



# OPERATIONS COMMITTEE

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## Agenda Report

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**File #:** 2025-4104

**Agenda Date:** 2/26/2025

**Agenda Item No:** 11.

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**FROM:** Robert Thompson, General Manager  
Originator: Mike Dorman, Director of Engineering

**SUBJECT:**

**HVAC REPLACEMENT FOR PLANT NO. 2 CENTRIFUGE BUILDING, OPERATIONS BUILDING, AND BITTER POINT PUMP STATION, PROJECT NO. SC22-02**

**GENERAL MANAGER'S RECOMMENDATION**

RECOMMENDATION:

- A. Approve Purchase Order and Master Turnkey Agreement with Trane U.S. Inc., for the HVAC Replacement for Plant No. 2 Centrifuge Building, Operations Building, and Bitter Point Pump Station, Project No. SC22-02, utilizing the Omnia Cooperative Purchasing Agreement, Contract Number 3341, for a total amount not to exceed \$2,746,477; and
- B. Approve a contingency of \$274,647 (10%).

**BACKGROUND**

The Orange County Sanitation District's (OC San) Centrifuge Building server room is equipped with three air conditioning units and associated condensers, installed in 2020. The Operations Building has two split units and one packaged unit, installed in 1995 and 1996, respectively. The Bitter Point Pump Station electrical room has a split unit installed in 2011. These HVAC systems regulate temperature for staff and maintain optimal conditions for critical SCADA servers and electrical equipment by controlling temperature and humidity.

**RELEVANT STANDARDS**

- 24/7/365 treatment plant reliability

**PROBLEM**

The HVAC systems in the Centrifuge Building and the Bitter Point Pump Station were designed to accommodate larger demands than currently required. Because they are oversized, the HVAC systems cycle on and off too quickly and do not run long enough to effectively remove moisture from the air. This results in higher humidity levels, which pose a threat to the Centrifuge Building's SCADA servers and the Bitter Point Pump Station's variable frequency drives that control the pumps. The SCADA servers in the Centrifuge Building have previously failed due to high humidity. Portable dehumidifiers were installed as a temporarily solution.

The HVAC units in the Operations Building are experiencing extreme wear and failure. OC San maintenance staff has made several repairs, but the units have exceeded their useful life expectancy, and further repairs or maintenance will not provide reliable performance.

### **PROPOSED SOLUTION**

Approve Purchase Order and Master Turnkey Agreement to downsize two HVAC units at the Centrifuge Building, one HVAC unit at the Bitter Point Pump Station, and replace three in-kind HVAC units at the Operations Building.

### **TIMING CONCERNS**

Delaying this action means OC San may be vulnerable to the loss of HVAC and/or critical equipment at the three sites.

### **RAMIFICATIONS OF NOT TAKING ACTION**

Not replacing the units will increase the risk of inadequate building temperatures for staff and the eventual failure of the SCADA servers and variable frequency drives in the buildings. Failure of this equipment would cause pump station and plant control system disruptions.

### **PRIOR COMMITTEE/BOARD ACTIONS**

N/A

### **ADDITIONAL INFORMATION**

OC San is utilizing a cooperative purchasing agreement through Omnia Partners, formerly U.S. Communities, which is the largest cooperative purchasing organization for public sector procurement. This agreement was awarded using a competitive bid process similar to OC San's and has been vetted by the Purchasing Division. The collective buying power of the unified purchasing cooperatives typically deliver value and savings for public agencies nationwide.

Trane U.S. Inc. was selected to propose on this cooperative purchasing agreement because they provide equipment that matches the existing HVAC needs and fits within the existing footprint.

Staff evaluated the proposal in accordance with OC San policies and procedures and based on these results, recommends awarding the Purchase Order Contract to Trane U.S. Inc.

Location	Existing HVAC Quantity & Size	Proposed HVAC Quantity & Size
Centrifuge Building	Three (3) 5.66-ton units	Two (2) 3.5-ton units (new) One (1) 5.66-ton unit (keep)
Operations Building	One (1) 30-ton unit One (1) 20-ton unit One (1) 4-ton unit	One (1) 30-ton unit (new) One (1) 20-ton unit (new) One (1) 4-ton unit (new)
Bitter Point Pump Station	One (1) 15-ton unit	One (1) 10-ton unit (new)

**CEQA**

The project is exempt from CEQA, and a Notice of Exemption will be filed with the OC Clerk-Recorder and State Clearing House after the OC San's Board of Directors approval of the Purchase Order Contract.

**FINANCIAL CONSIDERATIONS**

This request complies with the authority levels of OC San's Purchasing Ordinance. This item has been budgeted (Budget FY 2024-25 and 2025-26, Section 8, Page 52, Operations & Maintenance Capital Program, Project No. M-SM-CAP) and the budget is sufficient for the recommended action.

**ATTACHMENT**

*The following attachment(s) may be viewed on-line at the OC San website ([www.ocsan.gov](http://www.ocsan.gov)) with the complete agenda package:*

- Master Turnkey Agreement

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