



## EXHIBIT "G"

OFFICE OF THE PRESIDENT

### Item 8.2

PRESENT TO BOARD: JANUARY 22, 2025

TO: SOUTH FLORIDA STATE COLLEGE  
DISTRICT BOARD OF TRUSTEES

FROM: FRED HAWKINS 

SUBJECT: TRANE U.S., INC. – PERFORMANCE AGREEMENT FOR COMFORT FROM  
TRANE (PACT) AGREEMENT

This project is intended to address ongoing issues with the College's Heating, Ventilation, and Air Conditioning (HVAC) systems. Over the past year, College Facilities staff have worked with the College's HVAC vendor, Trane, U.S. Inc., to identify and prioritize the most cost effective and impactful repairs and upgrades to the Colleges HVAC systems. Trane has recommended that the College enter into a Performance Agreement for Comfort from Trane (PACT) agreement (also known as a Guaranteed Energy Savings Contract). Working with the College Facilities and Finance teams, Trane has identified several Energy Conservation Measures (ECMs) designed to support SFSC's commitment to creating an energy-efficient and sustainable campus while addressing aging infrastructure. The proposed ECMs include: (i.) Full facility controls upgrades, (ii.) Task-appropriate LED lighting, and (iii.) Prioritized mechanical upgrades. These measures aim to reduce costs and enhance the learning environment for students. This proposal includes upgrades and conversion of the existing west chiller plant, replacements of air handler units and outside air intakes, building automation upgrades, lighting retrofits to modern LED lighting units, and chill water loop repairs and replacements to improve chill water efficiency and reduce operating costs.

This request is to authorize the expenditure \$12,567,144 from the financed through Bank of America through a Tax-Exempt Lease Purchase payable over a period of 18 years at an interest rate of 4.576%

#### **SUGGESTED MOTION:**

**Move to approve the execution of the PACT Agreement in the amount of \$12,576,144 with Trane, U.S., Inc. pursuant to their proposal dated January 7, 2025.**