



WE MAKE BUILDINGS WORK BETTER FOR LIFE.™



Trane U.S. Inc.
 2884 Corporate Way
 Miramar, FL 33025
 Phone: (954) 499-6900
 Fax: (954) 499-2218

June 8, 2020

Steve Buckland
 Academic Village
 17180 Sheridan Street
 Pembroke Pines, FL 33027

Site Address:
 17180 Sheridan Street
 Pembroke Pines, FL 33027

Attention: Steve Buckland

Subject: : Continuation of Service Agreement ~ 1205 Select Mechanical Service Agreement

Your Trane Service Agreement is scheduled for renewal on 7/1/2020. To assure that there will be no interruption of service and benefits to **Academic Village** your Service Agreement will be extended through 6/30/2021. The adjusted Service Fee for the renewal term is **\$17,084.00**. All payments shall be governed by the Local Government Prompt Payment Act, as set forth in Part VII, Chapter 218, Florida Statutes. If there is any reason why this Service Agreement should not be extended through this period, please notify Trane in writing 15 days prior to the renewal date indicated above. If not notified, Trane can continue at your discretion to provide services beyond the renewal date at our standard time and material rates.

Scope of Service

The Scope of Service for the new agreement period will remain the same as delivered in the current period.

Terms & Conditions

The Terms & Conditions shall remain unchanged from those executed in the original agreement and shall be extended for this renewal period.

Clarifications

If **Academic Village's** accounting procedures require a purchase order for the renewal term, please provide your purchase order number to Trane no less than 30 days prior to the renewal date.

Scrutinized Companies

Trane US, Inc., its principals or owners, certify that they are not listed on the Scrutinized Companies that Boycott Israel List, Scrutinized Companies with Activities in Sudan List, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or is engaged in business operations with Syria. In accordance with Florida Statute 287.135, as amended, a company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with any agency or local governmental entity for goods or services if any amount of, at the time bidding on, submitting a proposal for, or entering into or renewing such contract, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to s. 215.4725 or is engaged in a boycott of Israel; or one million dollars or more if, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to s. 215.473; or is engaged in business operations in Syria.

Non-Discrimination

During the performance of the Agreement, neither the Trane US, Inc. nor any subcontractors shall discriminate against any employee or applicant for employment because of race, religion, color, gender, national origin, sex, age, marital status, political affiliation, familial status, sexual orientation, or disability if qualified. Trane US, Inc. will take affirmative action to ensure that employees are treated during employment, without regard to their race, religion, color, gender, national origin, sex, age, marital status, political affiliation, familial status, sexual orientation, or disability if qualified. Such actions must include, but not be limited to, the following: employment, promotion, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Trane US, Inc. shall agree to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause. Trane US, Inc. further agrees that he/she/it will ensure that subcontractors, if any, will be made aware of and will comply with this nondiscrimination clause.

Venue

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida as now and hereafter in force. The venue for claims or actions arising out of or related to this Agreement shall be in Broward County, Florida.

Public Records

The City of Pembroke Pines is public agency subject to Chapter 119, Florida Statutes. The CONSULTANT shall comply with Florida's Public Records Law. Specifically, the CONSULTANT shall:

- 1.1 Keep and maintain public records required by the CITY to perform the service;
- 1.2 Upon request from the CITY's custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in chapter 119, Fla. Stat., or as otherwise provided by law;
- 1.3 Ensure that public records that are exempt or that are confidential and exempt from public record disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and, following completion of the Agreement, CONSULTANT shall destroy all copies of such confidential and exempt records remaining in its possession after the CONSULTANT transfers the records in its possession to the CITY; and
- 1.4 Upon completion of the Agreement, CONSULTANT shall transfer to the CITY, at no cost to the CITY, all public records in CONSULTANT's possession. All records stored electronically by the CONSULTANT must be provided to the CITY, upon request from the CITY's custodian of public records, in a format that is compatible with the information technology systems of the CITY.

The failure of CONSULTANT to comply with the provisions set forth in this Article shall constitute a Default and Breach of this Agreement, for which, the CITY may terminate the Agreement in accordance with the terms herein.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT

**CITY CLERK
601 CITY CENTER WAY, 4th FLOOR
PEMBROKE PINES, FL 33025
(954) 450-1050
mgraham@ppines.com**

We value your business and look forward to continuing to serve and contribute to your organization's success.

Sincerely,



Brian Irvine
Senior Account Manager
Trane



Edward Blair - South Florida Service Operations Manager
6/9/2020

CUSTOMER ACCEPTANCE

Authorized Representative

Printed Name

Title

Acceptance Date _____

Purchase Order _____

License Number: CAC023485



WE MAKE BUILDINGS WORK BETTER FOR LIFE.™



Trane U.S. Inc.
2884 Corporate Way
Miramar, FL 33025
Phone: (954) 499-6900
Fax: (954) 499-2218

April 30, 2019

Steve Buckland
Contact Address:
8300 South Palm Drive
Pembroke Pines, FL 33025

Site Address:
17180 Sheridan Street
Pembroke Pines, FL 33027

Attention: Steve Buckland

Subject: Academic Village Service Agreement Renewal – Contract #'s 1205 & 1839

- **Continuation of Service Agreement ~ 1205 Select Mechanical Service Agreement**
- **Continuation of Service Agreement ~ 1839 Select Mechanical Service Agreement**

Your Trane Service Agreement is scheduled for renewal on 7/1/2019. To assure that there will be no interruption of service and benefits to **Academic Village** your Service Agreement will be extended through 6/30/2020. The adjusted Service Fee for the renewal term is **\$31,270.00**. **All payments shall be governed by the Local Government Prompt Payment Act, as set forth in Part VII, Chapter 218, Florida Statutes.** If there is any reason why this Service Agreement should not be extended through this period, please notify Trane in writing 15 days prior to the renewal date indicated above. If not notified, Trane can continue at your discretion to provide services beyond the renewal date at our standard time and material rates.

Scope of Service

The Scope of Service for the new agreement period will remain the same as delivered in the current period.

Terms & Conditions

The Terms & Conditions shall remain unchanged from those executed in the original agreement and shall be extended for this renewal period.

Clarifications

If **Academic Village's** accounting procedures require a purchase order for the renewal term, please provide your purchase order number to Trane no less than 30 days prior to the renewal date.

Scrutinized Companies

Trane US, Inc., its principals or owners, certify that they are not listed on the Scrutinized Companies that Boycott Israel List, Scrutinized Companies with Activities in Sudan List, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or is engaged in business operations with Syria. In accordance with Florida Statute 287.135, as amended, a company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with any agency or local governmental entity for goods or services if any amount of, at the time bidding on, submitting a proposal for, or entering into or renewing such contract, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to s. 215.4725 or is engaged in a boycott of Israel; or one million dollars or more if, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to s. 215.473; or is engaged in business operations in Syria.

Non-Discrimination

During the performance of the Agreement, neither the Trane US, Inc. nor any subcontractors shall discriminate against any employee or applicant for employment because of race, religion, color, gender, national origin, sex, age, marital status, political affiliation, familial status, sexual orientation, or disability if qualified. Trane US, Inc. will take affirmative action to ensure that employees are treated during employment, without regard to their race, religion, color, gender, national origin, sex, age, marital status, political affiliation, familial status, sexual orientation, or disability if qualified. Such actions must include, but not be limited to, the following: employment, promotion, demotion or transfer, recruitment or recruitment advertising, layoff or

termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Trane US, Inc. shall agree to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause. Trane US, Inc. further agrees that he/she/it will ensure that subcontractors, if any, will be made aware of and will comply with this nondiscrimination clause.

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This Agreement shall be governed by and construed in accordance with the laws of the State of Florida as now and hereafter in force. The venue for claims or actions arising out of or related to this Agreement shall be in Broward County, Florida.

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- 1.2 Upon request from the CITY's custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in chapter 119, Fla. Stat., or as otherwise provided by law;
- 1.3 Ensure that public records that are exempt or that are confidential and exempt from public record disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and, following completion of the Agreement, CONSULTANT shall destroy all copies of such confidential and exempt records remaining in its possession after the CONSULTANT transfers the records in its possession to the CITY; and
- 1.4 Upon completion of the Agreement, CONSULTANT shall transfer to the CITY, at no cost to the CITY, all public records in CONSULTANT's possession. All records stored electronically by the CONSULTANT must be provided to the CITY, upon request from the CITY's custodian of public records, in a format that is compatible with the information technology systems of the CITY.

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IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT

**CITY CLERK
601 CITY CENTER WAY, 4th FLOOR
PEMBROKE PINES, FL 33025
(954) 450-1050
mgraham@ppines.com**

We value your business and look forward to continuing to serve and contribute to your organization's success.

Sincerely,



Brian Irvine
Senior Account Manager
Trane

CUSTOMER ACCEPTANCE

Charles F. Dodge
Authorized Representative

Charles F. Dodge
Printed Name

City Manager
Title

Acceptance Date 06/25/2019

Purchase Order _____

License Number: CAC023485

* Edward Blair

Edward Blair-South Florida Service Operations Manager

6/5/2019

APPROVED AS TO LEGAL FORM

David B. [Signature]
OFFICE OF THE CITY ATTORNEY

DATED: 6/5/19



City of Pembroke Pines, FL

601 City Center Way
Pembroke Pines, FL
33025
www.ppines.com

Agenda Request Form

Agenda Number: 29.

File ID: 19-0719

Type: Agreements/Contracts

Status: Passed

Version: 1

**Agenda
Section:**

In Control: City Commission

File Created: 06/10/2019

Short Title:

Final Action: 06/19/2019

Title: MOTION TO APPROVE THE DEPARTMENT RECOMMENDATIONS FOR THE FOLLOWING ITEMS LISTED ON THE CONTRACTS DATABASE REPORT:

(A) Trane U.S., Inc. - Maintenance of Air Cooled Chillers at Academic Village and the "U" Building

***Agenda Date:** 06/19/2019

Agenda Number: 29.

Internal Notes:

Attachments: 1. Contract Database Report - June 19, 2019 (Final), 2. Trane U.S. Inc. - Maintenance of AC - Academic Village U Building (Vendor Executed)(2019-20), 3. Trane U.S. Inc. - Academic Village - Renewal Agreements (ALL BACKUP), 4. Trane U.S. Inc. - U Building - Renewal Agreements (ALL BACKUP)

1 City Commission 06/19/2019 approve Pass
Action Text: A motion was made to approve on the Consent Agenda
Aye: - 5 Mayor Ortis, Commissioner Castillo, Vice Mayor Schwartz,
Commissioner Siple, and Commissioner Good Jr.
Nay: - 0

MOTION TO APPROVE THE DEPARTMENT RECOMMENDATIONS FOR THE FOLLOWING ITEMS LISTED ON THE CONTRACTS DATABASE REPORT:

(A) Trane U.S., Inc. - Maintenance of Air Cooled Chillers at Academic Village and the "U" Building

SUMMARY EXPLANATION AND BACKGROUND:

1. Pursuant to Section 35.29(F) "City Commission notification" of the City's Code of Ordinances, "The City Manager, or his or her designee, shall notify the Commission, in writing, at least three months in advance of the expiration, renewal, automatic renewal or extension

date, and shall provide a copy of the contract or agreement and a vendor performance report card for the contract or agreement to the City Commission."

2. On May 17, 2017, Commission approved the motion to place all contracts from the Contract Database Reports on consent agendas as they come up for contractual term renewal so that City Commission affirms directions to administration whether to renew or to go out to bid.

3. The Agreement shown below is listed on the March, 2019 Contracts Database Report.

(A) Trane U.S., Inc. - Maintenance of Air Cooled Chillers at Academic Village and the "U" Building

1. The City of Pembroke Pines Academic Village Campus entered into an Extended Warranty Service Agreement with Trane U.S. Inc. for an initial three (3) year period commencing on December 1, 2000 and ending on November 30, 2003.

2. To date, the agreement has had twelve (12) one (1) year renewals, the last of which was renewed on April 4, 2018 in combination with the City of Pembroke Pines "U" Building Agreement and the terms were extended to June 30, 2019.

3. The City of Pembroke Pines "U" Building located at Academic Village entered into an Extended Warranty Service Agreement with Trane U.S. Inc. for an initial three (3) year period commencing on August 1, 2003 and ending July 31, 2006.

4. To date, the agreement has had nine (9) one (1) year renewals, the last of which was renewed on April 4, 2018 in combination with the City of Pembroke Pines "U" Building Agreement and the terms were extended to June 30, 2019.

5. The Academic Village now uses Trane U.S. Inc. for the maintenance of the Air-Cooled Chillers located in the buildings campus-wide.

6. The City of Pembroke Pines Public Services Department recommends that the City renew the existing combined Agreement for an additional one (1) year term, commencing on July 1, 2019 and ending on June 30, 2020.

FINANCIAL IMPACT DETAIL:

a) Renewal Cost: \$31,270.00

b) Amount budgeted for this item in Account No: \$31,270 is budgeted in the Contract Building Maintenance Account 172-569-5053-34500-7900-350.

c) Source of funding for difference, if not fully budgeted: Not applicable

d) 2 year projection of the operational cost of the project:

	Current FY	Year 2
Revenues		
Expenditures	\$31,270	\$31,270
Net Cost	\$31,270	\$31,270

e) Detail of additional staff requirements: Not applicable



WE MAKE BUILDINGS WORK BETTER FOR LIFE.™



Trane U.S. Inc.
2884 Corporate Way
Miramar, FL 33025
Phone: (954) 499-6900
Fax: (954) 499-2218

March 12, 2018

Steve Buckland
Contact Address:
8300 South Palm Drive
Pembroke Pines, FL 33025

Site Address:
17180 Sheridan Street
Pembroke Pines, FL 33027

Attention: Steve Buckland

Subject: Academic Village Service Agreement Renewal – Contract #'s 1205 & 1839

- Continuation of Service Agreement ~ 1205 Select Mechanical Service Agreement
- Continuation of Service Agreement ~ 1839 Select Mechanical Service Agreement

Your Trane Service Agreement is scheduled for renewal on 7/1/2018. To assure that there will be no interruption of service and benefits to **Academic Village** your Service Agreement will be extended through 6/30/2019. The adjusted Service Fee for the renewal term is **\$30,359.00**. If there is any reason why this Service Agreement should not be extended through this period, please notify Trane in writing 15 days prior to the renewal date indicated above. If not notified, Trane can continue at your discretion to provide services beyond the renewal date at our standard time and material rates.

Scope of Service

The Scope of Service for the new agreement period will remain the same as delivered in the current period.

Terms & Conditions

The Terms & Conditions shall remain unchanged from those executed in the original agreement and shall be extended for this renewal period.

Clarifications

If **Academic Village's** accounting procedures require a purchase order for the renewal term, please provide your purchase order number to Trane no less than 30 days prior to the renewal date.

We value your business and look forward to continuing to serve and contribute to your organization's success.

Sincerely,

Brian Irvine
Senior Account Manager
Trane

Adam McIntosh
Account Manager

CUSTOMER ACCEPTANCE

Authorized Representative

CHARLES F. Dodge

Printed Name

Title City Manager

Acceptance Date _____

Purchase Order _____

License Number: CAC023485



City of Pembroke Pines, FL

601 City Center Way
Pembroke Pines, FL
33025
www.ppines.com

Agenda Request Form

Agenda Number: 9

File ID: 18-0296

Type: Agreements/Contracts

Status: Passed

Version: 1

**Agenda
Section:**

In Control: City Commission

File Created: 03/27/2018

Short Title: Contract Database Report

Final Action: 04/04/2018

Title: **[SECTION (B) OF ITEM#9 PULLED FROM THE AGENDA BY ADMINISTRATION].** MOTION TO APPROVE THE DEPARTMENT RECOMMENDATIONS FOR THE FOLLOWING ITEM LISTED ON THE CONTRACT DATABASE REPORT:

- (A) TRANE U.S. INC. - MAINTENANCE OF AIR COOLED CHILLERS AT ACADEMIC VILLAGE AND THE "U" BUILDING
- (B) MARTIN-GOLD COAST, LLC - BUS BENCH AND SHELTER ADVERTISING LICENSE
- (C) NC4 PUBLIC SECTOR LLC - PURCHASE OF CRIME FIGHTING SOFTWARE PACKAGE TO ASSIST OFFICERS IN COMBATTING CRIME
- (D) WELLS CAPITAL MANAGEMENT, INCORPORATED - INVESTMENT MANAGEMENT SERVICES

***Agenda Date:** 04/04/2018

Agenda Number:

Internal Notes:

Attachments: 1. Contract Database Report (FINAL), 2. The Trane Company (Academic Village) (Original - 11th Amendment), 3. The Trane Company (U Building) (Original - 8th Amendment), 4. The Trane Company - Academic Village - Contract Renewal Letter 2018, 5. First Amendment to Bus Shelter Maintenance - Martin Gold Coast, LLC. (ALL BACKUP), 6. Software Agreement - NC4 Public Sector LLC (All Back Up to Master), 7. Investment Management Agreement - Wells Capital Management, Incorporated (ALL BACKUP)

- | | | | | |
|---|--|------------|--|------|
| 1 | City Commission | 04/04/2018 | approve | Pass |
| | Action Text: Sections (B) and (D) of Item #9 passed on Consent. | | | |
| | | Aye: - 5 | Mayor Ortis, Vice Mayor Castillo, Commissioner Schwartz, Commissioner Siple, and Commissioner Good | |
| | | Nay: - 0 | | |
| 1 | City Commission | 04/04/2018 | approve | Pass |
| | Action Text: A motion was made by Commissioner Good, seconded by Vice Mayor Castillo, to approve Section (A) of Item 9. The motion carried by the following vote: | | | |
| | | Aye: - 4 | Mayor Ortis, Vice Mayor Castillo, Commissioner Schwartz, and Commissioner Siple | |

SUMMARY EXPLANATION AND BACKGROUND:

1. Pursuant to Section 35.29(F) "City Commission notification" of the City's Code of Ordinances, "The City Manager, or his or her designee, shall notify the Commission, in writing, at least three months in advance of the expiration, renewal, automatic renewal or extension date, and shall provide a copy of the contract or agreement and a vendor performance report card for the contract or agreement to the City Commission."
2. On May 17, 2017, Commission approved the motion to place all contracts from the Contract Database Reports on consent agendas as they come up for contractual term renewal so that City Commission affirms directions to administration whether to renew or to go out to bid.
3. The Legislative items shown below are on the April 2018 Contract Database Report, and based on the 90 day requirement, these Agreements are being presented to Commission for approval.

(A) Trane U.S. Inc. - Maintenance of Air Cooled Chillers

Academic Village

1. The City of Pembroke Pines Academic Village Campus entered into an Extended Warranty Service Agreement with Trane U.S. Inc. for an initial three (3) year period commencing on December 1, 2000 and ending on November 30, 2003.
2. Academic Village utilizes Trane U.S. Inc. for the maintenance of the Air-Cooled Chillers located on its campus.
3. To date, the agreement has had eleven (11) amendments, including eleven (11) one (1) year renewals which extended the term of the agreement to June 30, 2018.
4. Trane U.S. Inc. currently services the entire Academic Village. This renewal will amend the Original Agreement and combine all locations into one formal agreement.
5. The City of Pembroke Pines Public Services Department recommends that the City renew this Agreement for an additional one (1) year term, commencing on July 1, 2018 and expiring June 30, 2019, as allowed by the agreement.

Academic Village (U Building)

1. The City of Pembroke Pines "U" Building Located at Academic Village entered into an Extended Warranty Service Agreement with Trane U.S. Inc. for an initial three (3) year period commencing on August 1, 2003 and ending July 31, 2006.
2. The "U" Building at Academic Village utilizes Trane U.S. Inc. for the maintenance of the Air-Cooled Chillers located at its building.
3. To date, the agreement has had eight (8) amendments, including eight (8) one (1) year renewals which extended the term of the agreement to June 30, 2018.
4. Trane U.S. Inc. currently services entire Academic Village. This renewal will amend the

Original Agreement and combine all locations into one formal agreement.

5. The City of Pembroke Pines Public Services Department recommends that the City renew its Agreement for an additional one (1) year term, commencing on July 1, 2018 and expiring June 30, 2019, as allowed by the agreement.

(B) Martin Gold Coast LLC - Bus Bench and Shelter Advertising License

1. On June 18, 2008, the City Commission approved to enter into a Franchise Agreement with Martin Gold Coast LLC, for an initial five (5) year period commencing on August 1, 2008 and ending on July 31, 2013.

2. The City of Pembroke Pines Utilities Department utilizes Martin Gold Coast LLC to furnish, maintain and install benches and bus shelters displaying advertisements throughout the City of Pembroke Pines.

3. Pursuant to Section 4.2 of the Original Agreement, this agreement shall be renewable, upon mutual consent of the parties, for one (1) additional five (5) year term.

4. To date, the agreement has had two (2) Amendments, including one (1) five (5) year renewal which extended the term of the agreement to July 31, 2018.

5. On February 21, 2018, the City Commission approved the First Amendment which included initial refurbishment and ongoing maintenance of the sixteen (16) additional bus shelters provided by Broward County.

6. This agreement is currently in the final renewal period, therefore the Public Services Department will start the procurement process for these services.

(C) NC4 Public Sector LLC - Purchase of Crime Fighting Software Package to Assist Officers in Combatting Crime

1. On August 5, 2015, the City Commission approved to enter into Software License and Management Services Agreement for an initial three (3) year period commencing on August 20, 2015 and ending on August 19, 2018.

2. The City of Pembroke Pines Police Department utilizes NC4 Public Sector LLC for the officers to have the capability to create real time crime bulletins for a wanted subject or missing person which includes photographs and video.

3. Pursuant to Section 12.1 of the Original Agreement, this agreement shall renew in yearly or greater increments upon written notice by Customer of its intent to renew upon thirty (30) days prior to the end of any term.

4. The City of Pembroke Pines Police Department recommends that the City renew this Agreement for an additional one (1) year term, commencing on August 20, 2018 and expiring August 19, 2019, as allowed by the agreement.

(D) Wells Capital Management, Incorporated - Investment Management Services

1. On February 15, 2012, the City Commission Approved to enter into an Investment Management Agreement for an initial three (3) year period commencing on February 15, 2012 and ending on February 14, 2015.

2. The City of Pembroke Pines Finance Department utilizes Wells Capital Management, Incorporated, as the Investment Manager with power to invest and manage assets specified by

City.

3. Pursuant to Section 3.2 of the Original Agreement, this agreement may be renewed for two (2) additional two (2) year terms upon mutual written consent, evidenced by a written Amendment.

4. To date, this Agreement has had three (3) amendments, including two (2) two (2) year renewals, extending the term of the agreement to February 14, 2019.

5. On July 5, 2016, the City entered into the Second Amendment which replaced Exhibit C - Fee Schedule of the Original Agreement, resulting in a decrease in the fee from 0.10% to 0.085% based on market value of assets.

6. This Agreement is in its final renewal period, therefore the Finance Department will start the procurement process for these services.

FINANCIAL IMPACT DETAIL:

Please see the attached Contract Database Report for the amount of revenues and/or expenditures for each specific agreement.



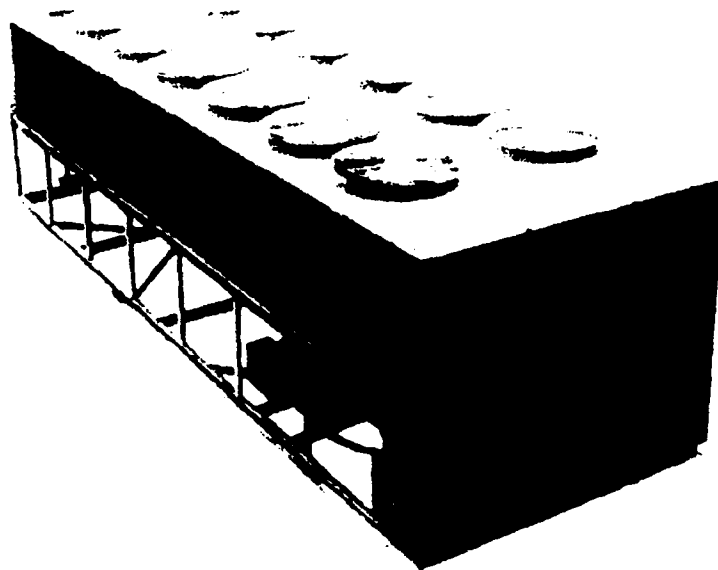
Trane Service Group

2884 Commerce Way
Miramar, Florida 33025

EXTENDED WARRANTY SERVICE AGREEMENT

Prepared For: City of Pembroke Pines
13975 Pembroke Road
Pembroke Pines, Florida 33027

Project: University CTR Campus
Pembroke Pines, Florida



EXTENDED WARRANTY SERVICE AGREEMENT

PROJECT AND LOCATION: City of Pembroke Pines - University Center

TRANE SERVICE GROUP, herein referred to as the Service Company, agrees to furnish services in accordance with the "General Terms and Conditions" and attached "Schedules". This AGREEMENT shall become valid only upon acceptance by CUSTOMER and approved by the Service Company.

EQUIPMENT TO BE SERVICED UNDER FULL MAINTENANCE (1 Annual & 3 Run Inspections):



Quantity	Manufacturer	Equipment Type	Model #
2	Trane	Air-Cooled Chillers	RTAC155

AGREEMENT PRICE SCHEDULE

Year	Annually
1	\$13,800
2	\$13,800
3	\$13,800

Agreement to commence after startup and CO of building. This is three year fixed pricing renewable each year. Pricing includes first year discounted repair warranty factor.

Supplemental Terms & Conditions

- A. **EMERGENCY SERVICE** – This coverage includes emergency calls between inspections as required for purpose of diagnosis of trouble, adjustment, or resetting of controls.
- B. **MAJOR REPAIR LABOR** – This includes all labor to repair or replace failed components of the equipment covered under the provisions of this agreement.
- C. **REPLACEMENT PARTS AND COMPONENTS** – All parts, refrigerant, oil and other material to complete repairs are furnished under the provisions of this agreement
- D. **ANALYSIS SERVICES** – Various diagnostic tests are to be performed depending on equipment duty and type as checked below. Repairs with interpretation and recommendations to be included.



- I. South Florida Trane Service will render inspections four times each year.

II CHILLER / COMPRESSOR INSPECTIONS

The scope of work for the annual inspection of the chiller/compressor(s) is as follows:

- A. Check refrigerant charge.
- B. Check and calibrate safety and operating controls.
- C. Meg test compressor motor.
- D. Check and tighten all electrical terminals and check contacts for wear.
- E. Check oil level in compressor.
- F. Tighten motor terminals and control panel terminals.
- G. Check crankcase heater.
- H. Check external interlocks, flow switch.
- I. Check super heat.
- J. Clean air-cooled condensers once yearly.
- K. Record pertinent system temperatures, pressures and electrical readings to determine existing operating conditions of system.
- L. Report system deficiencies with recommended improvements.

The scope of work for the other inspections of the chiller/compressor(s) is as follows:

- A. Check compressor oil level.
- B. Check operation of control circuit.
- C. Check operating log with operator, discuss operation of the machine generally.
- D. Check operation of all motors and starter.
- E. Report system deficiencies with recommended improvements.

SPECIFICALLY NOT INCLUDED IN THIS MAINTENANCE AGREEMENT

- A. Painting
- B. Piping and insulation
- C. Power wiring, disconnect switches and circuit breakers
- D. Corrosion or erosion damage
- E. Evaporator tube brushing
- F. Crane service
- G. Removal of hazardous waste material from the job site

TERMS AND CONDITIONS

- A. South Florida Trane Service reserves the right to terminate this inspection service if payments are not current.
- B. This agreement shall commence on date of signature or purchase order and shall continue in force for a period of one year. Either party may terminate this agreement by giving written notice 30 days prior to the anniversary date of this agreement. Notice of any price adjustment necessary because of material and labor cost increases will be given in writing 45 days prior to the anniversary date of this agreement.
- C. South Florida Trane Service's responsibility for injury to persons or property shall be limited to injury caused directly by its negligence in performing operations under this agreement. In no event shall South Florida Trane Service be liable for incidental or consequential damages of any nature whatsoever.

- D. South Florida Trane Service shall not be liable for repairs to any equipment damaged by reason of negligence, faulty system design, misuse, abuse by others or caused by conditions beyond its control. In the event that we are required to make repairs or replacements for any of these reasons, it is agreed we shall be reimbursed at our standard labor rate.
- E. If service is required during other than regular working hours, an overtime surcharge will apply of \$19.00 per hour, per man.
- F. This agreement is based on the equipment serviced being in proper working condition at the commencement date of the contract. Any discrepancies found during the first inspection must be corrected at normal time and material rates.
- G. This agreement shall constitute the entire agreement between the parties and all prior agreements are superseded.
- H. South Florida Trane Service's responsibility for injury to persons or property shall be limited to injury caused directly by its negligence in performing operations under this agreement. In no event shall South Florida Trane Service be liable for incidental or consequential damages of any nature whatsoever.

SIGNATURE PAGE

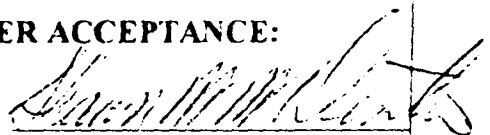
SUBMITTED BY: Richard Becraft

TITLE: Service Sales Manager

DATE: August 1, 2003

CUSTOMER ACCEPTANCE:

SIGNATURE



TITLE

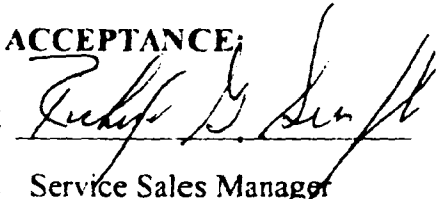
Asst. Dir. Trane Service

ACCEPTANCE

DATE

TRANE ACCEPTANCE:

SIGNATURE



TITLE

Service Sales Manager

ACCEPTANCE

DATE

August 1, 2003



Lou Zacccone, District Manager

2884 Corporate Way • Miramar FL 33025 • Tel 954 499 6900 • Fax 954 499 6901

December 10, 2007

Terri Burzo
Contract Administrator
City of Pembroke Pines – Purchasing Division
13975 Pembroke Rd.
Pembroke Pines, FL 33027

Re: Academic Village Service Contract Renewal

Dear Teri:

The anniversary date for your service contract is January 1, 2008. I would like to advise you that there will only be a slight increase in your contract for the coming year. The contract amount will increase from \$14,244 to \$14,814 annually. We continually strive to hold down costs to minimize the increases in our contracts. This year we have achieved that goal.

We sincerely hope that you are as pleased about this announcement as we are. Please issue your purchase order to my attention for the coming year or sign and return one copy of this letter as your acknowledgment. Please call me if you have any questions or need any further clarification. We thank you for the opportunity to be of service.

Sincerely,

Travis Rowe
Account Manager

1/16/08

Spoke to Travis - can not
increase too late original

Accepted by:

Contract in

Title:

place + still

Date:

Good



TRANE

Building Services

WE MAKE BUILDINGS WORK BETTER FOR LIFE.™



Trane U.S. Inc.
2884 Corporate Way
Miramar, FL 33025

Phone: (954) 499-6900, Fax: (954) 499-2218

May 16, 2011

Randy Kaplan

Pembroke Pines City of
13975 Pembroke Road
PEMBROKE PINES, FL 33027

Site Address:
University Center
17195 Sheridan Street
PEMBROKE PINES, FL 33027
United States

Attention: Randy

Subject: Continuation of Service Agreement ~ #837251

Your Trane Service Agreement is scheduled for renewal on 07/01/2011. To assure that there will be no interruption of service and benefits to Pembroke Pines City of your Service Agreement will be extended through 06/30/2012. The adjusted Service Fee for the renewal term is \$13,800. If there is any reason why this Service Agreement should not be extended through this period, please notify Trane in writing 30 days prior to the renewal date indicated above. If so notified, Trane can continue at your discretion to provide services beyond the renewal date at our standard time and material rates.

Scope of Service

The Scope of Service for the new agreement period will remain the same as delivered in the current period.

Terms & Conditions

The Terms & Conditions shall remain unchanged from those executed in the original agreement and shall be extended for this renewal period.

Clarifications

If Pembroke Pines City of accounting procedures require a purchase order for the renewal term, please provide your purchase order number to Trane no less than 30 days prior to the renewal date.

We value your business and look forward to continuing to serve and contribute to your organization's success.

Sincerely,

Brian Irvine
Account Manager
Trane

CUSTOMER ACCEPTANCE

Charles F. Dodge
Authorized Representative

Charles F. Dodge
Printed Name

Title City Manager

Acceptance Date _____

Purchase Order _____

License Number: CAC023485

APPROVED AS TO LEGAL FORM

[Signature]
OFFICE OF THE CITY ATTORNEY
DATED: 5/26/11



TRANE

Building Services

WE MAKE BUILDINGS WORK BETTER FOR LIFE.™



Trane U.S. Inc.
2884 Corporate Way
Miramar, FL 33025
Phone: (955) 449-96900,
Fax: (954) 499-2218

May 7, 2012

Raphael Garcia
City of Pembroke Pines
13975 Pembroke Rd.
Pembroke Pines, FL 33027

Site Address:
13975 Pembroke Rd.
Pembroke Pines, FL 33027

Attention: Raphael Garcia

Subject: *Continuation of Service Agreement ~ 1839 Select Mechanical Service Agreement*

Your Trane Service Agreement is scheduled for renewal on 7/1/2012. To assure that there will be no interruption of service and benefits to **University Center** your Service Agreement will be extended through 6/30/2013. The adjusted Service Fee for the renewal term is \$13,800.00. If there is any reason why this Service Agreement should not be extended through this period, please notify Trane in writing 15 days prior to the renewal date indicated above. If not notified, Trane can continue at your discretion to provide services beyond the renewal date at our standard time and material rates.

Scope of Service

The Terms & Conditions shall remain unchanged from those executed in the original agreement and shall be extended for this renewal period.

Terms & Conditions

The Terms & Conditions shall remain unchanged from those executed in the original agreement and shall be extended for this renewal period.

Clarifications

If **University Center's** accounting procedures require a purchase order for the renewal term, please provide your purchase order number to Trane no less than 30 days prior to the renewal date.

We value your business and look forward to continuing to serve and contribute to your organization's success.

Sincerely,

Brian Irvine
Account Manager
Trane

CUSTOMER ACCEPTANCE

Charles F. Dodge
Authorized Representative

Charles F. Dodge
Printed Name

City Manager
Title

Acceptance Date 8/7/2012

Purchase Order _____

License Number: CAC023485

APPROVED AS TO LEGAL FORM

Steven Weinger
OFFICE OF THE CITY ATTORNEY

DATED: 8/2/12



WE MAKE BUILDINGS WORK BETTER FOR LIFE.™



Trane U.S. Inc.
2884 Corporate Way
Miramar, FL 33025
Phone: (955) 449-96900,
Fax: (954) 499-2218

June 11, 2013

Raphael Garcia
City of Pembroke Pines
13975 Pembroke Rd.
Pembroke Pines, FL 33027

Site Address:
13975 Pembroke Rd.
Pembroke Pines, FL 33027

Attention: Raphael Garcia

Subject: Continuation of Service Agreement ~ 1839 Select Mechanical Service Agreement

Your Trane Service Agreement is scheduled for renewal on 7/1/2013. To assure that there will be no interruption of service and benefits to **University Center** your Service Agreement will be extended through 6/30/2014. The adjusted Service Fee for the renewal term is **\$13,800.00**. If there is any reason why this Service Agreement should not be extended through this period, please notify Trane in writing 15 days prior to the renewal date indicated above. If not notified, Trane can continue at your discretion to provide services beyond the renewal date at our standard time and material rates.

Scope of Service

The Terms & Conditions shall remain unchanged from those executed in the original agreement and shall be extended for this renewal period.

Terms & Conditions

The Terms & Conditions shall remain unchanged from those executed in the original agreement and shall be extended for this renewal period.

Clarifications

If **University Center's** accounting procedures require a purchase order for the renewal term, please provide your purchase order number to Trane no less than 30 days prior to the renewal date.

We value your business and look forward to continuing to serve and contribute to your organization's success.

Sincerely,

Brian Irvine
Account Manager
Trane

CUSTOMER ACCEPTANCE

Charles F. Dodge

Authorized Representative

Charles F. Dodge

Printed Name

Title City Manager

Acceptance Date 8/22/13

Purchase Order _____

License Number: CAC023485

APPROVED AS TO LEGAL FORM

Harry W. Wynn
OFFICE OF THE CITY ATTORNEY



WE MAKE BUILDINGS WORK BETTER FOR LIFE.™



Trane U.S. Inc.
2884 Corporate Way
Miramar, FL 33025
Phone: (954) 499-6900
Fax: (954) 499-2218

June 18, 2015

Raphael Garcia
City of Pembroke Pines
13975 Pembroke Rd.
Pembroke Pines, FL 33027

Site Address:
13975 Pembroke Rd.
Pembroke Pines, FL 33027

Attention: Raphael Garcia**Subject:** Continuation of Service Agreement ~ 1839 Select Mechanical Service Agreement

Your Trane Service Agreement is scheduled for renewal on 7/1/2015. To assure that there will be no interruption of service and benefits to **University Center** your Service Agreement will be extended through 6/30/2016. The adjusted Service Fee for the renewal term is **\$13,800.00**. If there is any reason why this Service Agreement should not be extended through this period, please notify Trane in writing 15 days prior to the renewal date indicated above. If not notified, Trane can continue at your discretion to provide services beyond the renewal date at our standard time and material rates.

Scope of Service

The Scope of Service for the new agreement period will remain the same as delivered in the current period.

Terms & Conditions

The Terms & Conditions shall remain unchanged from those executed in the original agreement and shall be extended for this renewal period.

Clarifications

If **University Center's** accounting procedures require a purchase order for the renewal term, please provide your purchase order number to Trane no less than 30 days prior to the renewal date.

We value your business and look forward to continuing to serve and contribute to your organization's success.

Sincerely,

Brian Irvine
Account Manager
Trane

CUSTOMER ACCEPTANCE

Authorized Representative

Printed Name

Title

Charles F. Dodge
City Manager

Acceptance Date

8/10/2015

Purchase Order

License Number: CAC023485

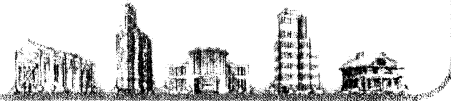
APPROVED AS TO LEGAL FORM

OFFICE OF THE CITY ATTORNEY

DATED:



WE MAKE BUILDINGS WORK BETTER FOR LIFE.™



Trane U.S. Inc.
2884 Corporate Way
Miramar, FL 33025
Phone: (954) 499-6900, Fax: (954) 499-2218

JUNE 13, 2014

University Center
13975 Pembroke Rd
Pembroke Pines, FL 33027

Site Address:
13975 Pembroke Rd
Pembroke Pines, FL 33027

Attention: **Raphael Garcia**

Subject: **Continuation of Service Agreement ~ 1839 Mechanical Service Agreement**

Your Trane Service Agreement is scheduled for renewal on 7/1/2014. To assure that there will be no interruption of service and benefits to **University Center** your Service Agreement will be extended through **6/30/2015**. The adjusted Service Fee for the renewal term is **\$13,800**. If there is any reason why this Service Agreement should not be extended through this period, please notify Trane in writing 15 days prior to the renewal date indicated above. If not notified, Trane can continue at your discretion to provide services beyond the renewal date at our standard time and material rates.

Scope of Service

The Scope of Service for the new agreement period will remain the same as delivered in the current period.

Terms & Conditions

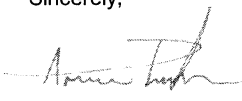
The Terms & Conditions shall remain unchanged from those executed in the original agreement and shall be extended for this renewal period.

Clarifications

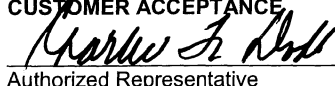
If **University Center's** accounting procedures require a purchase order for the renewal term, please provide your purchase order number to Trane no less than 30 days prior to the renewal date.

We value your business and look forward to continuing to serve and contribute to your organization's success.

Sincerely,


Arman Pradhan
Account Manager
Trane

CUSTOMER ACCEPTANCE


Authorized Representative

Charles F. Dodge
Printed Name

Title City Manager

Acceptance Date 8/14/14

Purchase Order _____

License Number: CAC023485

APPROVED AS TO LEGAL FORM


OFFICE OF THE CITY ATTORNEY

DATED: 8/14/14



Trane U.S. Inc.
2884 Corporate Way
Miramar, FL 33025
Phone: (954) 499-6900
Fax: (954) 499-2218

September 28, 2016

Raphael Garcia
City of Pembroke Pines
13975 Pembroke Rd.
Pembroke Pines, FL 33027

Site Address:
13975 Pembroke Rd.
Pembroke Pines, FL 33027

Attention: Raphael Garcia

Subject: *Continuation of Service Agreement ~ 1839 Select Mechanical Service Agreement*

Your Trane Service Agreement is scheduled for renewal on 7/1/2016. To assure that there will be no interruption of service and benefits to **University Center** your Service Agreement will be extended through 6/30/2017. The adjusted Service Fee for the renewal term is **\$14,214.00**. If there is any reason why this Service Agreement should not be extended through this period, please notify Trane in writing 15 days prior to the renewal date indicated above. If not notified, Trane can continue at your discretion to provide services beyond the renewal date at our standard time and material rates.

Scope of Service

The Scope of Service for the new agreement period will remain the same as delivered in the current period.

Terms & Conditions

The Terms & Conditions shall remain unchanged from those executed in the original agreement and shall be extended for this renewal period.

Clarifications

If **University Center's** accounting procedures require a purchase order for the renewal term, please provide your purchase order number to Trane no less than 30 days prior to the renewal date.

We value your business and look forward to continuing to serve and contribute to your organization's success.

Sincerely,

Brian Irvine
Senior Account Manager
Trane

X 09.27.2016

Edward Blair, Direct Fulfillment Manager, South Florida

CUSTOMER ACCEPTANCE

Authorized Representative

Charles F. Dodge
Printed Name

City Manager
Title

Acceptance Date _____

Purchase Order _____

License Number: CAC023485

APPROVED AS TO LEGAL FORM

OFFICE OF THE CITY ATTORNEY
DATED: _____



WE MAKE BUILDINGS WORK BETTER FOR LIFE.™



Trane U.S. Inc.
2884 Corporate Way
Miramar, FL 33025
Phone: (954) 499-6900
Fax: (954) 499-2218

June 18, 2015

Raphael Garcia
Academic Village
17180 Sheridan Street
Pembroke Pines, FL 33027

Site Address:
17180 Sheridan Street
Pembroke Pines, FL 33027

Attention: Raphael Garcia**Subject:** Continuation of Service Agreement ~ 1205 Select Mechanical Service Agreement

Your Trane Service Agreement is scheduled for renewal on 7/1/2015. To assure that there will be no interruption of service and benefits to **Academic Village** your Service Agreement will be extended through 6/30/2016. The adjusted Service Fee for the renewal term is **\$14,814.00**. If there is any reason why this Service Agreement should not be extended through this period, please notify Trane in writing 15 days prior to the renewal date indicated above. If not notified, Trane can continue at your discretion to provide services beyond the renewal date at our standard time and material rates.

Scope of Service

The Scope of Service for the new agreement period will remain the same as delivered in the current period.

Terms & Conditions

The Terms & Conditions shall remain unchanged from those executed in the original agreement and shall be extended for this renewal period.

Clarifications

If **Academic Village's** accounting procedures require a purchase order for the renewal term, please provide your purchase order number to Trane no less than 30 days prior to the renewal date.

We value your business and look forward to continuing to serve and contribute to your organization's success.

Sincerely,

Brian Irvine
Account Manager
Trane

CUSTOMER ACCEPTANCE

Authorized Representative

Charles F. Dodge
Printed Name

City Manager
Title

Acceptance Date 8/10/15

Purchase Order _____

License Number: CAC023485

APPROVED AS TO LEGAL FORM

OFFICE OF THE CITY ATTORNEY

DATED: 7/25/15

South Florida Trane Service

The Trane Company, a division of American Standard Inc.

Trane Authorized
Warranty Service

7415 N.W. 19 Street, Suite C
Miami, FL 33126
592-0672 Dade
522-2214 Broward
833-3445 Palm Beach

John P. Tighe
District Manager

EXTENDED WARRANTY SERVICE AGREEMENT



Customer: CITY OF PEMBROKE PINES
PEMBROKE PINES, FLORIDA
Attention: Mr. Jerry Rock Supervisor

Project and Location: ACADEMIC VILLAGE
PEMBROKE PINES, FL.

SOUTH FLORIDA TRANE SERVICE
7415 NW 19 STREET
SUITE C
MIAMI, FL 33126
305-592-0672
305-592-7373 FAX

Rick Decraft
Senior Account Manager



South Florida Trane Service
7415 NW 19 Street Suite C
Miami Florida 33126
TEL 305 592 0672 Miami
TEL 954 522 2214 Fort Lauderdale
TEL 561 833 3445 West Palm Beach
FAX 305 592 7373

South Florida Trane Service

The Trane Company, a division of American Standard Inc.

Trane Authorized
Warranty Service

7415 N.W. 19 Street, Suite C
Miami, FL 33126
592-0672 Dade
522-2214 Broward
833-3445 Palm Beach

John P. Tighe
District Manager

South Florida Trane Service will furnish Extended Warranty maintenance service in accordance with the manufacturer's instructions on the equipment listed in paragraph II, as required to maintain the equipment in good operating conditions and according to the following terms:

I. SOUTH FLORIDA TRANE SERVICE AGREES TO THE FOLLOWING

A. Provide all labor, parts, and refrigerant to:

1. Perform regular service of the equipment 6 times per year.
2. Furnish Emergency service as required between regular service.



TRANE

II. EQUIPMENT TO BE SERVICED UNDER THIS WARRANTY AGREEMENT

2- Model CVHE- 050\ Serial # L99J03862\ 63 Centrifugal Chillers
Magnetic starter(s) for chillers
Chilled water temperature controller
Chiller control panel(s)

III. SCOPE OF WORK FOR THE ANNUAL INSPECTION

- A. Record pertinent system temperatures, pressures and electrical readings necessary to determine the existing operating conditions of the system.
- B. Provide a thorough servicing of the purge system, including cleaning and testing of all purge components (annual and semi-annual).
- C. Check condition of starter contacts for wear, pitting, etc.
- D. Check and calibrate safety controls.
- E. Meg compressor motor and oil pump motor. Record readings.
- F. Tighten all starter terminals and check contacts for wear. Check and calibrate overloads. Record trip amps.
- G. Tighten motor terminals and control panel terminals.
- H. Clean oil filter. Replace filter as required.
- I. Tighten oil heater leads.
- J. Check operation of vane positioner.
- K. Take oil samples and have them analyzed for acid, moisture and wears metals content. Change oil as indicated by oil analysis.
- L. Visually inspect condenser tubes and brush tubes clean once yearly.
Does not include chemical cleaning.
- M. Report any uncorrected deficiencies noted.

IV. SCOPE OF WORK FOR THE OTHER INSPECTIONS

- A. Adjust operating and safety controls.

South Florida Trane Service

- B. Record pertinent system temperatures, pressures and electrical readings necessary to determine the existing operating conditions of the system.
- C. Check operation of purge system.
- D. Check operation of lubrication system, including oil pump and oil pressure regulator.
- E. Check operation of motor and starter.
- F. Check customer's log with operator; discuss operation of the machine generally.
- G. Report any uncorrected deficiencies noted.

V. SPECIFICALLY NOT INCLUDED IN THIS MAINTENANCE AGREEMENT

- A. Painting
- B. Water treatment
- C. Piping and insulation
- D. Air compressor
- E. Power wiring, disconnect switches and circuit breakers
- F. Corrosion or erosion damage
- G. Evaporator tube brushing
- H. Crane service
- I. Ten-year overhaul inspection
- J. Removal of hazardous waste material from the job site

VI. TERMS AND CONDITIONS

- A. South Florida Trane Service agrees to provide this Extended Warranty maintenance service for the sum of \$ 13,440 per year at a fixed price for a period of three years.
- B. Billing will be in 12 installments of \$ 1120 each per year. Payment is due on the 10th of the month following billing.
South Florida Trane Service reserves the right to terminate this Extended Warranty service if payments are not current.
- C. This agreement shall commence on December 1, 2000 and shall continue in force for a period of one year. Either party may terminate this agreement by giving written notice 30 days prior to the anniversary date each year of this agreement. Notice of any price adjustment necessary because of material and labor cost increases will be given in writing 45 days prior to the anniversary date of this agreement.
South Florida Trane Service's responsibility for injury to persons or property shall be limited to injury caused directly by its negligence in performing operations under this agreement. In no event shall South Florida Trane Service be liable for incidental or consequential damages of any nature whatsoever.



South Florida Trane Service

- D. South Florida Trane Service shall not be liable for repairs to any equipment damaged by reason of negligence, faulty system design, misuse, abuse by others or caused by conditions beyond its control. In the event that we are required to make repairs or replacements for any of these reasons, it is agreed we shall be reimbursed at our standard labor rate.
- E. If service is required during other than regular working hours, an overtime surcharge will apply of \$19.00 per hour, per man.
- F. This agreement is based on the equipment serviced being in proper working condition at the commencement date of the contract. Any discrepancies found during the first inspection must be corrected under appropriate Warranties.
- G. This agreement shall constitute the entire agreement between the parties and all prior agreements are superseded.

This agreement is hereby accepted:



(CITY OF PEMBROKE PINES)

SOUTH FLORIDA TRANE SERVICE

BY: _____

BY: *Richard Seibert*

TITLE: _____

Senior Account Manager

DATE: _____

APPROVED TO LEGAL FORM

Julie Kaler
OFFICE OF THE CITY ATTORNEY
DATED: 1/11/01



Trane U.S. Inc.
2884 Corporate Way
Miramar, FL 33025
Phone: (954) 499-6900, Fax: (954) 499-2218

JUNE 13, 2014

Academic Village
17180 Sheridan Street
Pembroke Pines, FL 33027

Site Address:
17180 Sheridan Street
Pembroke Pines, FL 33027

Attention: Raphael Garcia

Subject: **Continuation of Service Agreement ~ 1205 Mechanical Service Agreement**

Your Trane Service Agreement is scheduled for renewal on 7/1/2014. To assure that there will be no interruption of service and benefits to **Academic Village** your Service Agreement will be extended through **6/30/2015**. The adjusted Service Fee for the renewal term is **\$14,814**. If there is any reason why this Service Agreement should not be extended through this period, please notify Trane in writing 15 days prior to the renewal date indicated above. If not notified, Trane can continue at your discretion to provide services beyond the renewal date at our standard time and material rates.

Scope of Service

The Scope of Service for the new agreement period will remain the same as delivered in the current period.

Terms & Conditions

The Terms & Conditions shall remain unchanged from those executed in the original agreement and shall be extended for this renewal period.

Clarifications

If **Academic Village's** accounting procedures require a purchase order for the renewal term, please provide your purchase order number to Trane no less than 30 days prior to the renewal date.

We value your business and look forward to continuing to serve and contribute to your organization's success.

Sincerely,

Arman Pradhan
Account Manager
Trane

CUSTOMER ACCEPTANCE

Authorized Representative

Charles F. Dodge
Printed Name

Title City manager

Acceptance Date 8/14/14

Purchase Order _____

License Number: CAC023485

APPROVED AS TO LEGAL FORM

OFFICE OF THE CITY ATTORNEY
DATED: 8/14/14



John P. Tighe - District Manager

2884 Corporate Way • Miramar FL 33025 • Tel 954 499 6900 • Fax 954 499 6901

November 30, 2006

Terri Burzo
Contract Administrator
City of Pembroke Pines – Purchasing Division
13975 Pembroke Rd.
Pembroke Pines, FL 33027

Re: Academic Village Service Contract Renewal

Dear Teri:

The anniversary date for your service contract is January 1, 2007. I would like to advise you that there will only be a slight increase in your contract for the coming year. The contract amount will increase from \$13,440 to \$14,244 annually. We continually strive to hold down costs to minimize the increases in our contracts. This year we have achieved that goal.

We sincerely hope that you are as pleased about this announcement as we are. Please issue your purchase order to my attention for the coming year or sign and return one copy of this letter as your acknowledgment. Please call me if you have any questions or need any further clarification. We thank you for the opportunity to be of service.


Sincerely,

Travis Rowe
Account Manager

Accepted by:

Title:

Date:


Director of Public Service
12/1/06



TRANE

Lou Zaccone - District Manager

2884 Corporate Way • Miramar FL 33025 • Tel 954 498 6900 • Fax 954 498 6901

December 10, 2007

Terri Burzo
Contract Administrator
City of Pembroke Pines – Purchasing Division
13975 Pembroke Rd.
Pembroke Pines, FL 33027

Re: Academic Village Service Contract Renewal

Dear Teri:

The anniversary date for your service contract is January 1, 2008. I would like to advise you that there will ~~only be a slight~~ increase in your contract for the coming year. The contract amount will increase from \$14,244 to \$14,814 annually. We continually strive to hold down costs to minimize the increases in our contracts. This year we have achieved that goal.

We sincerely hope that you are as pleased about this announcement as we are. Please issue your purchase order to my attention for the coming year or sign and return one copy of this letter as your acknowledgment. Please call me if you have any questions or need any further clarification. We thank you for the opportunity to be of service.

Sincerely,

Travis Rowe
Account Manager

1/16/08

*Spoke to Travis - can not
increase for late original*

Accepted by:

Contract in

Title:

place + still

Date:

good



TRANE

Louis J. Zaccone • District Manager

2884 Corporate Way • Miramar FL 33025 • Tel 954 499 6900 • Fax 954 499 2218

November 3, 2008

Terri Burzo
Contract Administrator
City of Pembroke Pines – Purchasing Division
13975 Pembroke Rd.
Pembroke Pines, FL 33027

Re. Academic Village Service Contract Renewal

Dear Teri:

The anniversary date for your service contract is January 1, 2008. I would like to advise you that there will only be a slight increase in your contract for the coming year. The contract amount will increase from \$14,244 to \$14,814 annually. We continually strive to hold down costs to minimize the increases in our contracts. This year we have achieved that goal.

Please issue your purchase order to my attention for the coming year or sign and return one copy of this letter as your acknowledgment. Please call me if you have any questions or need any further clarification. We thank you for the opportunity to be of service.


Sincerely,


Brady Spann
Account Manager

Accepted by:

Title:

Date:

2007-85

Director of Public Service
11/13/08

 Ingersoll Rand

www.trane.com



Louis J. Zacccone - District Manager

2884 Corporate Way • Miramar FL 33025 • Tel 954 499 6900 • Fax 954 499 2218

July 28, 2010

Randee Kaplan
City of Pembroke Pines – Purchasing Division
13975 Pembroke Rd.
Pembroke Pines, FL 33027

Re: Academic Village Service Contract Renewal

Dear Randee:

The anniversary date for your service contract is July 1st, 2010. I would like to advise you that there will be no increase in your contract for the coming year. The contract amount will remain at \$14,814.00 annually. We continually strive to hold down costs to minimize the increases in our contracts. This year we have achieved that goal.

Please issue your purchase order to my attention for the coming year or sign and return one copy of this letter as your acknowledgment. Please call me if you have any questions or need any further clarification. We thank you for the opportunity to be of service.

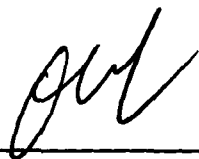
Sincerely,

Kyle Del Piano
Account Manager

Accepted by:

Title:

Date:



Asst. City Manager
7/28/10



www.trane.com



TRANE

Building Services

WE MAKE BUILDINGS WORK BETTER FOR LIFE.™



Trane U.S. Inc.
2884 Corporate Way
Miramar, FL 33025

Phone: (954) 499-6900, Fax: (954) 499-2218

May 16, 2011

Randy Kaplan

Pembroke Pines City of
13975 Pembroke Road
PEMBROKE PINES, FL 33027 U.S.A.

Site Address:
Academic Village
17180 Sheridan Street
Pembroke Pines, FL 33027
United States

Attention: Randy *ee*

Subject: Continuation of Service Agreement ~ #1205

Your Trane Service Agreement is scheduled for renewal on 07/01/2011. To assure that there will be no interruption of service and benefits to Pembroke Pines City of your Service Agreement will be extended through 06/30/2012. The adjusted Service Fee for the renewal term is \$14,814. If there is any reason why this Service Agreement should not be extended through this period, please notify Trane in writing 30 days prior to the renewal date indicated above. If so notified, Trane can continue at your discretion to provide services beyond the renewal date at our standard time and material rates.

Scope of Service

The Scope of Service for the new agreement period will remain the same as delivered in the current period.

Terms & Conditions

The Terms & Conditions shall remain unchanged from those executed in the original agreement and shall be extended for this renewal period.

Clarifications

If Pembroke Pines City of accounting procedures require a purchase order for the renewal term, please provide your purchase order number to Trane no less than 30 days prior to the renewal date.

We value your business and look forward to continuing to serve and contribute to your organization's success.

Sincerely,

Brian Irvine
Account Manager

Trane

CUSTOMER ACCEPTANCE

Charles F. Dodge
Authorized Representative

Charles F. Dodge
Printed Name

Title *City Manager*

Acceptance Date _____

Purchase Order _____

License Number: CAC023485

APPROVED AS TO LEGAL FORM

DODGE
OFFICE OF THE CITY ATTORNEY
DATED: *5/26/11*



TRANE

Building Services

WE MAKE BUILDINGS WORK BETTER FOR LIFE.™



Trane U.S. Inc.
2884 Corporate Way
Miramar, FL 33025
Phone: (954) 449-96900,
Fax: (954) 499-2218

May 7, 2012

Raphael Garcia
Academic Village
17180 Sheridan Street
Pembroke Pines, FL 33027

Site Address:
17180 Sheridan Street
Pembroke Pines, FL 33027

Attention: Raphael Garcia

Subject: *Continuation of Service Agreement ~ 1205 Select Mechanical Service Agreement*

Your Trane Service Agreement is scheduled for renewal on 7/1/2012. To assure that there will be no interruption of service and benefits to **Academic Village** your Service Agreement will be extended through 6/30/2013. The adjusted Service Fee for the renewal term is **\$14,814.00**. If there is any reason why this Service Agreement should not be extended through this period, please notify Trane in writing 15 days prior to the renewal date indicated above. If not notified, Trane can continue at your discretion to provide services beyond the renewal date at our standard time and material rates.

Scope of Service

The Terms & Conditions shall remain unchanged from those executed in the original agreement and shall be extended for this renewal period.

Terms & Conditions

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Clarifications

If **Academic Village's** accounting procedures require a purchase order for the renewal term, please provide your purchase order number to Trane no less than 30 days prior to the renewal date.

We value your business and look forward to continuing to serve and contribute to your organization's success.

Sincerely,

Brian Irvine
Account Manager
Trane

CUSTOMER ACCEPTANCE

Charles F. Dodge
Authorized Representative

Charles F. Dodge
Printed Name

City Manager
Title

Acceptance Date 8/7/2012

Purchase Order _____

License Number: CAC023485

APPROVED AS TO LEGAL FORM

Strong Wang
OFFICE OF THE CITY ATTORNEY

DATED: 8/2/12



WE MAKE BUILDINGS WORK BETTER FOR LIFE.™



Trane U.S. Inc.
2884 Corporate Way
Miramar, FL 33025
Phone: (954) 449-9690,
Fax: (954) 499-2218

June 11, 2013

Raphael Garcia
Academic Village
17180 Sheridan Street
Pembroke Pines, FL 33027

Site Address:
17180 Sheridan Street
Pembroke Pines, FL 33027

Attention: Raphael Garcia

Subject: Continuation of Service Agreement ~ 1205 Select Mechanical Service Agreement

Your Trane Service Agreement is scheduled for renewal on **7/1/2013**. To assure that there will be no interruption of service and benefits to **Academic Village** your Service Agreement will be extended through **6/30/2014**. The adjusted Service Fee for the renewal term is **\$14,814.00**. If there is any reason why this Service Agreement should not be extended through this period, please notify Trane in writing 15 days prior to the renewal date indicated above. If not notified, Trane can continue at your discretion to provide services beyond the renewal date at our standard time and material rates.

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We value your business and look forward to continuing to serve and contribute to your organization's success.

Sincerely,

Brian Irvine
Account Manager
Trane

CUSTOMER ACCEPTANCE

Authorized Representative

Printed Name

Title

Acceptance Date _____

Purchase Order _____

License Number: CAC023485



Trane U.S. Inc.
2884 Corporate Way
Miramar, FL 33025
Phone: (954) 499-6900, Fax: (954) 499-2218

JUNE 13, 2014

Academic Village
17180 Sheridan Street
Pembroke Pines, FL 33027

Site Address:
17180 Sheridan Street
Pembroke Pines, FL 33027

Attention: Raphael Garcia

Subject: **Continuation of Service Agreement ~ 1205 Mechanical Service Agreement**

Your Trane Service Agreement is scheduled for renewal on 7/1/2014. To assure that there will be no interruption of service and benefits to **Academic Village** your Service Agreement will be extended through **6/30/2015**. The adjusted Service Fee for the renewal term is **\$14,814**. If there is any reason why this Service Agreement should not be extended through this period, please notify Trane in writing 15 days prior to the renewal date indicated above. If not notified, Trane can continue at your discretion to provide services beyond the renewal date at our standard time and material rates.

Scope of Service

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Clarifications

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We value your business and look forward to continuing to serve and contribute to your organization's success.

Sincerely,

Arman Pradhan
Account Manager
Trane

CUSTOMER ACCEPTANCE

Authorized Representative

Charles F. Dodge
Printed Name

Title City manager

Acceptance Date 8/14/14

Purchase Order _____

License Number: CAC023485

APPROVED AS TO LEGAL FORM

OFFICE OF THE CITY ATTORNEY
DATED: 8/14/14