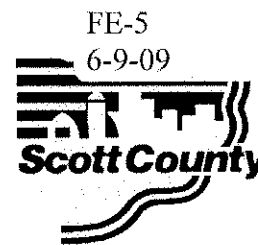


Facility and Support Services

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June 3, 2009

To: Dee F. Bruemmer
County Administrator

From: Dave Donovan, Director
Facility and Support Services

Subj: Proposal for HVAC Controls maintenance

As you know, all of the systems at the Jail had a one-year operational warranty included as a normal course of practice for a new building. In addition, some major mechanical systems have additional warranty coverage for catastrophic failures, etc. My department has been assessing our ability to adequately maintain the various systems and our need for agreements that cover repairs, parts and labor. One of those systems is the digital control system for the HVAC system. That control system monitors and controls all aspects of providing heating, cooling and ventilation for the entire jail facility. For the jail we selected a system that directly integrates into most of the pieces of equipment (from the same manufacturer) to ensure consistent operation and to simplify service and repair issues. Similarly, we wish to contract with the local representative from that manufacturer (for at least an initial period) for our service agreement.

I have a proposal from Davenport Trane to provide full coverage service for the digital HVAC control system for the jail. Their proposal would provide us with both preventive and repair services, technical support, staff training opportunities and ensure original equipment parts. It is important at this point to protect the integrity and original operational parameters of the system. Those issues affect both comfort and energy consumption. Energy consumption is especially important in the jail facility as our largest consumer of energy. The recommended proposal from Trane is a 3-year agreement with a cost of \$35,078.33 per year.

As an adjunct to this agreement, we will also be discussing energy conservation strategies with the local Trane office. Those strategies could involve changes already covered under this agreement like simple programming changes, set point adjustments, scheduling strategies, etc. Other strategies could involve costs not covered under this contract. We will be evaluating those options and their respective payback periods during the next several months.

I will be at the next Committee of the Whole meeting to discuss my recommendation with the Board and to answer any questions they may have. This purchase is budgeted in the FSS operational budget for fiscal year 2010.

Cc: FSS Management Team