

## **Staff Report**

**Subject:** Ratification of Emergency Procurement for HVAC Renovation at the Courthouse

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**Department:** Facility Maintenance

**Meeting Date:** June 3, 2025

**Item Description:** Consideration to ratify an emergency procurement contract executed with Trane U.S. Inc. for critical HVAC system renovations at the Effingham Judicial Complex due to system failure risks and operational safety concerns.

**Summary Recommendation:** Staff recommends the Board ratify the emergency procurement executed with Trane U.S. Inc. for HVAC system renovation at the Judicial Complex in the amount of **\$1,395,305.00**.

### **Executive Summary/Background:**

On May 23, 2025, the County authorized an emergency HVAC renovation at the Effingham Judicial Complex following system assessments indicating a high risk of failure in the existing air conditioning infrastructure. The emergency nature of the work was based on imminent health, comfort, and safety impacts to facility occupants and judicial operations, especially with the approaching summer heat.

Trane U.S. Inc. was engaged under the OMNIA Cooperative Purchasing Agreement (#3341), which satisfied all competitive procurement requirements while enabling immediate mobilization.

The project scope included:

- Replacement of three self-contained commercial HVAC units.
- Refurbishment of the cooling tower and mechanical components.
- New duct heaters, fan drives (VFDs), control system updates, and system balancing.
- Full removal, installation, programming, testing, and commissioning services.

### **Alternatives for Commission to Consider**

1. Ratify the emergency procurement contract with Trane U.S. Inc.
2. Do not ratify and direct staff to take alternative actions (not recommended, as work is completed).

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** County Manager, Procurement

**Funding Source:** Possible Budget Amendment

**Attachments:** Agreement