

Facility & Support Services

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Item #14
6/27/17

~ Our Promise: Professional People, Solving Problems, High Performance

June 27, 2017

To: Mahesh Sharma
County Administrator

From: Chris Still, Maintenance Coordinator
Facility & Support Services

Subj: Service Agreement Scott County Chillers - HVAC

Facility and Support Services obtained pricing from Trane Co for periodic maintenance to six downtown chillers for a five year period. Due to the type of specialty services outlined in the scope of work, and their direct correlation with building automated systems we recommend services be performed only by Trane Certified Technicians.

This service contract will provide for onsite preventive maintenance support of six chillers that are the source of cooling for downtown campus locations that include the Scott County Admin Center, County Courthouse, County Jail, and Entrance Pavilion. The service contract is intended to provide a routine preventive/predictive maintenance service by factory authorized personnel in maintaining significant component pieces of our cooling systems. Coupled with our departments own preventive maintenance plan already in place to chemically treat water systems, clean condenser coils, replace fans and motors, adjust belts and perform routine repairs we are able to implement a planned maintenance program that ensures chiller reliability, prolongs equipment life, and aids to keep systems functioning at a high level.

While the service does not eliminate a larger repair or failure it does minimize failures and repairs by identifying them with onsite analysis before they happen. Services included in this agreement are (priority service, refrigerant management and lab analysis, vibration analysis, Trane Laboratory Analysis, alarm log review, advanced diagnostic review, seasonal startup, operational inspections, refrigerant usage, condenser tube cleaning, and system shutdown inspections.)

I have reviewed this proposal and recommend that the Board approve the five year service contract and award it to Trane Co in the amount of \$118,075.00 with an annual cost of \$23,615.00. By entering into a five year agreement our annual cost does not increase over the duration of this contract. This contract will run through FY'22. The Service contract is budgeted in the operational budget for Facility & Support Services.

Annual Cost FY'18 = \$23,615.00
Annual Cost FY'19 = \$23,615.00
Annual Cost FY'20 = \$23,615.00
Annual Cost FY'21 = \$23,615.00
Annual Cost FY'22 = \$23,615.00

Total Cost = \$118,075.00

I will be at the next Committee of the Whole meeting to discuss this recommendation further and to answer any questions you or the Board may have.

CC: Tammy Speidel

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

June 29, 2017

A RESOLUTION APPROVING THE AWARD OF A CONTRACT FOR MAINTENANCE SERVICES TO SCOTT COUNTY CHILLERS AND HVAC EQUIPMENT TO TRANE COMPANY IN THE TOTAL AMOUNT OF \$118,075.00.

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

- Section 1. That the contract for maintenance to Scott County Chillers and HVAC equipment is hereby approved and awarded to Trane Company in the total amount of \$118,075.00 as follows:
- Section 2. That FY18 annual cost is \$23,615.00.
- Section 3. That FY19 annual cost is \$23,615.00.
- Section 4. That FY20 annual cost is \$23,615.00.
- Section 5. That FY21 annual cost is \$23,615.00.
- Section 6. That FY22 annual cost is \$23,615.00.
- Section 7. That the Director of Facility and Support Services is hereby authorized to sign contract documents for the award on behalf of the Board of Supervisors.
- Section 8. This resolution shall take effect immediately.