



Agenda Submittal

Agenda #:	14	Status:	Approved
Type:	Contract	Department:	Library
File #:	18-170	Contact:	Bonnie A. Katz, 784-1500
Agenda date:	3/13/2018	Final action:	3/13/2018

Title: Approve a sole source agreement with Trane for an amount not to exceed \$499,684 for the manufacturing of custom heating, ventilation and air conditioning (HVAC) equipment to replace the current failing HVAC equipment at the Solano County Library Headquarters/Fairfield Civic Center Library; Authorize the Director of Library Services or her designee to sign the agreement necessary for the manufacturing and purchase of the equipment; and Approve an Appropriation Transfer Request (ATR) of \$499,684 from the Library's Contingency Fund for the purchase of the equipment (4/5 vote required)

Governing body: Board of Supervisors

District: All

Attachments: 1. A - Trane Proposal, 2. B - Sole Source Form, 3. C - Project Budget, 4. Minute Order

Date	Ver.	Action By	Action	Result
3/13/2018	1	Board of Supervisors	Approved	

Published Notice Required? Yes No

Public Hearing Required? Yes No

DEPARTMENTAL RECOMMENDATION:

The Director of Library Services recommends that the Board of Supervisors:

- 1) Approve a sole source agreement with Trane for an amount not to exceed \$499,684 for the manufacturing of custom HVAC equipment to replace the current failing HVAC equipment at the Solano County Library Headquarters/Fairfield Civic Center Library located at 1150 Kentucky Street, Fairfield;
- 2) Authorize the Director of Library Services or her designee to sign all agreements necessary for the manufacturing and purchase of the equipment which will be completed through the issuance of a purchase order from the General Services department; and
- 3) Approve an Appropriation Transfer Request (ATR) of \$499,684 from the Library's Contingency Fund for the purchase of the equipment (4/5 vote required).

SUMMARY:

The current HVAC equipment was installed in the Solano County Library Headquarters/Fairfield Civic Center Library in 1999. An evaluation of the equipment by the General Services department has determined that the equipment has reached the end of its useful life. Because of space limitations for new equipment, the HVAC unit - boiler and chiller - will need to be custom manufactured for the Library. In addition to the replacement of the HVAC unit, the Library will need to replace the controls, VAV (Variable Air Volume) units, and make some modifications to the duct work.

General Services Department, Capital Projects Division, has hired a Mechanical and Electrical engineer to design a new system for the Library. The Library is using these recommendations to install a more cost effective system including new controls and modifications to the VAV boxes and duct work.

In determining the company to manufacture the equipment, Trane was the only company that could do the work as they specialize in manufacturing specialty equipment meeting customer design requirements and system specifications, and able to manufacture a custom size to fit within the footprint of the existing enclosure without additional modifications and cost. Therefore, the department is recommending that the fabrication of the new HVAC equipment be sole sourced to Trane.

In order to get this project started, and before the increase in summer season weather temperatures, the Library recommends contracting with Trane to manufacture the custom HVAC equipment, which is estimated to take three to four months. While the equipment is being manufactured, General Services, Capital Projects Division will request bid proposals for a contractor to install the new system at the Library Headquarters/Fairfield Civic Center facility. Once the lowest responsible bidder is determined, the Library will return to your Board for consideration of awarding a contract to complete facility upgrades and installation of the project, which would be able to begin immediately with no delay in waiting for the manufacturing of the equipment. The total estimated cost for the project, including the manufacturing and installation of the HVAC equipment, currently is projected to be \$1,658,463.

FINANCIAL IMPACT:

There is no impact to the County General Fund. The Library is funded through property and library sales tax revenue. The cost for the custom manufacturing of the HVAC equipment will be funded from the Library's Contingency budget. The HVAC equipment including manufacturing, a two-year parts and labor warranty and taxes is \$499,684.

ALTERNATIVES:

The Board could choose not to approve the agreement for the custom manufacturing of the HVAC equipment with Trane. This is not recommended as the current equipment is at the end of its useful life and beginning to fail. It would be more costly to the Library to have to install emergency equipment in order to keep the building open and available to the public.

OTHER AGENCY INVOLVEMENT:

General Service Department, Capital Projects Division, has been involved with the specifications, and consultants in order to design and recommend the new system.

CAO RECOMMENDATION:

APPROVE DEPARTMENTAL RECOMMENDATION