

CS-24-471

**BOCC CONTRACT  
APPROVAL FORM****CONTRACT  
TRACKING NO.  
CM3625-A2****SECTION 1 - GENERAL INFORMATION**Requesting Department: Public Works/Facilities Maintenance  
Telephone: (904) 530-6137Contact Person: Mariah Cheeseborough  
Email: mcheeseborough@nassaucountyfl.com**SECTION 2 - VENDOR INFORMATION**Name: Trane U.S. Inc., d/b/a TraneAddress: 3600 Pammel Creek RoadCity: La CrosseState: WIZip Code: 54601Vendor's Administrator Name: Boone LewisTitle: Account ManagerTelephone: (904) 402-4918Email: Boone.Lewis@tranetechnologies.com**SECTION 3 - VENDOR AUTHORIZED SIGNATORY**Authorized Signatory Name: Joe FollenweiderTitle: General Sales ManagerAuthorized Signatory Email: Joe.Follenweider@trane.com**(IDENTIFY WHO WILL SIGN THE CONTRACT ON BEHALF OF THE VENDOR. OFFICER/DIRECTOR WITH AUTHORITY TO BIND COMPANY.)****SECTION 4 - CONTRACT INFORMATION**Contract Name: Contract for Building Automation System (BAS) Quarterly Inspection and Maintenance ServicesShort Description of Product(s)/Service(s) Being Requested: Quarterly inspection and maintenance services for the Trane Building

Automation System (BAS) at the Sheriff's Office located at 76212 Nicholas Culinha Road, Yulee, FL 32097.

**(GOODS AND/OR SERVICES TO BE PROCURED, PHYSICAL LOCATION, ETC.)**Procured Method: ☐ Quotes ☐ ITB ☐ RFP ☐ RFQ ☐ Piggyback ☐ Exemption ☒ Sole Source ☐ Single Source☐ Other: \_\_\_\_\_Amount of Initial Contract Term: \$4,563.00

Amount of Renewal Options (if applicable):

Year 1: \$ 4,563.00Year 2: \$ 4,563.00

Year 3: \_\_\_\_\_

Year 4: \_\_\_\_\_

Total Amount of Contract (Initial Term - Renewal Options): \$13,689.00

(Estimate if necessary)

Account Number: 01076521-534000Source of Funds: ☒ County ☐ State ☐ Federal ☐ Other: \_\_\_\_\_County Authorized Signatory: ☐ BOCC Chairman ☒ County Manager**(IDENTIFY WHO WILL SIGN CONTRACT ON BEHALF OF BOCC)****SECTION 5 - INSURANCE**Insurance Category: ☐ Category L ☒ Category M ☐ Category H ☐ Other: \_\_\_\_\_Risk Manager Initials: AM**SECTION 6 - AMENDMENT INFORMATION**Contract Tracking No: C3625Amendment No: A2Type of Amendment: ☒ Renewal ☐ Time Extension with Increase ☐ Time Only Extension ☐ Additional Scope☐ Supplemental Agreement ☐ Other: \_\_\_\_\_Contract Amount with Previous Amendments: \$ 9,126.00Amount of this Amendment: \$ 4,563.00New Contract Amount including this Amendment: \$ 13,689.00

Account Code Change From: \_\_\_\_\_

To: \_\_\_\_\_

County Authorized Signatory: ☐ BOCC Chairman ☒ County Manager**(IDENTIFY WHO WILL SIGN AMENDMENT ON BEHALF OF BOCC)****APPROVALS PURSUANT TO NASSAU COUNTY PURCHASING POLICY**1. Doug Podiak 8/1/2025  
Department Head/Contract Manager Date3. Sanara Helmore 8/4/2025  
Procurement Date  
(Signature required only if procurement related)2. [Signature] 7.2.25 JP 7/2/25  
Office of Mgmt. & Budget Date4. Denise C. May, Esq., BCS 8/5/2025  
County Attorney Date**COUNTY MANAGER - FINAL SIGNATURE APPROVAL**[Signature]  
County Manager8/5/2025

Date

**SECOND AMENDMENT TO CONTRACT FOR BUILDING AUTOMATION SYSTEM  
(BAS) QUARTERLY INSPECTION AND MAINTENANCE SERVICES**

**THIS SECOND AMENDMENT TO THE CONTRACT FOR BUILDING AUTOMATION SYSTEM (BAS) QUARTERLY INSPECTION AND MAINTENANCE SERVICES** (hereinafter "Amendment") is made by and between the **BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA**, a political subdivision of the State of Florida (hereinafter the "County"), and **TRANE U.S., INC., D/B/A TRANE**, a business having its primary business location at 3600 Pammel Creek Road, LaCrosse, WI 54601 (hereinafter the "Vendor").

**WITNESSETH:**

**WHEREAS**, the Parties previously entered into a Contract for Building Automation System (BAS) Quarterly Inspection and Maintenance Services for the Sheriff's Office located at 76212 Nicholas Cutinha Road, Yulee, Florida, 32097; dated April 4, 2024 (hereinafter "Contract"); and

**WHEREAS**, the Contract was subsequently amended by way of the First Amendment to the Contract on November 26, 2024 to increase the compensation to the Vendor by Four Thousand, Five Hundred Sixty-Three Dollars and 00/100 (\$4,563.00) per contract year for a total compensation amount of Nine Thousand, One Hundred Twenty-Six Dollars and 00/100 (\$9,126.00) and to extend the term of the Contract until September 30, 2025; and

**WHEREAS**, the Parties now desire to amend the Contract terms and conditions subject to the provisions contained herein. **NOW, THEREFORE**, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound, the Parties do agree to amend the Contract as follows:

**SECTION 1.** Section 4 of the Contract is hereby amended to add additional compensation in the amount of Four Thousand, Five Hundred Sixty-Three Dollars and 00/100 (\$4,563.00) for the renewal term, increasing the total compensation amount to Thirteen Thousand, Six Hundred and Eighty-Nine Dollars and 00/100 (\$13,689.00).

**SECTION 2.** Section 6 of the Contract is hereby amended to extend the term of the Contract for an additional one (1) year and the Contract shall now terminate on September 30, 2026.

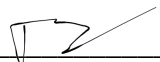
**SECTION 3.** Upon execution of this Amendment, and in accordance with Section 287.138, Florida Statutes, the Vendor shall provide the County an affidavit, on a form approved by the County, signed by an officer or representative of the Vendor under penalty of perjury attesting that the Vendor will comply with all requirements of Section 287.138, Florida Statutes.

**SECTION 4.** All other terms and conditions of the Contract not inconsistent with the provisions of this Amendment shall remain the same and in full force and effect.

CM3625-A2

**IN WITNESS WHEREOF**, the Parties have caused this Amendment to be executed by its duly authorized representatives, effective as of the last date below.

**BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA**

Signature: \_\_\_\_\_

Print Name: Taco E. Pope, AICP-ICMA-CM

Title: County Manager

Date: 8/5/2025

**REVIEWED FOR LEGAL FORM AND CONTENT:**

Denise C. May, Esq., BCS  
**DENISE C. MAY, County Attorney**

**TRANE U.S., INC, D/B/A TRANE:**

Signature: Joe Follenweider

By: Joe Follenweider

Title: General Sales Manager

Date: 8/4/2025

## Certificate Of Completion

Envelope Id: A235D719-DB62-45C7-8199-807B326C2C1E

Status: Completed

Subject: Trane US inc / CM3625-A2 / \$4,563

Source Envelope:

Document Pages: 3

Signatures: 7

Envelope Originator:

Certificate Pages: 6

Initials: 3

Mariah Cheeseborough

AutoNav: Enabled

mcheeseborough@nassaucountyfl.com

Envelopeld Stamping: Enabled

IP Address: 50.238.237.26

Time Zone: (UTC-05:00) Eastern Time (US & Canada)

## Record Tracking

Status: Original

Holder: Mariah Cheeseborough

Location: DocuSign

8/1/2025 9:45:42 AM

mcheeseborough@nassaucountyfl.com

## Signer Events

### Signature

### Timestamp

Becky Diden

bdden@nassaucountyfl.com

Recycle Coordinator

Nassau County BOCC

Security Level: Email, Account Authentication (None)

Signature Adoption: Pre-selected Style

Using IP Address: 2a09:bac2:70c1:2678::3d5:70

Signed using mobile

Sent: 8/1/2025 9:53:08 AM

Viewed: 8/1/2025 1:18:12 PM

Signed: 8/1/2025 1:18:30 PM

### Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Doug Podiak

dpodiak@nassaucountyfl.com

Facilities Director

Nassau County BOCC

Security Level: Email, Account Authentication (None)

Signature Adoption: Pre-selected Style

Using IP Address:

2607:fb90:3e9b:8f45:189c:eba8:2717:b0d1

Signed using mobile

Sent: 8/1/2025 1:18:33 PM

Viewed: 8/1/2025 1:22:50 PM

Signed: 8/1/2025 1:23:16 PM

### Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Ashley Metz

ametz@nassaucountyfl.com

Human Resources Director

Nassau County BOCC

Security Level: Email, Account Authentication (None)

Signature Adoption: Pre-selected Style

Using IP Address: 50.238.237.26

Sent: 8/1/2025 1:23:18 PM

Viewed: 8/1/2025 1:37:17 PM

Signed: 8/1/2025 1:37:47 PM

### Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Lanaee Gilmore

lgilmore@nassaucountyfl.com

Procurement Director

Nassau County BOCC

Security Level: Email, Account Authentication (None)

Signature Adoption: Pre-selected Style

Using IP Address: 50.238.237.26

Sent: 8/1/2025 1:37:48 PM

Viewed: 8/4/2025 5:06:21 PM


Signed: 8/4/2025 5:06:27 PM

### Electronic Record and Signature Disclosure:


Not Offered via DocuSign

Signer Events	Signature	Timestamp
Joe Follenweider joe.follenweider@trane.com Security Level: Email, Account Authentication (None)	  Signature Adoption: Pre-selected Style Using IP Address: 2601:346:900:1540:80d0:854d:893f:259d	Sent: 8/4/2025 5:06:29 PM Viewed: 8/4/2025 8:43:19 PM Signed: 8/4/2025 8:43:24 PM


**Electronic Record and Signature Disclosure:**  
Accepted: 8/4/2025 8:43:19 PM  
ID: 9f1790b4-904f-4f28-b4b8-8bdd360a4c65

Abigail Jorandby ajorandby@nassaucountyfl.com Deputy County Attorney Nassau BOCC Security Level: Email, Account Authentication (None)	  Signature Adoption: Pre-selected Style Using IP Address: 50.238.237.26	Sent: 8/4/2025 8:43:26 PM Viewed: 8/5/2025 10:43:52 AM Signed: 8/5/2025 10:43:58 AM
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**Electronic Record and Signature Disclosure:**  
Not Offered via DocuSign

Denise C. May, Esq., BCS dmay@nassaucountyfl.com County Attorney Nassau County BOCC Security Level: Email, Account Authentication (None)	  Signature Adoption: Pre-selected Style Using IP Address: 50.238.237.26	Sent: 8/5/2025 10:43:59 AM Viewed: 8/5/2025 1:42:38 PM Signed: 8/5/2025 1:42:56 PM
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**Electronic Record and Signature Disclosure:**  
Not Offered via DocuSign

Taco Pope, AICP tpope@nassaucountyfl.com County Manager Nassau County BOCC Security Level: Email, Account Authentication (None)	  Signature Adoption: Drawn on Device Using IP Address: 50.238.237.26	Sent: 8/5/2025 1:42:58 PM Viewed: 8/5/2025 2:00:47 PM Signed: 8/5/2025 2:00:58 PM
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**Electronic Record and Signature Disclosure:**  
Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp

Clerk Admin BOCCclerkServices@nassauclerk.com Security Level: Email, Account Authentication (None)	<div style="border: 2px solid blue; padding: 5px; text-align: center; font-weight: bold; color: blue;">COPIED</div>	Sent: 8/5/2025 2:01:00 PM Viewed: 8/6/2025 8:58:48 AM
<b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign		

Carbon Copy Events	Status	Timestamp
Procurement Department procurement@nassaucountyfl.com Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign	COPIED	Sent: 8/5/2025 2:01:01 PM
Becky Diden bdiden@nassaucountyfl.com Recycle Coordinator Nassau County BOCC Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign	COPIED	Sent: 8/5/2025 2:01:02 PM
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	8/1/2025 9:53:08 AM
Certified Delivered	Security Checked	8/5/2025 2:00:47 PM
Signing Complete	Security Checked	8/5/2025 2:00:58 PM
Completed	Security Checked	8/5/2025 2:01:02 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, County of Nassau (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

#### **How to contact County of Nassau:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [bsimmons@nassaucountyfl.com](mailto:bsimmons@nassaucountyfl.com)

#### **To advise County of Nassau of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [bsimmons@nassaucountyfl.com](mailto:bsimmons@nassaucountyfl.com) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

#### **To request paper copies from County of Nassau**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [bsimmons@nassaucountyfl.com](mailto:bsimmons@nassaucountyfl.com) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

#### **To withdraw your consent with County of Nassau**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:



- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to [bsimmons@nassaucountyfl.com](mailto:bsimmons@nassaucountyfl.com) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

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To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify County of Nassau as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by County of Nassau during the course of your relationship with County of Nassau.