

Facility & Support Services

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Item #4

6/12/18

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May 23, 2018

To: Mahesh Sharma
County Administrator

From: Tammy Speidel, FMP
Director, Facility & Support Services

Subj: Service Agreement Scott County Chillers - HVAC

Facility and Support Services obtained pricing from Trane Co for periodic maintenance to chillers located at Sheriff Patrol, Secondary Roads, and Juvenile Detention. These locations are coming off of a manufacturer's warranty period and need to be added to the County's current service agreement.

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.

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. Additionally, during the last fiscal year Facility & Support Services has partnered with Secondary Roads to provide preventative maintenance, trouble shooting, and repairs of HVAC equipment at their Eldridge location.

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.)

FSS has reviewed this proposal and recommend that the Board approve and award a four year service contract to Trane Co in the amount of \$173,194.00 (see detail cost breakdown below). This contract will run through FY'22, putting it on the same renewal period as the equipment at all of the other facilities. Juvenile Detention and Sheriff's Patrol dollars are budgeted in our annual operating budget, Secondary Roads has budgeted the dollar amounts for their location.

Fiscal Year	Juvenile Detention	Secondary Roads	Sheriff's Patrol
FY19	\$ 4,936.00	\$13,360.00	\$ 24,390.00
FY20	\$ 4,936.00	\$13,360.00	\$ 24,390.00
FY21	\$ 4,936.00	\$13,360.00	\$ 24,390.00
FY22	\$ 4,936.00	\$13,360.00	\$ 24,390.00
TOTAL	\$19,744.00	\$55,890.00	\$ 97,560.00

Chris Still 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: Jon Burgstrum

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 14, 2018

A RESOLUTION APPROVING A FOUR YEAR SERVICE CONTRACT FOR
MAINTENANCE SERVICES ON CHILLERS AND HVAC EQUIPMENT TO TRANE
COMPANY IN THE TOTAL AMOUNT OF \$173,194.00

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

- Section 1. That the four year service contract for maintenance services on chillers and HVAC equipment is hereby approved and awarded to Trane in the amount of \$173,194.00.
- Section 2. That the Director of Facility & Support Services is authorized to sign this contract.
- Section 3. This resolution shall take effect immediately.