



## MEMORANDUM

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**MEETING TYPE:** Board of County Commissioners Meeting

**MEETING DATE:** December 12, 2023

**ITEM NAME:** EPC Change Order 7 - Courthouse Trane Tracer SC+ Controller

**SUBMITTED BY:** Carl Young

**SUMMARY:** This is a change order to replace the unit controller on the Courthouse HVAC system. Funds for this change would come from the Energy Performance Contracting Contingency. Anticipated lead time is 6 to 8 weeks.

**RECOMMENDATION:** Motion to approve Change Order 7 for the Courthouse Trane Controller in the amount of \$24,315.

**BACKGROUND:** McKinstry has been working with Trane to update and repair the controls at the Courthouse. Trane expected to be able to reprogram the controller, however while preparing for this project they discovered that multiple I/O relay modules on the board have failed. Trane has stated that they no longer produce the I/O modules for these unit controllers due to their age and that the controller will need to be replaced. The new controller will be \$24,315 with no markup from McKinstry. If we proceed with this route, we will jumpstart the Courthouse for any future controls work as Trane has noted replacing this BCU will be required. This replacement will also allow the County to access the system remotely and provide better trending, monitoring, and alarming ability.

While at CCI's Winter Conference, the Colorado Energy Office mentioned that they have grants for planning and implementing geothermal systems, including district or multi building systems. Since the Board has stated a desire to move along from Trane I asked McKinstry what this option might entail. For just the Courthouse it could take up a year to develop and construction would likely cost in the range of \$1M. Most of the funding could come from tax credits and/or grants from a mix of the CEO and DOLA.

A third option would be to move away from Trane controls and install a new controls system which would in the \$200K to \$300K range.

**BOARD ACTION TAKEN:**

APPROVED

DENIED

OTHER

SIGNATURE OF THE CHAIR: \_\_\_\_\_

**NOTES:**