-26 CHWP Bypass PID maximum from 100% to 50%. Confirmed the CEP SC unit was operating as intended upon departure. No additional work requiring a quote was identified.
Chiller 2 7/17 thru 7/22/25	Tech: Alfred Gonzalez arrived on site and addressed concerns with the unit. Confirmed the unit was operating on arrival but noted a high condenser approach. Troubleshooting revealed dirty and scaled condenser tubes. Performed chiller shutdown and isolated the condenser, then depressurized the vessel. Verified drain ports were clear of obstructions. Oversaw the chemical company's acid cleaning of the condenser. Drained the vessel and removed the condenser head. Inspected the tubes. Plan to brush the tubes tomorrow. The unit is not operating as intended on departure. Condenser tubes still need brushing. Arrived on site. The unit was shut down for condenser tube brushing due to high head pressure. Brushed condenser tubes. Purchased service material. Unit is not operating as intended. More brushing of the condenser tubes is required. Arrived on site. Unit was not operating as intended on arrival due to high condenser approach. Troubleshooting revealed scaled, dirty condenser tubes. Finished brushing condenser tubes (bottom half). Cleaned O-ring groove, crown sheet, and condenser head. Installed condenser head. Filled vessel with water and reopened condenser isolation valves. Cleaned the general area and packed up tools and equipment. Put chiller back into full auto mode. Unit was operating as intended on departure. Chiller needs to be operating to check condenser approach. Note: a thin veneer of scale was still present on the tubes after brushing. No additional work needs to be quoted. Arrived on site and performed the following maintenance activities: Chiller Startup and Verification. Had the BAS technician put chiller -2 into operation. Verified the condenser approach, noting it was at 1.7 degrees. Observed chiller amperage at 85% current load. Confirmed that the acid cleaning and tube brushing had a positive effect on the chiller system. Left the chiller in operational condition.
Chiller 1 7/17/25	Tech: Alfred Gonzalez arrived on site. Observed the unit was not operating as intended due to low oil pressure. Troubleshooting revealed a defective relay and wiring issue. Locked out and tagged out the electrical breaker for the oil pump motor. Removed the defective relay and repaired the wiring for the oil pump motor. Purchased and picked up a new relay contactor. Installed the new relay as required. Tested the oil pump motor. Reset the chiller control panel and started up the chiller. Observed net oil pressure and amperage; noted satisfactory readings. The unit is now operating as intended. No additional work needs to be quoted at this time. Completed paperwork.

GCHWP-6 7/2 thru 7/13/25	Tech: Andrew Hayden arrived on site. Confirmed the unit was not operating as intended upon arrival. Diagnosed the pump motor with a bad bearing. Pulled the pump motor to have it rebuilt. The unit is not operating as intended upon departure. No additional work needs to be quoted at this time. Observed the unit was not operating as intended. Installed and aligned the rebuilt motor from Suncoast to the pump. Confirmed the unit was still not operating as intended upon departure. Determined no additional work needs to be quoted.
Navara Bldg 6/26/25	Tech: Javier Suris arrived on site to address the NAVARA BLDG BTU METER. The unit was not operating as intended upon arrival due to intermittent communication loss reported by the customer. Changed the device IP Address for the plant SC network. Connected the meter to the plant ethernet network switch. The NAVARA BLDG BTU METER was operating as intended when I departed. No additional work needs to be quoted.
Chiller 3 6/20/25	Tech: Alfred Gonzalez arrived on site to address issues with the chiller unit. Observed the unit was not operating as intended upon arrival. Performed a shutdown diagnostic and noted low differential oil pressure on circuits 1 and 2. Troubleshooting revealed a clogged oil filter circuit on both circuits. Isolated and removed the old oil filters. Installed new oil filters provided with the chiller. Reopened the isolation valve and ran the oil pump in manual mode. Verified discharge and differential oil pressures were normal. Reset the chiller diagnostic and returned the chiller to full auto mode. The unit was operating as intended upon departure. No additional work needs to be quoted at this time. Sent email to notify others of the chiller's status and completed necessary paperwork.
Ice Plant 6/17 & 6/18/25	Techs: Ed Wright and Javier Suris 6/16/2025: Monitored the plant in the evening. Several issues with the Ice Plant. 6/17/2025: Chiller Plant was off. Enabled the plant while working with Ed on modifying Ice Plant Modes and CH-1 Enable TGP's. NOTE: The CT's were overflowing via the overflow lines. The city water makeup valve was open and CT-1 ultrasonic water level sensor was 9" triggering the city water makeup. Temporarily put CT-1 ultrasonic sensor out of service to stop the city MU. In addition, found the well makeup not supplying water. The well-1 pump is not running. It has a bad motor starter coil. Ed notified Justin K. and the service company fixed the problem. Downloaded one of the modified TGPs and will download the other in the morning. 6/18/2025: Worked with Ed modifying TGPs for the Ice Plant Modes and CH-1 Enable. Downloaded the TGPs and tested. NOTE: Left Ice Making Mode overridden OFF per Evan M and Jim C for the T&B testing tomorrow and Friday. 6/24/2025: Changed Add delay from 10 to 20 min. Changed Subtract RLA from 80% to 100%. Changed CH-3 from Peak to Base.
Network Repairs 5/22 thru 8/9/25	Tech: Javier Suris Narava - Network Configuration (5/22/2025). Ran CAT cable from the NAVARA BLDG SC controller (Port-1, 192.168.9.23) to the existing ethernet switch. Disconnected customer-supplied CAT cable from Port-1. Connected both the BLDG SC and Plant SC+ to the cell router using the ethernet switch. Designated Port-2 as the primary network port. Verified connectivity with Trane Connect. Ethernet Switch (5/29/2025): Located the ethernet switch and requested a quote from Kele. Reed - BLDG SC: Network Configuration: Installed an ethernet switch in the Base Plant SC+ can. Connected the Bldg SC and Plant SC+ to the cell router using the ethernet switch. Designated Port-1 as the primary network port. Changed the IP address to 192.168.8.11 and DNS to 8.8.8.8. Connectivity Troubleshooting: Experienced connection issues and performed troubleshooting steps. Followed the "Unable to connect to Tracer SC/SC+ remotely via Trane Connect / Command Center" procedure. Verified connectivity with Trane Connect. The REED BLDG SC was operating as intended upon departure. No additional work needs to be quoted at this time. 5/30/2025: Ordered the ethernet switch. 7/1/2025: Picked up Ethernet cable from store. 7/1/25 Picked up parts and material needed for the job. Installed exterior antenna on the PEPLINK HUB cell router, as per Pete DiNapoli. The unit was operating as intended upon arrival and departure. No additional work requires a quote. 8/9/2025: Picked ip parts and material needed for the job. Installed exterior antenna on the Pepwave cell router. Per Pete DiNapoli.
Chiller 2 5/29/25	Tech: Alfred Gonzalez arrived on site and completed the following: Confirmed the chiller was operating as intended upon arrival. Observed an AFD power failure reported in the system. Identified a loss of main power supply to the building and subsequently to the chiller. Observed that the chiller had been reset and was in operation. Verified chiller readings and supply voltage. Checked starter conditions. Confirmed, the chiller was operating in a satisfactory mode after power restoration. Observed that the chiller acknowledged the incoming voltage and started up once power was restored. Confirmed the chiller was operating as intended upon departure. No additional work requiring a quote was identified.
Controls System 5/7/25	Tech: Javier Suris arrived on site. System Assessment: The Automation System was not operating as intended upon arrival. Customer indicated issues with the Automation System. Servicing CH-1 due to air in the system. Temporarily overrode Ice modes. System Analysis: Reviewed Overrides Report, Area Operation, Alarm History, VAS Operation, and Chiller Plant Operation. Performed Control Loop Tuning. Verified equipment followed Sequence of Operation. Confirmed all devices are communicating as intended. Verified Date and Time is correct. Software Review and Updates: Confirmed software is at the current release. Current SMP Expiration Date is up to date. The current Operating Software Version is up to date. Trane Connect: Site is connected to Trane Connect. Reviewed Past Issues & Findings. Added a new Issue or Finding.

Chiller 2 **5/6/25**	Tech: Alfred Gonzalez arrived on site to conduct an annual inspection of the chiller unit. The unit was operating as intended upon arrival. No symptoms or diagnostics were present at that time. Troubleshooting revealed no issues. Conducted the following repairs and maintenance: Performed chiller annual inspection. Inspected the purge system. Replaced the filter drier. I conducted a leak test and performed the pump-out sequence. Inspected the lubrication system. Replaced the oil filter. Checked the oil level and net oil pressure. Inspected electrical connections for the oil pump motor. Took an oil sample for analysis. The unit continued to operate as intended upon departure. No additional work needs to be quoted.
Chiller-1 **5/5 to 5/7/25**	Tech: Alfred Gonzalez arrived on site to assess the chiller unit. Unit was not operating as intended upon arrival. Shut down observed during diagnostics. Troubleshooting revealed a surge condition caused by air trapped in the chiller. Discovered a broken flare connection into the pump out compressor, which allowed air to leak into the system. Repaired the flare connection as required. Retested the purge operation and pump out sequence. Successfully reopened the purge system to the chiller and set to override for 72 hours. Attempted to run the chiller; however, condenser head pressure remained too high due to residual air in the system. Plan to continue efforts to remove air from the chiller on the next visit. Completed necessary paperwork and left the chiller in off mode. The unit is still not operating as intended at departure. No additional work needs quoting currently. Get controls tech to put chiller online to get the air out of the chiller, hold chiller in manual mode at 30% current and I was able to get a substantial amount of air out but not enough to leave chiller online in auto mode. Override purge another 72 hours. Leave chiller in off mode.
CWP-2 **5/5/25**	Tech: Alfred Gonzalez arrived on site to address a malfunctioning unit. The unit was not operating as intended upon arrival. Diagnostics indicated an over current alarm had tripped. Troubleshooting revealed the following: Power to the drive was shut down. Fuses and internal components were checked and found to be in good condition. Motor terminals in the junction box were examined. Additional rubber insulation tape was added to the terminals for better protection. After securing the motor terminal junction box and powering up the drive: The drive and pump motor were operated by hand, reaching up to 60 HZ. Operation was confirmed to be okay, and amperage levels were within the allowed range. The drive was switched back to auto mode, and the motor continued to operate without issues. All the necessary paperwork was completed for the visit. The unit was operating as intended upon departure, and no additional work needs to be quoted
Chiller 1 **4/30 thru** **5/1/15**	Tech: Alfred Gonzalez arrived on site to perform an annual inspection of the chiller purge system. The unit was operating as intended upon arrival. No symptoms or diagnostics were presented by the unit. Troubleshooting revealed no issues. Picked up parts at Trane Parts for the inspection. Isolated and replaced the filter drier. I conducted a leak test and performed a pump-out test. Checked the carbon tank heater functionality. Overrode the purge for 72 hours. Completed all necessary paperwork. The unit continued to operate as intended upon departure. No additional work needs to be quoted at this time. Tech: Alfred Gonzalez arrived on site for the chiller annual inspection. The unit was operating as intended upon arrival. No symptoms or diagnostics were present. Troubleshooting revealed no issues. During the inspection, the following tasks were completed: Conducted a comprehensive chiller annual inspection. Inspected the lubrication system. Replaced the oil filter. Took an oil sample. Checked the oil level. Verified net oil pressure. Checked oil pump motor amperage and electrical connections. Assessed oil heater operation. Lubricated the 1st stage tang operator. Inspected the control panel and starter panel. Checked UC-800 configuration. Completed necessary paperwork. The unit continued to operate as intended upon departure. No additional work needs to be quoted at this time.

Tab 8

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ENCORE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Encore Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ENCORE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Julia Jackson is appointed Chairman.

Section 2. Irma Ruiz is appointed Vice Chairman.

Section 3. Mae Walker is appointed Assistant Secretary.
Michael Randolph is appointed Assistant Secretary.
Carol Jean Jones is appointed Assistant Secretary.
Stephanie DeLuna is appointed Assistant Secretary.
Rachel Welborn is appointed Assistant Secretary.
Matthew Huber is appointed Assistant Secretary.
Shawn Wildermuth is appointed Assistant Treasurer
Scott Brizendine is appointed Treasurer

Section 4. This Resolution shall not supersede any appointments made by the Board other than those specified in Sections 1, 2 and 3.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11th DAY OF December, 2025.

ENCORE COMMUNITY DEVELOPMENT DISTRICT

_____
CHAIRMAN/VICE CHAIRMAN

ATTEST:

_____
SECRETARY/ASST SECRETARY

Tab 9

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

ENCORE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Encore Community Development District was held on **Thursday, November 13, 2025, at 1:30 p.m.** at The Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602.

Present and constituting a quorum:

Julia Jackson	**Board Supervisor, Chairman**
Irma Ruiz	**Board Supervisor, Vice Chairman**
Mae Walker	**Board Supervisor, Assistant Secretary**
Michael Randolph	**Board Supervisor, Assistant Secretary**

Also present were:

Stephanie DeLuna	**District Manager, Rizzetta & Company, Inc.** *(via phone)*
Rachel Welborn	**District Manager, Rizzetta & Company, Inc.**
Sarah Sandy	**District Counsel, Kutak Rock** *(via phone)*
Greg Woodcock	**Representative, Stantec**
John Toborg	**Field Services, Rizzetta & Company, Inc.**
Jeff Watson	**Representative , Trane**
Lorenzo Reed	**Developer, Project Manager, THA**
David Ilonya	**Developer, THA**
Ed Colon-Rivera	**Representative, Crosspoint Landscape**
Megan	**Representative, THA**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Welborn called the meeting to order at 1:30 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

An audience comment was heard requesting an update on the streetlights.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Landscape Inspection

1. Review of Landscape Inspection Report and Responses

Mr. Toborg presented his report. Mr. Toborg asked if the Board would

approve getting a proposal to replace the missing Oak tree in front of the Legacy building that the general contractor was to replace. Mr. Woodcock just met with the Developer, and they plan to still replace the tree within thirty days. A discussion ensued on replacing it and sending a bill to the developer. District Counsel advised that it may not be enforceable. Mr. Woodcock offered to try to get this in writing from the developer on his next visit with them.

There was an error on page 2, the irrigation is not related to the Modela construction.

2. Review of Irrigation Report
There was no report reviewed.

B. Springer Environmental
Mr. Springer was not present and there was no report to review.

C. District Counsel
Ms. Sandy was present via phone. A comment period was opened for the Board to comment on the Resolution 2026-02, Setting a Public Hearing for District's Intent to use the Uniform Method since it was not on the original agenda. The Board had no questions or comments.

1. Consideration of Resolution 2026-02, Setting a Public Hearing for District's Intent to Use the Unform Method

> On a Motion by Ms. Walker, seconded by Mr. Randolph, the Board unanimously approved Resolution 2026-02, Setting a Public Hearing for District's Intent to Use the Unform Method for January 8, 2025, at 1:30, at the Ella at Encore, for the Encore Community Development District.

D. District Engineer

1. Consideration of Copperline Electric Proposal
Mr. Woodcock explained the project and the timeframe is approximately three weeks. This is required to get the streetlights working.

> On a Motion by Mr. Randolph, seconded by Ms. Walker, the Board unanimously approved Copperline Electric Proposal $5100.00, for the Encore Community Development District.

E. Chiller System Manager - Trane

1. Presentation of Central Energy Plant Report
Mr. Watson reviewed his report for the Board. Lot 12 connection is ready for use.

F. Tampa Housing Authority Update
There was no update.

G. District Manager

The next meeting is scheduled for December 11, 2025, at 1:30 p.m.

Ms. Welborn stated she has attended two meetings regarding the Chiller Rate Study, and all documentation has been made to Raftelis.

FOURTH ORDER OF BUSINESS **Business Items**

A. Acceptance of Third Quarter Website

> On a Motion by Mr. Randolph, seconded by Ms. Jackson, the Board unanimously accepted the Third Quarter Website Audit for the Encore Community Development District.

B. Discussion of Filling Vacant Seat #4

Mr. Randolph nominated Ms. Carol Jones to fill the vacant seat #4. Ms. Welborn administered the oath of office to Ms. Jones. Ms. Sandy gave an overview of Supervisor responsibilities and the Sunshine Law.

> On a Motion by Mr. Randolph, seconded by Ms. Jackson, the Board unanimously agreed to appoint Ms. Carol Jean Jones to Seat #4 of the Board of Supervisors, for the Encore Community Development District.

FIFTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Minutes of the Board of Supervisors Regular Meeting Held on October 9, 2025.

> On a Motion by Ms. Jackson, seconded by Ms. Ruiz, the Board unanimously approved the minutes of the Board of Supervisors Regular Meeting held on October 9, 2025, as presented, for the Encore Community Development District.

B. Consideration of Operations and Maintenance Expenditures for September 2025

> On a Motion by Ms. Jackson, seconded by Ms. Ruiz, the Board ratified the Operations and Maintenance Expenditures for September 2025 ($25,355.46), for the Encore Community Development District.

C. Consideration of Chiller Fund Operations and Maintenance Expenditures for September 2025.

> On a Motion by Ms. Jackson, seconded by Ms. Jones, the Board ratified the Chiller Fund Operations and Maintenance Expenditures for September 2025 ($340,819.68), for the Encore Community Development District.

SIXTH ORDER OF BUSINESS **Supervisor Requests**

Ms. Walker questioned the annual plantings and there are no Poinsettias included for the season. She also stated she wants more Christmas decorations on Hank Ballard St.

Ms. Jackson stated the tree in front of the church does not fit in. There seems to be something missing.

Ms. Ruiz stated the tree in front of the Reed is too small.

SEVENTH ORDER OF BUSINESS **Audience Comments**

Ms. Whitehead stated the Holiday decorations installed are not enough. She also stated that her bills are too high, to which Mr. Reed advised her to contact building management or the THA, that it is not a District matter.

EIGHTH ORDER OF BUSINESS **Adjournment**

On a Motion by Mr. Randolph, seconded by Ms. Jackson, the Board unanimously approved to adjourn the meeting at 3:08 p.m., for the Encore Community Development District.

_____ _____

Assistant Secretary Chairman/Vice Chairman