
File #: 2025-4634**Agenda Date:** 2/11/2026**Agenda Item No:** 3.

FROM: Robert Thompson, General Manager
Originator: Lorenzo Tyner, Assistant General Manager

SUBJECT:

THICKENING AND DEWATERING BUILDING HVAC REPLACEMENT AT PLANT NO. 1

GENERAL MANAGER'S RECOMMENDATION

RECOMMENDATION: Recommend to the Board of Directors to:

- A. Approve a Purchase Order Contract and a Master Turnkey Agreement with Trane U.S. Inc. for HVAC replacement at the Thickening and Dewatering Building at Plant No. 1, using the OMNIA Partners (formerly National IPA) Cooperative Contract No. 3341 for a total amount not to exceed \$546,525; and
- B. Approve a contingency of \$54,652 (10%).

BACKGROUND

The Orange County Sanitation District (OC San) Thickening and Dewatering building is critical to the solids processing operation at the plant. It houses sensitive electrical equipment that requires climate and humidity control for reliable operation.

RELEVANT STANDARDS

- Ensure the public's money is wisely spent
- Participate in local, state, and national cooperative purchasing programs
- Maintain a proactive asset management program

PROBLEM

The original HVAC equipment was designed with stainless steel material due to the environment in which it operates. Due to the rigidity of stainless steel, the microtubing in the condenser unit is showing cracks and exhibiting premature failure. Contributing to the failure is the lack of vibration-isolation pads, which were not part of the original design and were not installed during construction. Excessive vibration is adding to the microtubing failures. Facilities Maintenance is facing long material lead times for microtubing replacement, which limits unit capacity and prevents them from keeping up with existing cooling load requirements.

PROPOSED SOLUTION

Staff recommends approving a Purchase Order Contract and Master Turnkey Agreement with Trane U.S. Inc. This project will replace the existing HVAC system with a like-for-like replacement, which will meet current load calculations. Epoxy coated copper material will replace stainless steel and vibration isolation pads will be installed in the new equipment to rectify the issue with material and vibration.

TIMING CONCERNs

Delaying the replacement of the equipment will continue to compromise its operability and reliability.

RAMIFICATIONS OF NOT TAKING ACTION

The equipment housed in the Thickening and Dewatering building will be exposed to an uncontrolled environment risking failure and inability process solids.

PRIOR COMMITTEE/BOARD ACTIONS

N/A

ADDITIONAL INFORMATION

OC San has previously utilized a cooperative contract through OMNIA Partners (formerly National IPA & U.S. Communities). This is the largest cooperative purchasing organization for public sector procurement. The collective buying power of unified purchasing cooperatives typically delivers value and savings for public agencies nationwide. OC San requested a single quote from Trane U.S. Inc. for this cooperative agreement totaling \$546,525.

CEQA

N/A

FINANCIAL CONSIDERATIONS

This request complies with the authority levels of OC San's Purchasing Ordinance. This item has been budgeted (Budget Update FY 2025-26, Page 23, Repairs & Maintenance), 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) with the complete agenda package:

- Master Turnkey Agreement