



LAKE COUNTY FOREST PRESERVES  
www.LCFPD.org

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 replacements at the Rollins Seed Nursery building to the Trane Company, Willowbrook, Illinois, in the Contract Price of \$56,163.00.

**STRATEGIC DIRECTIONS SUPPORTED:** Organizational Sustainability; Conservation

**FINANCIAL DATA:** The installation of the above-referenced system with a Bry-Air desiccant dehumidification unit and ductless heat pump and condensing unit was part of a remodeling project at the Rollins Seed Nursery building. The entire new seed storage facility was estimated and funded as part of the Board approved FY2018-2019 Natural Resources Budget in the amount of \$40,000.00.

After bidding out the different parts of the project it was determined that the original cost estimate for the new replacement heating and conditioning system exceeded the estimated budget projections. Engineering estimates of projected costs from over two years ago do not accurately reflect today's market costs for installation of this equipment. Consequently, the amount of \$56,163.00 required for the purchase of the new system will be funded with remaining funds from the original project budget (\$20,000.00), unused funds from the Wildlife Conservation Facility at Pine Dunes project (\$10,000.00) and unused funds from the Facility and Infrastructure Improvement Fund Independence Grove Flat Roof project (26,163.00) which came in \$32,000 under budget.

**BACKGROUND:** The equipment will replace the existing Rooftop HVAC system and, with the addition of the dehumidifier, will provide a "chiller" environment that is key in maintaining and preserving the harvested seed necessary to propagate the various species in our preserves. Annually the Seed Nursery stores approximately \$600,000 worth of harvested and purchased seed for future use in our preserves. Maintaining this inventory in a properly controlled climate storage facility is vital to ensure the seeds are not damaged or ruined.

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 for, and received, competitive proposals for the equipment, including a proposal by Trane U.S. Inc., and has awarded Contract # USC 15-JLP-023 to Trane U.S. Inc., as the highest ranking proposer for the equipment. The U.S. Communities Contract is available to other public entities. The U.S. Communities Contract allows for a 22% discount off the list price of the equipment, resulting in a total price of \$56,163.00.

**REVIEW BY OTHERS:** Chief Operations Officer, Director of Finance, Director of Natural Resources, Purchasing Manager, Corporate Counsel



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

**A RESOLUTION AWARDING A CONTRACT FOR NEW HVAC  
SYSTEM REPLACEMENTS FOR THE ROLLINS SAVANNA  
SEED NURSERY TO TRANE U.S. INC.**

**WHEREAS**, the Lake County Forest Preserve District (the "District") desires to purchase and have installed one Bry-Air desiccant dehumidification unit and one Trane ductless heat pump & associated condensing unit at the Rollins Savanna Seed Nursery building (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 \$56,163.00 (the "Contract Price") for the Products; and

**WHEREAS**, the District's staff; the Purchasing Manager; the Director of Facilities; and the Operation and Finance Committees 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

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Ann B. Maine, President  
Lake County Forest Preserve District

ATTEST:

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Julie Gragnani, Secretary  
Lake County Forest Preserve District

Exhibit No. \_\_\_\_\_