

**INDIAN RIVER COUNTY, FLORIDA
MEMORANDUM**

TO: Jason E. Brown, County Administrator

FROM: Richard B. Szpyrka, P.E., Public Works Director

SUBJECT: Designation of Trane U.S. Inc., as Sole Source Provider for HVAC Control Systems and Service Contracts for the Control Systems

DATE: November 27, 2017

DESCRIPTION AND CONDITIONS

Indian River County Facilities has been utilizing Trane U.S. Inc., to replace the existing Johnson Control Systems throughout the County utilizing the U.S. Communities Cooperative contracting system. The County issued Purchase Orders to Trane to replace the antiquated Variable Air Vaults (VAV's) and failed Johnson Control Systems in the Courthouse. Additionally, Trane has replaced failed control systems in Buildings A & B, Sheriffs Administration Building, Property Appraiser, and several other facilities, with Trane control systems.

The original control systems were thought to be compatible with Trane systems using an electronic bridge system to convert the control systems to Trane control signals. This has caused issues with the controlling of the VAV's to the point where the systems are not working as needed. Additionally, the Trane Control Systems need annual maintenance that County staff is not able to provide.

FUNDING

Funding for services by Trane U.S. Inc., for annual maintenance is available in Facilities Management, Other Contractual Services, 00122019-033490. Funding for the replacement of VAV's, Chiller Units, and associated controls is available in funding accounts set aside for replacement projects in the Capital Improvement Element (CIE).

RECOMMENDATION

Staff recommends the Board of County Commissioners declare Trane U.S. Inc., as the County's sole source provider for HVAC control systems and annual service contracts for the control systems. Staff also recommends that the Board of County Commissioners authorize Purchasing to issue a Purchase Order for \$25,880.00 for Trane Building Advantage Agreement Annual Service Contract. Finally, staff recommends the Board authorize the Purchasing Manager to sign the annual service agreements, after they have been reviewed and approved by the County Attorney as to form and legal sufficiency.

DISTRIBUTION

Michael Smykowski, Budget Director
Jennifer Hyde, Purchasing Manager

ATTACHMENT

Trane Building Advantage Agreement

APPROVED AGENDA ITEM FOR DECEMBER 5, 2017