



LAKE COUNTY FOREST PRESERVES
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Preservation, Restoration, Education and Recreation

DATE: October 1, 2018

MEMO TO: Craig Taylor, Chair
Operations Committee

S. Michael Rummel, Chair
Finance Committee

FROM: James E. Ballowe
Director of Facilities

RECOMMENDATION: Recommend approval of a Resolution Awarding a Contract for the purchase and installation of new HVAC System at ThunderHawk Golf Club to the Trane Company, Willowbrook, Illinois, in the Contract Price of \$704,764.00.

STRATEGIC DIRECTION SUPPORTED: Organizational Sustainability

FINANCIAL DATA: Installation of the new HVAC system at the ThunderHawk Clubhouse will be funded from the Golf Enterprise Fund. The actual cost of \$704,764.00 will be charged to account 83104100-803100 in the amended FY2019 budget.

BACKGROUND: The system being recommended will replace the existing HVAC systems that are required to condition, heat and cool the ThunderHawk Clubhouse. The existing systems have begun to fail due to age and use. While failure at this time was unanticipated, staff expected to be replacing the current systems soon. The District's golf courses are operated as an Enterprise Fund, with cash reserves of approximately \$2.0M available for capital replacements and improvements.

With the age and design of the present systems, much of the equipment is outdated and unavailable for replacement. The current HVAC systems include four independent systems that are underroof in the attic space of the building. Replacing these systems with similar systems would cost substantially more in parts and labor, compared to a newly designed system, and would require opening up the roof in four different places to install replacement units. The new system recommended would be a different design which would be easier to install, maintain and access and would be more efficient.

Pursuant to the Illinois Governmental Joint Purchasing Act, 30 ILCS 525/1, et seq., any governmental unit may purchase personal property, supplies, and services jointly with one or more other governmental units if one of the governmental units has publicly advertised for, and received, competitive bids or proposals and has awarded a contract for such personal property, supplies, and services to the lowest responsible bidder or highest ranking proposer, all in accordance with such Act. The U.S. Communities Government Purchasing Alliance ("U.S. Communities") has publicly

advertised and received competitive proposals for the equipment and services and has awarded a contract to The Trane Company, Inc., the highest ranking proposer, and has made the Contract available to other public entities through The U.S. Communities Contract. The Contract allows for a 22% discount off the list price of Equipment and Installation resulting in a price of \$704,764.00.00 for the Equipment and Installation.

REVIEW BY OTHERS: Chief Operations Officer, Director of Finance, Purchasing Manager, Corporate Counsel.

**LAKE COUNTY FOREST PRESERVE DISTRICT
LAKE COUNTY, ILLINOIS**

**A RESOLUTION AWARDING A CONTRACT FOR NEW HVAC SYSTEM AT
THUNDERHAWK GOLF CLUB TO TRANE U.S. INC.**

WHEREAS, the Lake County Forest Preserve District (the "District") desires to purchase and have installed a new HVAC system at ThunderHawk Golf Club (collectively, the "Products"); and

WHEREAS, pursuant to the Illinois Governmental Joint Purchasing Act, 30 ILCS 525/1, et seq., any governmental unit may purchase personal property, supplies, and services jointly with one or more other governmental units if one of the governmental units has publicly advertised for, and received, competitive, sealed bids or proposals and has awarded a contract for such personal property, supplies, and services to the lowest responsible bidder or highest ranking proposer, all in accordance with such Act; and

WHEREAS, U.S. Communities Government Purchasing Alliance ("U.S. Communities") has publicly advertised for, and received, competitive proposals for the Products, including a proposal by Trane U.S. Inc., has awarded Contract # USC 15-JLP-023 (the "U.S. Communities Contract") to Trane U.S. Inc., as the highest ranking proposer for the Products, and has made the U.S. Communities Contract available to other public entities; and

WHEREAS, the U.S. Communities Contract allows for a 22% discount off the list price of the Products, resulting in a total price of \$704,764.00 (the "Contract Price") for the Products; and

WHEREAS, the District's staff; the Purchasing Manager; the Director of Facilities; and the Operations Committee have reviewed the proposal for the Products submitted by Trane U.S. Inc. and recommend that the Board of Commissioners find Trane U.S. Inc. to be the highest ranking proposer for the Products; and

WHEREAS, it is in the best interest of the District to award a contract for the Products, in accordance with the terms of the U.S. Communities Contract, to Trane U.S. Inc. (the "Contract");

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Lake County Forest Preserve District, Lake County, Illinois THAT:

Section 1. Recitals. The recitals set forth above are incorporated as a part of this Resolution by this reference.

Section 2. Award of Contract. The proposal submitted by Trane U.S. Inc. for the Products in the amount of the Contract Price is hereby accepted and a Contract for the Products is hereby awarded to Trane U.S. Inc.

Section 3. Execution of Contract. The Executive Director of the District is hereby authorized and directed to execute the Contract for the Products in the amount of the Contract Price.

Section 4. Payments. The Treasurer shall make payments under the Contract only pursuant to and in accordance with the Contract terms.

Section 5. Effective Date. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this _____ day of _____, 2018

AYES:

NAYS:

APPROVED this _____ day of _____, 2018

Ann B. Maine, President
Lake County Forest Preserve District

ATTEST:

Julie Gragnani, Secretary
Lake County Forest Preserve District

Exhibit No. _____