

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, System Refurbishments, and Equipment Replacement

DATE: April 7, 2021

DESCRIPTION AND CONDITIONS

Indian River County Public Works has been utilizing Trane U.S. Inc., for the replacement of our large air conditioning equipment, replacement or refurbishment of our aging Trane air handlers, replacement of our aging Variable Air Volume (VAV's) systems and the replacement of the existing Johnson Control Systems throughout the County for more than 10 years. The equipment and services have typically been obtained through piggyback or cooperative contract. Trane provides design services as part of their analysis of our systems for replacement or refurbishment as part to their service along with permitting the work through the Building Division. On large projects such as the replacement of the VAV's and controls at the Courthouse, the design services alone save the County tens of thousands of dollars with every project, as well as months of staff time. This sole source request is only for Courthouse, Buildings A & B, the Health Department, the Sheriffs Administration Building, the IG Center, Main Library, North County Library, and Sebastian Corners. The remaining systems within the County will continue to be serviced and replaced by local vendors.

Upcoming projects include the Health Department which has been analyzed by Trane for replacement of the original air handlers (6) and the original VAV's (16), installed in 1993, with high efficient equipment and Trane Controls for further operational efficiency, currently budgeted at \$800,000. Attached are the costs for installation and the purchase of the equipment at the Health Department. It is estimated that the County saved over \$75,000 in design costs by working with Trane on this project. Staff has also been working with Trane to refurbish the remaining air handlers in the Courthouse, originally installed in 1993, with new coils, motors, and other equipment currently budgeted at \$400,000 per year for the next three years. There are 16 air handlers remaining in the Courthouse that need refurbishment. See the attached assessment for the air handlers at the Courthouse.

The utilization of cooperative agreements will continue to be the primary method of cost verification for all Trane Proposals, however staff is requesting the sole source designation for the above locations to provide flexibility not afforded using cooperative agreements, which require item by item cost verification against the agreement.

FUNDING

Funding for infrastructure improvements is available in the Optional Sales Tax Fund, Facilities Management, Capital Improvements Element, Health Department VAV Replacement Account 31522019-066510-21004 and Courthouse Air Handler Refurbishments 31522019-066510-21005.

RECOMMENDATION

Staff recommends the Board of County Commissioners declare Trane U.S. Inc., as the County's sole source provider for HVAC system controls, system replacement and refurbishment at the Courthouse, Buildings A & B, Health Department, Sheriffs Administration Building, IG Center, Main Library, North County Library, and Sebastian Corners, and authorize the Purchasing Division to issue Purchase Orders to Trane, as funds are authorized by the Budget Office, and as the Trane Terms and Conditions are approved by the County Attorney as to form and legal sufficiency.

Attachments

IRC Health Department AHU and VAV Replacement Proposal
Proposal – Supplied Equipment
Indian River County Courthouse – AHU Evaluation Report

Agenda Item for April 13, 2021