

REGIONAL TRANSIT ISSUE PAPER

Agenda Item No.	Board Meeting Date	Open/Closed Session	Information/Action Item	Issue Date
12	7/24/17	Open	Action	07/19/17

Subject: Approving First Amendment to the Contract for On-Call Trane Chiller Repair and Preventive Maintenance with Climate Control, Inc.

ISSUE

Whether or not to approve the First Amendment to the Contract for On-call Trane Chiller Repair and Preventive Maintenance with Climate Control, Inc.

RECOMMENDED ACTION

Adopt Resolution 17-07-_____, Approving the First Amendment to the Contract for On-Call Trane Chiller Repair and Preventive Maintenance with Climate Control, Inc.

FISCAL IMPACT

Budgeted:	Yes	This FY:	\$	80,734
Budget Source:	Capital	Next FY:	\$	100,000
Cost Cntr/GL Acct(s) or Capital Project #:	910800, F024.07.02	Total Amount:	\$	180,734
Total Budget:	\$ 180,734.00			

DISCUSSION

A chiller is a machine that removes heat from a liquid via a vapor-compression or absorption refrigeration cycle. This liquid can then be circulated through a heat exchanger to cool air or equipment as required. SacRT's chiller, located in the basement of the administrative building (1400 29th Street), is used to cool all the administrative offices.

On September 28, 2015, the Board approved the Second Amendment to the Contract for On-Call Chiller Repair with Johnson Controls, stating that the Trane Chiller is original to the building (40 years). Staff was researching the possibility of replacing it, but failed to obtain the required funding so, the replacement of the Trane Chiller did not occur and the original system is still in place. On June 28, 2016, a Contract was executed with Climate Control, Inc. for On-call Services for Trane Chiller Repair and Preventive Maintenance.

Subsequent to the execution of the Contract with Climate Control, Inc., the chiller control system experienced a series of failures that have been mitigated by temporary fixes, but these failures are indicative that the chiller control system needs extensive repairs. The chiller controls affect the ability to properly control the air temperature within the Administrative Building. Without repair, the system will be unreliable and will, most likely, produce uncomfortable working conditions within the building. Climate Control, Inc. has reviewed the chiller control system and has provided a preliminary proposal to accomplish the needed repairs of \$164,304.00.

Approved:

Presented:

Final 07/19/17

General Manager/CEO

Director, Construction Management

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The SacRT procurement ordinance, Section 1.505, states: “If a Contract was initially awarded using an informal solicitation and the aggregate total of the initial Contract, prior amendments, and the proposed new amendment would exceed the threshold for Formal Solicitation, then, prior to approving the amendment, the Board must determine that: (1) there was not improper procurement splitting; and (2) either the requirements for a new informal solicitation have been met or the criteria for a non-competitive solicitation are met as set forth in Section 1.405.” There was no improper procurement splitting on this project. The original independent cost estimate for this contract was based on historical cost information. Due to the old age of the equipment and increased failures, additional repairs have been necessary, resulting in anticipated total expenditures on the contract exceeding \$100,000, the threshold for a formal solicitation. This First Amendment meets the criteria for a non-competitive solicitation (i.e., the repair work is within the general scope of the contract). Pursuant to the federal third party contracting circular, an amendment that is within the general scope of a contract does not require a new solicitation.

Staff recommends that the Board authorize an Amendment to the Contract for On-Call Trane Chiller Repair and Preventive Maintenance with Climate Control, Inc. to increase the total consideration by \$180,734.00, so that there is sufficient funding to provide repairs to the chiller control system located at 1400 29th Street for a revised not to exceed amount of \$221,572.00.

RESOLUTION NO. 17-07-_____

Adopted by the Board of Directors of the Sacramento Regional Transit District on this date:

July 24, 2017

APPROVING THE FIRST AMENDMENT TO THE CONTRACT FOR ON-CALL TRANE CHILLER REPAIR AND PREVENTIVE MAINTENANCE WITH CLIMATE CONTROL, INC.

BE IT HEREBY RESOLVED BY THE BOARD OF DIRECTORS OF THE SACRAMENTO REGIONAL TRANSIT DISTRICT AS FOLLOWS:

THAT, the First Amendment to the Contract for Trane Chiller On-Call Repair and Preventative Maintenance between the Sacramento Regional Transit District, therein referred to as "SacRT," and Climate Control Inc., therein referred to as "Contractor," increasing the total consideration by \$180,734.00 from \$40,838.00 to \$221,572.00.

THAT, the General Manager/CEO is hereby authorized and directed to execute the First Amendment.

ANDREW J. MORIN, Chair

A T T E S T:

HENRY LI, Secretary

By: _____
Cindy Brooks, Assistant Secretary