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TO: Board of County Commissioners

THROUGH: John A. Titkanich, Jr., County Administrator
Sean A. Lieske, Acting Public Works Director
Kirstin Leiendecker, P.E., Assistant Public Works Director

FROM: Chuck Belcher, Facilities Manager

SUBJECT: Designation of Trane US, Inc. as Sole Source Provider for Service Contracts for the Control Systems

DATE: November 15, 2023

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 covert 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 various accounts Facilities Management Maintenance – Air Conditioning Accounts/00122019-034620. 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 annual service contracts for the control systems. Staff also 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. Finally, staff also recommends that the Board of County Commissioners authorize Purchasing to issue purchase orders for the Trane US, Inc. service agreements.

ATTACHMENTS

1. Trane US, Inc. Continuation of BAS Service Agreement 2332630 – Year 3
2. Trane US, Inc. Continuation of Service Agreement 2879919 and 2601684 Intelligent Services SA – Year 3
3. Trane US, Inc. Continuation of Service Agreement 1774504 Scheduled Mechanical Service Agreement – Year 3

APPROVED AGENDA ITEM FOR DECEMBER 5, 2023