



Agenda Report

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

SUBJECT:

EPSA ELECTRICAL BUILDING AND DISTRIBUTION CENTER H HVAC SYSTEM REPLACEMENT AT PLANT NO. 2, PROJECT NO. SC22-01

GENERAL MANAGER'S RECOMMENDATION

RECOMMENDATION: Recommend to the Board of Directors to:

- A. Approve a Purchase Order Contract to Trane U.S. Inc. for the EPSA Electrical Building and Distribution Center H HVAC System Replacement at Plant No. 2, Project No. SC22-01, utilizing the Omnia Cooperative Purchasing Agreement, Contract Number 3341, for a total amount not to exceed \$3,862,000; and
- B. Approve a contingency of \$386,200 (10%).

BACKGROUND

The electrical building for the Effluent Pump Station Annex (EPSA) has six air handlers and condensers that were installed in 2008 and Distribution Center H has four packaged heating, ventilation, and air conditioning (HVAC) units that were installed in 2012. These two buildings house critical electrical equipment vital to Orange County Sanitation District's (OC San) treatment and operation. The HVAC systems are used to cool the electrical equipment and keep them from overheating.

RELEVANT STANDARDS

- Comply with California Public Contract Code Section 20103.8, award construction contract to lowest responsive, responsible bidder
- 24/7/365 treatment plant reliability

PROBLEM

The HVAC outdoor air coils and copper components are showing extreme wear and failure. The maintenance staff has repaired these units several times; however, the units are at a point where further repair or maintenance will not offer acceptable reliability. In addition, the HVAC equipment on the two buildings has passed its useful life expectancy and can no longer be maintained reliably.

PROPOSED SOLUTION

Approve a Purchase Order for EPSA Electrical Building and Distribution Center H HVAC System Replacement at Plant No. 2, Project No. SC22-01. This project will replace in kind the 10 HVAC units on the two buildings.

TIMING CONCERNS

The approval of this Purchase Order contract to design, build, and commission new HVAC equipment is the most feasible way to replace the equipment in the shortest amount of time. Delaying this action means OC San will be vulnerable to the loss of equipment within the two buildings.

RAMIFICATIONS OF NOT TAKING ACTION

Not replacing these units will increase the risk of overheating and the eventual failure of critical electrical equipment in the buildings. Failure of this equipment would cause major treatment plant disruptions.

PRIOR COMMITTEE/BOARD ACTIONS

N/A

ADDITIONAL INFORMATION

OC San is utilizing a cooperative 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 Purchasing. 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 agreement because they can provide equipment that matches the existing and fits within the existing footprint. The total amount of bid under this cooperative agreement is \$3,862,000.

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

Location	HVAC Quantity and Size
EPSA Electrical Building	Three (3) 25-ton units One (1) 10-ton unit One (1) 5-ton unit One (1) 2-ton unit
Distribution Center H	Four (4) 60-ton units

CEQA

The project is exempt from CEQA under the Class 1 categorical exemptions set forth in California Code of Regulations Section 15301. A Notice of Exemption will be filed with the OC Clerk-Recorder after OC San Board of Directors approval.

FINANCIAL CONSIDERATIONS

This request complies with the authority levels of OC San's Purchasing Ordinance. This item has been budgeted (Adopted Budget, Fiscal Years 2022-2023 and 2023-24, Section 8, Page 50, Operations and 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) with the complete agenda package:

- SC22-01 Photos - Supplemental Attachment

SS:tk