

Facility & Support Services

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June 14 2017

To: Mahesh Sharma
County Administrator

From: Chris Still Maintenance Coordinator
Facility & Support Services

Subj: Service Agreement - Building Automation for Scott County HVAC Systems

Scott County Facility & Support Services uses a software based automation system in conjunction with a majority of our HVAC equipment located in County facilities. During the Annex rooftop, and roof replacement project we were able to implement a building automated solution, which now allows all of our sites to be viewed on the County network. The building automation system works in conjunction with the operation of our HVAC systems to provide building comfort, air quality, and energy efficiency. The automated system also provides an operational tool for the facilities department, that allows our maintenance staff and myself the ability to view our equipment through the graphical interface, schedule equipment, make necessary changes, and monitor the systems closely during the day and remotely outside of normal work hours.

Due to the complexity and increased technology our Automation Systems require regular periodic maintenance by a Trane Certified technician. Trane Certified technicians have the necessary access to review Trane software, to make programming changes, to validate/calibrate Trane controls and validate the operational integration between the HVAC equipment and graphical interface on the overall system. It is our recommendation these service only be performed by Trane Co for these reasons. Facility & Support Services worked with Trane Co to provide cost estimates for periodic Maintenance Service to BAS systems and pricing is as follows...

The first year contract cost is \$71,650.00; second year contract cost is \$75,650.00; and the third year through the fifth year contract cost is \$88,350.00 each year. The first two years cost less because some of the services remain covered under warranty from the Courthouse and Annex Construction Projects. This contract runs to the conclusion of FY'22.

This five year agreement allows us to lock in a service plan rate with no annual cost increase for the duration of this contract. Services included in this agreement are (analysis review, fire alarm sequencing, control loop tuning, sequence of operations, database backups, software updates, operator training, time and material for BAS component pieces, emergency response, Trane intelligent services,) and on-site quarterly inspections by a Trane certified technician to perform these services. This service agreement will cover automated systems at Scott County facilities, and our annual cost per location after review of past agreements only increased at the Scott County Courthouse where we added additional controls during construction. By entering into a five year agreement and restructuring this service contract we were able to reduce costs in some locations.

I have reviewed this proposal and recommend that the Board approve the five year contract and award it to Trane Co in the amount of the \$412,350.00. Service contracts are budgeted in the operational budget for Facility & Support Services.

Annual Cost FY'18 = \$71,650.00

Annual Cost FY'19 = \$75,650.00

Annual Cost FY'20 = \$88,350.00

Annual Cost FY'21 = \$88,350.00

Annual Cost FY'22 = \$88,350.00

Total Cost = \$412,350.00

I will be at the next Committee of the Whole meeting to discuss this recommendation further and to answer any questions you or the Board may have.

CC: Tammy Speidel

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N
SCOTT COUNTY BOARD OF SUPERVISORS

June 29, 2017

A RESOLUTION APPROVING THE AWARD OF A FIVE YEAR CONTRACT FOR MAINTENANCE TO BUILDING AUTOMATED SYSTEMS AND AWARDDING THE CONTRACT TO TRANE COMPANY IN THE TOTAL AMOUNT OF \$412,350.00.

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

- Section 1. That the contract for Maintenance to Building Automated Systems, is hereby approved and awarded to Trane Co in the total amount of \$412,350.00 as follows:
- Section 2. That FY18 annual cost is \$71,650.00.
- Section 3. That FY19 annual cost is \$75,650.00.
- Section 4. That FY20 annual cost is \$88,350.00.
- Section 5. That FY21 annual cost is \$88,350.00.
- Section 6. That FY22 annual cost is \$88,350.00.
- Section 7. That the Director of Facility & Support Services is hereby authorized to execute contract documents on behalf of the Scott County Board of Supervisors.
- Section 8. This resolution shall take effect immediately.