



Interoffice Memorandum

January 2, 2018

TO: Mayor Teresa Jacobs
and the Board of County Commissioners

FROM: Carrie Woodell, Manager, Procurement Division

CONTACT: Richard Steiger, Manager, Facilities Management Division
407-836-7473

SUBJECT: Approval of Purchase Order M88404, Renewal Service for Chiller
Number 1 at the Courthouse

ACTION REQUESTED:

Approval of Purchase Order M88404, Renewal Service for Chiller Number 1 at the Courthouse, with Trane US, Inc., in the total amount of \$184,744.

PURPOSE:

The renewal service is a major inspection and maintenance program that will bring the chiller compressor back to like-new condition and install a new purge and adapt view display panel. This includes a five-year parts and labor limited warranty.

The renewal service is a comprehensive program designed to prevent refrigerant leaks, compressor failures, and avoid unscheduled downtime. This process replaces worn materials, restores compressor performance, and updates applicable components to current design standards. The overhaul services includes OEM equipment with a five-year warranty.

FUNDING

Funding is available in account 1023 043 2049 3810.

APPROVALS:

The Facilities Management Division concurs with this recommendation.

REMARKS:

During construction of the Orange County Courthouse in 1996-1997, Trane U.S., Inc. was selected to provide the two main 1280 ton chillers to provide HVAC to the complex. All chiller manufacturers recommend a 10-year overhaul of critical components to extend the operational life cycle of the unit. The second 10-year overhaul for chiller number 1 is now due. Trane U.S., Inc. performed the first overhaul for chiller number 1 in 2007/2008.

Trane U.S, Inc. is the original equipment manufacturer and offers an extended warranty program for their products. Utilizing the renewal program will provide a five-year extended warranty for the chiller on all parts and labor. Since these chillers are nearing the end of their useful life cycle, continuing an extended warranty at this time is beneficial in both cost savings and operational assurance until such time the chillers can be replaced with newer models.

The cost for the chiller overhaul is considered fair and reasonable by staff when compared with prior chiller overhauls within the County. The Trane renewal service is only offered and installed by Trane U.S., Inc. utilizing Trane factory technicians and OEM parts. Additionally, the extended warranty is only available through Trane, U.S., Inc.