



**CITY COMMISSION
STAFF REPORT**

DEPARTMENT: Utilities Department

DATE: August 25, 2026

SUBJECT: Request to approve additional expenditure authority in the amount of \$429,735.00 under Contract No. 3341, awarded to Trane U.S. for HVAC products, installation, labor-based solutions, and related products and services, along with approval of a \$30,000.00 contingency for unforeseen conditions, for a total project authorization of \$459,735.00.

**SUBMITTED
BY:**

Signed by:

Akin Ozyaydin

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CITY MANAGER RECOMMENDATION:

The City Manager recommends approval of additional expenditure authority in the amount of \$429,735.00 under Contract No.3341 awarded to Trane U.S. for HVAC Products, Installation, Labor-Based Solutions, and Related Products and Services, along with approval of a \$30,000.00 contingency for unforeseen conditions, for a total project authorization of \$459,735.00.

BACKGROUND OF ITEM:

The existing 30-ton split HVAC system serving the south wing of the Cooper City BSO Police Station is proposed for replacement. The system consists of an indoor air handling unit and an outdoor condensing unit currently located at ground level.

Trane proposes to replace the existing system with a new 30-ton Trane split system and relocate the condensing unit to the roof. Placing the condensing unit on the roof will shorten the refrigerant lines, increase efficiency, and extend the unit's life expectancy. The work includes equipment, mechanical and electrical modifications, refrigerant piping, structural roof curb and roofing work, controls, engineering, permitting, crane services, and startup.

ANALYSIS:

The proposed project provides for the complete replacement of the existing 30-ton HVAC system serving the south wing of the BSO Police Station and relocation of the condensing unit to a new rooftop installation.

Major components of the proposed work include:

- The proposed project provides for the complete replacement of the existing 30-ton HVAC system serving the south wing of the BSO Police Station and relocation of the condensing unit to a new rooftop installation.
- Relocation of the condensing unit to the roof.
- New refrigerant piping and associated mechanical work.
- Electrical upgrades required for the new equipment.
- Reconnection and recommissioning of existing Trane controls.
- Engineering, permitting, crane and rigging, and system startup

The new air handling unit includes a five-year parts and labor warranty. The condensing unit includes a five-year parts, labor, and refrigerant warranty, as well as a 10-year compressor parts warranty. Trane also provides a one-year installation warranty on new materials and workmanship.

The proposal includes permit acquisition and inspections; however, actual permit fees are excluded and will be billed separately. Temporary cooling, fire alarm-related work, independent testing and balancing, equipment screening, and work associated with existing code deficiencies are also excluded from the proposed scope.

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 expiration of 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 local "service" agreements with Participating Public Agencies accessing the contract through OMNIA Partners, as long as the effective date of such agreement is prior to the expiration of the Contract. All local agreements may have a full potential term (any combination of initial and renewal periods), subject to the discretion of the Participating Public Agency.

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 US, Inc., through 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 Sec. 2-258(f) of the Cooper City Procurement Code.

FISCAL IMPACT:

The total cost of the proposed work is \$429,735.00, which includes the new 30-ton HVAC system, equipment, labor, mechanical and electrical modifications, engineering, roofing work, crane and rigging services, controls integration, startup, and performance and payment bonds. Permit fees are not included and will be billed separately. In addition, a \$30,000.00 City contingency is included for unforeseen conditions, bringing the total project authorization to \$459,735.00. 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 will be utilized for additional HVAC improvements, including two HVAC system replacements at City Hall and the Community Center, as well as mini-split AC 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 Citywide A/C Replacement	\$808,000.00	\$459,735.00	\$348,265.00

ATTACHMENTS:

1. 3341 – Piggyback Agreement (Executed)
2. 3341 – Staff Report – 8-26-25
3. 3341 – OMNIA Racine County Award Letter
4. 3341 – Solicitation - IFB RC2022-1001
5. 3341 – Response - Trane
6. H4-FWQAA4-25-001 – Trane Proposal – BSO South Split System Replacement

Workflow History



User	Task	Action	DateTime
Allen, Tedra	NEW ITEM: Not Yet Routed	ATTORNEY'S OFFICE: Forward to City M...	08/13/26 03:28 PM
Rey, Alex	Assigned to City Manager	COMPLETE: Forward to City Clerk	08/13/26 03:31 PM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: End Workflow	08/19/26 10:32 AM
Allen, Tedra	END WORKFLOW - APPROVED		08/19/26 04:04 PM