



CITY COMMISSION STAFF REPORT

DEPARTMENT: Utilities

DATE: September 22, 2026

SUBJECT: Motion to approve an agreement with Trane U.S. Inc. to replace two (2) existing Heating, Ventilation, and Air Conditioning (HVAC) Systems at the Cooper City Community Center and City Hall facilities in the amount of \$79,045 for Fiscal Year 2025–2026, and the approved budgeted amount for each subsequent year of the contract term. – **Utilities**

**SUBMITTED
BY:**

Signed by:

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CITY MANAGER RECOMMENDATION:

The City Manager recommends approving the piggyback of Omnia Partners Contract No. 3341 for HVAC products, installation, labor-based solutions, and related products and services with Trane US, Inc., in the amount of \$79,045 for the Cooper City Community Center and City Hall facilities.

BACKGROUND OF ITEM:

The existing rooftop HVAC units serving City Hall and the Community Center are proposed for replacement because they require frequent repairs and have reached the end of their useful life.

The City Hall unit is an existing 5-ton packaged rooftop unit (RTU-3) serving the IT room, two bathrooms, the Building Department lobby, and the areas housing the permit clerks' cubicles.

The Community Center unit is an existing 10-ton packaged rooftop unit (RTU-6) serving the game room, the community center lobby, 2 classrooms, and the offices behind the lobby.

Trane proposes replacing the existing units with new 5-ton and 10-ton Trane units. The scope includes equipment, mechanical and electrical modifications, curb adapters, tie-down engineering, permitting, crane services, project management, and system startup.

ANALYSIS:

The proposed project calls for the complete replacement of the existing rooftop HVAC units serving City Hall and the Community Center.

Major components of the proposed work include:

- Replacement of Community Development RTU-3 with a new 5-ton Trane packaged rooftop unit.
- Replacement of Community Center RTU-6 with a new 10-ton Trane packaged rooftop unit.
- Removal of the existing rooftop units using crane services.
- Installation of new curb adapters.
- Electrical modifications are required for the new equipment.
- Replacement of the thermostat for Community Center RTU-6.
- Tie-down engineering is required for permitting.
- Engineering, permitting, crane and rigging, and system startup

The proposals include permit acquisition and inspections; however, actual permit fees are not included and will be billed separately.

PROCUREMENT:

Racine County, Wisconsin, issued an Invitation for Bid (IFB No. RC2022-1001) on June 15, 2022, to establish a national cooperative contract for HVAC Products, Installation, Labor-Based Solutions, and Related Products and Services.

On July 21, 2022, Racine County received one bid from Trane U.S., Inc., which was the lowest responsive, responsible, and qualified bidder based on the requirements issued in the IFB. The solicitation was awarded on January 11, 2022, with an effective date of September 1, 2022, and an initial term expiring on August 31, 2027. The solicitation can be renewed for one (1) additional five (5)-year period, for a total of ten (10) years.

Trane U.S., Inc. has the right to enter into local “service” agreements with Participating Public Agencies that access the Contract through OMNIA Partners, provided the effective date of such agreement is before the Contract expires. All local agreements may have a full potential term (any combination of initial and renewal periods), subject to the Participating Public Agency’s discretion.

On August 26, 2025, the City Commission approved the piggyback of Omnia Partners Contract No. 3341 for HVAC products, installation, labor-based solutions, and related products and services with Trane U.S., Inc., for the term of the contract, which expires on August 31, 2027, with a possible additional 5-year term.

This purchase will be made pursuant to Section 2-258(f) of the Cooper City Procurement Code.

FISCAL IMPACT:

The total cost of the proposed work is \$69,045.00 and includes new 5-ton and 10-ton HVAC units, equipment, labor, mechanical and electrical modifications, curb adapters, tie-down engineering, crane services, project management, and system startup. Permit fees are not included and will be billed separately. In addition, a \$10,000.00 City contingency for unforeseen conditions brings the total project authorization to \$79,045.00.

The contingency is not included in Trane U.S.'s contract amount and will remain under City control for contract management purposes.

The remaining balance in the applicable GL account will be used for additional HVAC improvements, including three mini-split installations at Bill Lips Park, Suellen H. Fardelmann Sports Complex, and Flamingo West Park.

<u>General Ledger Acct. Number</u>	<u>Budgeted Amount</u>	<u>Requested Amount</u>	<u>Remaining Amount</u>
300-312-566000-539-24012	\$808,000.00	\$79,045.00	\$269,220.00

ATTACHMENTS:

1. 3341 – Piggyback Agreement (Executed)
2. 3341 – OMNIA Racine County Award Letter
3. 3341 – Solicitation - IFB RC2022-1001
4. 3341 – Response – Trane
5. H4-FWQAA4-26-001 – Trane Proposal – Community Center RTU-6 Replacement
6. H4-FWQAA4-26-002 – Trane Proposal – City Hall RTU-3 Replacement

Workflow History			
User	Task	Action	Date/Time
Allen, Tedra	NEW ITEM: Not Yet Routed	*COMPLETE: Forward to City Attorney	09/03/26 03:22 PM
Allen, Tedra	Assigned to Attorney	COMPLETE: Forward to City Manager	09/03/26 03:57 PM
Rey, Alex	Assigned to City Manager	COMPLETE: Forward to City Clerk	09/11/26 09:57 AM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: End Workflow	09/11/26 02:06 PM
Allen, Tedra	END WORKFLOW - APPROVED		09/14/26 04:37 PM