



# San Bernardino County

## Legislation Text

**File #: 4609, Agenda Item #: 49**

### REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY AND RECORD OF ACTION

**July 27, 2021**

#### **FROM**

**TERRY W. THOMPSON, Director, Real Estate Services Department - Project Management**

#### **SUBJECT**

Service Contract with Trane US Inc. for the Central Detention Center Chiller Renewals Project

#### **RECOMMENDATION(S)**

1. Award a Service Contract in the not-to-exceed amount of \$376,877 (including a not-to-exceed amount of \$34,262 for pre-approved changes to the scope of work), with Trane US Inc. for the renewal of the three existing Chillers at the Central Detention Center located at 630 East Rialto Avenue in San Bernardino for the period of July 27, 2021 through January 27, 2022.
  2. Authorize the Director of the Real Estate Services Department to accept the work when 100% complete and execute and file the Notice of Completion.
- (Presenter: Terry W. Thompson, Director, 387-5000)

#### **COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES**

**Improve County Government Operations.**

**Operate in a Fiscally-Responsible and Business-Like Manner.**

#### **FINANCIAL IMPACT**

Approval of this item will not result in the use of additional Discretionary General Funding (Net County Cost). The Central Detention Center (CDC) Chiller Renewals (Project) budget of \$499,000 is funded from the Real Estate Services Heating Ventilation Air Conditioning (HVAC) Capital Funds budget as approved by the Board of Supervisors (Board) as part of the 2020-21 Capital Improvement Program (CIP) budget. Sufficient appropriation and revenue are included in the 2021-22 CIP budget to award this contract.

The Project budget is comprised of the following components:

Project Management	\$ 47,966
Service Contract	\$376,877
Material Testing/Special Inspection	\$ 74,157
<b>Total Project Budget:</b>	<b>\$499,000</b>

#### **BACKGROUND INFORMATION**

The current chillers in use at the CDC, located at 630 East Rialto Avenue in San Bernardino, are three 260-ton

Trane chillers, installed as part of the HVAC equipment replacement project in 2002. During the regular service performed in late November 2019, the report showed that the three chillers require examination and maintenance. Trane US Inc. (Trane) has indicated that all three of the chillers are candidates for its Series R Compressor R'newal™ Program.

Trane's renewal service program is a major inspection and maintenance program that brings the chillers to a like-new condition. The Series R Compressor R'newal™ Program is backed with Trane's warranty covering the renewed compressor on completion of reconditioning, five-year parts and labor warranty. The service agreement shall include, at a minimum, three inspections and one oil analysis per year.

The service contract includes an all-inclusive not-to-exceed fee of \$342,615 (including reimbursable expenses, such as travel costs, printing costs, etc.) for the completion of all Services/Scope of Work/Contractor Responsibilities required by Contractor under this Contract.

This service contract also requires the County to pay the Contractor a not-to-exceed amount of \$34,262 for pre-authorized Extra Services. Pre-authorized Extra Services are changes to the Scope of Work/Contractor Responsibilities as directed and re-authorized by the County. Pre-authorized Extra Services must be approved, in writing, by a County Change Authorization, signed by the Director of the Real Estate Services Department, or their designee.

This project is consistent with County Administrative Office approved CIP No. 21-071.

#### **PROCUREMENT**

Chillers are not open equipment, and parts for the system are only available from the respective manufacturer. As such, parts from other manufacturers are not made to fit into any other manufacturer's equipment. The existing Chillers at the CDC are Trane, the original equipment manufacturer and service provider. The hardware and services required for this project are proprietary to Trane. Utilizing Trane's Series R Compressor R'newal™ Program allows the County to operate in a fiscally responsible and business-like manner. Purchasing concurs with this non-competitive justification of proprietary equipment and services.

County Policy No. 11-04 requires departments obtain Board approval for the procurement of services over \$200,000 and for services obtained without a competitive process.

#### **REVIEW BY OTHERS**

This item has been reviewed by County Counsel (Katherine Hardy, Deputy County Counsel, 387-5455) on June 9, 2021; Purchasing Department (Bruce Cole, Supervising Buyer, 387-2148) on June 15, 2021; Real Estate Services Department - Project Management (Kevin Ryan, Assistant Director, 387-3199) on June 30, 2021; Real Estate Services Department (Jennifer Costa, Assistant Director, 387-5180) on June 30, 2021; Finance (Wen Mai, Principal Administrative Analyst, 387-4020) on July 7, 2021; and County Finance and Administration (Matthew Erickson, County Chief Financial Officer, 387-5423) on July 11, 2021.

(MM: 531-1582)