



**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Staff Report**  
**January 19, 2021**

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**TOPIC:** Award a Purchase Order to Trane U.S. Inc.

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**AGENDA TITLE:**

Award a purchase order in an amount not to exceed \$346,382 to Trane U.S. Inc., dba Trane, for replacement of an air conditioning unit in the Ross Annex portion of City Hall (General Fund) (Specification No. 20-145)

**RECOMMENDED ACTION**

Award a purchase order to Trane U.S. Inc., dba Trane, in the amount of \$314,892, with a contingency amount of \$31,490, in amount not to exceed \$346,382, to replace a failing air conditioning unit at the Ross Annex, subject to non-substantive changes approved by the City Manager and City Attorney.

**DISCUSSION**

The Public Works Agency Building Maintenance Division oversees City facilities to ensure mechanical systems operate safely and efficiently, and meet all applicable laws and regulations. The commercial-grade rooftop heating, ventilation, and air conditioning (HVAC) system at the Ross Annex Building contains three air conditioning units. Two of the three units are failing and, after 22 years of service, air conditioning unit #2 is frequently out of order, requires continuous repairs and operates at 50 percent capacity. Approval of the recommended action will provide for the replacement of unit #2, which has exceeded its useful life.

Staff recommends utilizing a Trane unit as using equipment produced by the same manufacturer will provide a seamless transition given the current support system already accommodates the weight, size, and location of the new unit. Utilizing equipment from a different manufacturer could result in a change in size, weight, and location of supports and connection points requiring engineering, structural and mechanical modifications, which will add a significant increase in cost, and more importantly, a significant amount of time to the replacement schedule.

Santa Ana Ordinance No. NS-2312 authorizes the City to purchase against contracts from any public agency employing a competitive bid process. Harford County Public Schools

awarded a contract to Trane U.S. Inc. (Contract No. RFP #15-JLP-023) for the procurement of comprehensive HVAC products, installation, services and related products and services. The contract was awarded as a result of open, competitive bidding. Staff recommends utilizing the Harford County Public Schools contract to authorize a one-time purchase and payment of purchase order to Trane for the purchase and installation of a new air conditioning unit to replace AC-2, which is in line with the City's existing Purchasing Guidelines.

### **FISCAL IMPACT**

Funds are budgeted and available in the following account for the specified year.

<b>Fiscal Year</b>	<b>Accounting Unit-Account #</b>	<b>Fund Description</b>	<b>Accounting Unit, Account Description</b>	<b>Amount</b>
FY 20-21	01116500-66200	General Fund	Planning and Building Agency-Administration, Building Improvement	\$200,000
FY 20-21	01116500-62320	General Fund	Planning and Building Agency-Administration, Maintenance and Repair Buildings and Ground	\$2,000
FY 20-21	01116500-62322	General Fund	Planning and Building Agency-Administration, Maintenance & Repair Machinery and Equipment	\$5,000
FY 20-21	01116530-62322	General Fund	Planning and Building Agency-Permit and Plan Check, Maintenance and Repair Machinery and Equipment	\$2,000
FY 20-21	01116540-62300	General Fund	Planning and Building Agency-Community Preservation, Contract Services-Professional	\$7,000
FY 20-21	07317100-62300	Internal Service	Building Maintenance, Contract Services-Professional	\$14,921
FY 20-21	01113250-66200	General Fund	PRCSA-Park Facilities, Building Improvement	\$115,461
<b>TOTAL</b>				<b>\$346,382</b>

Submitted By:  
Nabil Saba, Executive Director - Public Works  
Minh Thai, Executive Director - Planning and Building Agency

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Lisa Rudloff, Executive Director - Parks, Recreation, and Community Services

Approved By: Kristine Ridge, City Manager