

Legislation Text

File #: BILL NO. 17-158, **Version:** 1

AN ORDINANCE APPROVING THE SOLE SOURCE ANNUAL MAINTENANCE CONTRACT BY AND BETWEEN THE CITY OF LEE'S SUMMIT, MISSOURI AND THE TRANE COMPANY FOR HVAC MAINTENANCE SERVICES FOR THE POLICE AND COURT FACILITY FOR A PERIOD OF ONE YEAR IN THE AMOUNT OF \$57,880.00 AND AUTHORIZING THE CITY MANAGER TO ENTER INTO THE SAME BY AND ON BEHALF OF THE CITY. (F&BC 7-10-17)

Issue/Request:

AN ORDINANCE APPROVING THE SOLE SOURCE ANNUAL MAINTENANCE CONTRACT BY AND BETWEEN THE CITY OF LEE'S SUMMIT, MISSOURI AND THE TRANE COMPANY FOR HVAC MAINTENANCE SERVICES FOR THE POLICE AND COURT FACILITY FOR A PERIOD OF ONE YEAR IN THE AMOUNT OF \$57,880.00 AND AUTHORIZING THE CITY MANAGER TO ENTER INTO THE SAME BY AND ON BEHALF OF THE CITY.

Key Issues:

The maintenance of the heating and cooling system at the Police and Court Facility is an ongoing project with many components that need to be continually maintained. The facility was opened in January of 1999 and since that time numerous parts of the system have had to have both minor and major repairs or replacement, including replacement of large expensive compressors. Without a contract, which covers the cost of the repairs and replacement of major parts, the cost to the City would be much higher via emergency repair calls with the premium price for technician's time and materials used to repair the unit. Additionally, being a 24/7 facility, the City would be paying a premium price for emergency repair and support calls occurring outside normal business hours to keep the system operational.

The HVAC system is a Trane brand with proprietary software that operates the system. We have sole sourced the maintenance contract with Trane since 2003, primarily because of the Trane proprietary software system being used to operate the HVAC units and because of their high quality service performance. The City's Trane unit has had numerous software revisions provided by Trane at no charge since the system's inception. Compressors and other costly equipment have on occasion been replaced at no charge due to our standing maintenance contract. Trane provides quarterly backups of the software.

Trane customers get priority service which is essential for a 24/7 operational facility. This eliminates charges for service calls.

Contract customers have the benefit of software updates.

Factory direct access for trouble-shooting for equipment and building automations.

Proposed City Council Motion:

FIRST MOTION: I move for second reading of AN ORDINANCE APPROVING THE SOLE SOURCE ANNUAL

MAINTENANCE CONTRACT BY AND BETWEEN THE CITY OF LEE'S SUMMIT, MISSOURI AND THE TRANE COMPANY FOR HVAC MAINTENANCE SERVICES FOR THE POLICE AND COURT FACILITY FOR A PERIOD OF ONE YEAR IN THE AMOUNT OF \$57,880.00 AND AUTHORIZING THE CITY MANAGER TO ENTER INTO THE SAME BY AND ON BEHALF OF THE CITY.

SECOND MOTION: I move for adoption of AN ORDINANCE APPROVING THE SOLE SOURCE ANNUAL MAINTENANCE CONTRACT BY AND BETWEEN THE CITY OF LEE'S SUMMIT, MISSOURI AND THE TRANE COMPANY FOR HVAC MAINTENANCE SERVICES FOR THE POLICE AND COURT FACILITY FOR A PERIOD OF ONE YEAR IN THE AMOUNT OF \$57,880.00 AND AUTHORIZING THE CITY MANAGER TO ENTER INTO THE SAME BY AND ON BEHALF OF THE CITY.

Background:

The Police and Court facility HVAC system is a Trane brand that is controlled by Train software. The software provides remote access to both Trane technicians and police personnel.

Since 2003 after the initial Trane warranty expired, the HVAC maintenance contract has been sole sourced to Trane due to their factory trained technicians and proprietary software.

Impact/Analysis:

The cost of the contract is approximately \$57,880.00 per year. The funding source for the contract is in the general operating budget of the Police Department. There have been modest increases since inception. The performance of the Trane company since 2003 has been outstanding.

Presenter: Major Curt Mansell

Recommendation: STAFF RECOMMENDS APPROVAL OF AN ORDINANCE APPROVING THE SOLE SOURCE ANNUAL MAINTENANCE CONTRACT BY AND BETWEEN THE CITY OF LEE'S SUMMIT, MISSOURI AND THE TRANE COMPANY FOR HVAC MAINTENANCE SERVICES FOR THE POLICE AND COURT FACILITY FOR A PERIOD OF ONE YEAR IN THE AMOUNT OF \$57,880.00 AND AUTHORIZING THE CITY MANAGER TO ENTER INTO THE SAME BY AND ON BEHALF OF THE CITY.

Committee Recommendation: A motion was made by Alternate DeMoro, seconded by Vice Chair Edson that this Ordinance be recommended for approval to the City Council - Regular Session, due back on 7/27/2017. The motion carried by unanimous vote.