



## CITY COMMISSION STAFF REPORT

**DEPARTMENT:** Utilities

**DATE:** August 26, 2025

**SUBJECT:** Motion to approve an agreement with Trane U.S. Inc. to replace two (2) existing Heating, Ventilation, and Air Conditioning (HVAC) Systems #4 and #5 at the Cooper City Utilities facility in the amount of \$165,025.00. - **Utilities**

**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., through the term of the contract, which expires on August 31, 2027, with a possible additional 5-year term. This agreement will be used to replace HVAC Systems #4 and #5 at the Utilities department for the amount of \$165,025.00. Also, the city may use this contract for future budget-approved HVAC-related services and products.

**BACKGROUND OF ITEM:**

HVAC Units #4 and #5 are critical to daily operations at the Cooper City Utilities building, which operates 24 hours a day, 7 days a week (24/7). Unit #4 serves the main electrical room and has experienced frequent failures, including evaporator coil leaks, broken pulleys, leaking refrigerant lines, and fan motor breakdowns. These failures create risks to the building's electrical systems. Unit #5, which serves the break room and adjacent areas, has required multiple coil replacements over time.

**ANALYSIS:**

The city, in coordination with TRANE, developed a turnkey proposal to replace both HVAC systems. The replacement includes two new Odyssey Series Trane split systems designed for greater energy efficiency and modern refrigerant use (R-454B). The proposed solution includes materials and the scope of work as shown below.

**Materials**

Indoor Units (Air Handling Units – AHUs)

(1) TWE090K4BAA\*\*BC – 7.5 Ton Air Handler (Tag: 4-AH)

(1) TWE120K4BAA\*\*BC – 10 Ton Air Handler (Tag: 5-AH)

Outdoor Units (Condensing Units – CUs):

(1) TTA090K4DAA\*\*BS05 – 7.5 Ton Condensing Unit (Tag: 4-CU)

(1) TTA120K4DAA\*\*BS05 – 10 Ton Condensing Unit (Tag: 5-CU)

**Scope of Work Includes:**

- Shutdown and safe removal of the existing system
- Pump-down and disposal of old refrigerant
- Installation of new AHUs and CUs using existing roof stands
- New thermostatic expansion valves (TXVs), liquid line driers, sight glasses, and auxiliary drain pans
- Demolition and reconstruction of ductwork for AHU-4 and AHU-5
- Installation of new R-8 insulation, duct access doors, volume damper, and stainless-steel supports
- Electrical breaker adjustments, disconnects, new conduit, and wiring as needed
- Factory startup and commissioning by Trane technicians
- Crane service, delivery, and project management included

All the hardware and components on the roof will use stainless steel. Communication wiring between AHUs and CUs will be installed through existing conduits. The new systems carry a 5-year warranty on parts and labor, with a 10-year warranty on compressor parts.

**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.

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

**FISCAL IMPACT:**

The total cost for the replacement of HVAC Systems #4 and #5 is \$165,025.00. There is \$50,000 in The FY25 Budget for this project. The remaining funding will come from a surplus in Professional Services – Miscellaneous which we will move via budget amendment (please reference attachment). The remaining amounts reflect the unencumbered balance after this transaction.

<b><u>General Ledger Acct. Number</u></b>	<b><u>Budgeted Amount</u></b>	<b><u>Requested Amount</u></b>	<b><u>Remaining Amount</u></b>
450-950-566000-536 <b>Building Improvements - Building</b>	\$50,000	\$115,025	\$165,025
450-911-531190-533 <b>Professional Services - Miscellaneous</b>	\$191,000	-\$115,025	\$74,415

**DELEGATED AUTHORITY:**

If this item is approved, the City Manager or City Manager's designee will have the authority to execute all procurement-related contracts, contract amendments and contract renewals in the amount of \$20,000.00 or less and the City Mayor or City Mayor's designee will have the authority to execute all procurement-related, contracts, contract amendments and contract renewals in excess of \$20,000.00, pursuant to Sec. 2-255(3)(4) of the Cooper City Procurement Code.

**ATTACHMENTS:**

1. 3341 – Piggyback Agreement
2. 3341 – Omnia – Executive Summary
3. 3341 – Omnia Contract
4. 3341 – Proposal – Trane
5. 3341 – Solicitation
6. Budget Transfer Notification