

**CALHOUN COUNTY BOARD OF COUNTY COMMISSIONERS
WORKSHOP – TRANE PROPOSAL
MARCH 28, 2017**

PRESENT AND ACTING:

**DANNY RAY WISE, CHAIRMAN
GENE BAILEY, VICE-CHAIRMAN
DARRELL MCDUGALD
JERAL HALL**

**CARLA HAND, CLERK OF CIRCUIT COURT AND COUNTY COMPTROLLER
SARAH WILLIAMS, CLERK ADMINISTRATIVE ASSISTANT**

The workshop was called to order by Chairman Wise at 4:00 p.m., CT.

Mr. Tim Jenks introduced Mr. Justin Moore, a representative from TRANE Building Advantage, to discuss with the Board the proposal for the courthouse.

Mr. Moore stated TRANE works with local governments and uses U.S. Communities as a procurement mechanism to make sure they find the best value for what a company needs. Mr. Moore stated the courthouse has a 40 plus year old HVAC system, which has been taken very good care of over the years, but is well past the typical useful life of 25 years for a system.

Mr. Moore stated there are four (4) main air handlers in the building and a dual duct system with a pneumatic control system. This is an effective system of controlling temperature, but is also very costly because fans are running continuously. Mr. Moore stated they recommend installing a system that controls single temperature, supplying cool air into the duct and controlling the temperature with a variable air volume system that has a single damper with an electric heat strip. The electric heat would only need to be used if someone in the particular office or zone of the building was too cool. Mr. Moore stated the air temperature would be more easily controlled with the new system. With the current pneumatic system, the system is either on or off, but with the new system, the temperature can be modulated according to the temperature in each individual room or zone of the building. Mr. Moore stated with the new system they would split the volume of air between the two (2) existing ducts, which will result in less resistance and less energy used by the fans. There was further discussion about the HVAC system. Mr. Moore stated the devices in the new air handlers for the new system would come preprogrammed from the factory, which keeps the cost of the project down and allows the air handlers to be installed quickly so there is a minimal amount of down time during a project. The air handlers are foam insulated, which holds energy inside the unit better, and are constructed with stainless steel pans in the bottom to prevent oxidation. Commissioner Bailey inquired about the chiller in the courthouse. Mr. Moore stated the chiller is in great shape and could run for another 15 to 20 years. There was further discussion about refrigerants in chillers.

Mr. Moore stated the order of magnitude for the courthouse is air handlers, piping, boiler, ductwork, control boxes, controls, and lighting. Mr. Moore stated the main risk item he and Mr. Jenks have identified are the four (4) main air handlers. Mr. Moore stated if one of the air handlers breaks down, a rental unit would have to be brought in which costs from \$35,000 to \$55,000 for a six (6) week period, and a new air handler could take anywhere from eight (8) to ten (10) weeks to be delivered. The only other options would be to move the employees in the area the air handler serves to another floor temporarily or use spot coolers. Mr. Moore stated if the Board chooses to replace the four (4) air handlers at one time the installation process would take about two (2) weeks. Commissioner McDougald asked if cooler months of the year would be a better time than warmer months to install the air handlers. Mr. Moore stated this would probably be the best idea, as this would result in fewer complaints about air temperature. There was further discussion about replacing air handlers. Mr. Moore stated with the current air handlers there is no outside air control, they run 24 hours a day, and there is limited control on air temperature. With the new air handlers outside air intake could be controlled, the exhaust could be controlled, and controls could be installed so Mr. Jenks could start regulating temperature in the building. There was further discussion about the regulation of temperature in the building with the new system. Mr. Moore stated TRANE would like to upgrade the air handler controls from pneumatic to electronic, which consists of a web-based interface with alarms and energy savings tied in to this upgrade. Mr. Moore stated the air handler could be controlled with an app on a smart phone, tablet, or computer when internet is available. Mr. Moore stated they would like to replace the dual VAV (variable air volume) boxes, and there is also an opportunity to do a lighting retrofit. The lighting retrofit is not necessarily needed, but the exchange of T-12 lighting to LED lighting would provide energy savings.

Mr. Moore stated if the County wanted to do all the upgrades at one time, the amount would be \$1,003,760.00. This would provide an estimated \$45,000 in energy savings per year to the County. The air handlers with controls cost is \$445,000 with an estimated energy savings of \$10,000 per year. Replacing the VAV boxes would cost \$401,760 with an estimated energy savings of \$10,000 per year. The lighting retrofit would cost \$157,000 and would have an estimated energy savings of \$25,000 per year. Mr. Moore stated there is a construction escalation of 3.5%, which means costs could go up by this percent next year if the project is delayed. There was further discussion about the upgrades. Commissioner McDougald stated based on the information given, the lighting retrofit would save the county the most money per year. Mr. Moore stated the lighting would have a higher rate of return on investment, but replacing the air handlers is the most critical need at this point because they are 40 years old, rusting, and are at a higher risk of mechanical failure than the other upgrades. There was further discussion about lighting and upgrades. Mr. Moore stated not all the air handlers have to be replaced at one time necessarily and he could send out a breakdown in pricing of replacing one or two at a time. There was further discussion about cost and energy savings to the courthouse.

Mr. Moore stated with government entities TRANE is bound by international trade law and by state contract laws. Mr. Moore stated he is personally responsible to make sure they use fair market pricing when contracting with a government entity. This is a process that is audited by U.S. Communities, and third party audits can be requested by government entities.

Commissioner Bailey stated he would like for TRANE to breakdown the cost of replacing each air handler in the courthouse, and a calculation of projected energy savings based on current energy costs and projected energy costs after replacement of equipment. Mr. Moore stated he would calculate the air handler pricing by floor, and would let an internal courthouse employee pull the utility records for the past two (2) years for his use in calculating projected energy savings.

Commissioner McDougald asked if the pricing given tonight would be good until the end of the year. Mr. Moore stated he could hold pricing on the air handlers and most of the labor to the end of the year, but if a purchase were not made until 2018 he would have to resubmit for updated pricing. Mr. Moore stated a purchase order could be placed in October or November, and the project could be completed in January or February and the pricing would be the same as given tonight.

Commissioner Bailey asked if there was a possibility of any grants to help with the cost of the upgrades. Mr. Moore stated he does not know of any grants available in Florida to help with the costs. Mr. Moore stated the County could potentially enter into a performance contract or energy agreement. Mr. Moore stated these are good if a lot of work needs to be done and there is a constant source of revenue, such as a school system or hospital. There was further discussion about energy agreements and upgrades. Mr. Moore stated he could look into some different financial options for the County. There was further discussion about funding for the upgrades. Commissioner Bailey stated he would like to get more information before making a decision on what upgrades to do. Mr. Moore stated once a decision is made he may be able to bring down pricing by going back to the plant managers and getting their very best prices using their purchasing power.

There being no further business the workshop adjourned at 5:24 p.m., CT.


DANNY RAY WISE, CHAIRMAN

ATTEST:


CARLA A. HAND, CLERK