

## ACTION FORM BRYAN CITY COUNCIL

<b>DATE OF COUNCIL MEETING:</b> February 24, 2015		<b>DATE SUBMITTED:</b> February 5, 2015	
<b>DEPARTMENT OF ORIGIN:</b> Facility Services		<b>SUBMITTED BY:</b> Billy Ebner	
<b>MEETING TYPE:</b>	<b>CLASSIFICATION:</b>	<b>ORDINANCE:</b>	<b>STRATEGIC INITIATIVE:</b>
<input type="checkbox"/> BCD	<input type="checkbox"/> PUBLIC HEARING	<input type="checkbox"/> 1ST READING	<input type="checkbox"/> PUBLIC SAFETY
<input type="checkbox"/> SPECIAL	<input checked="" type="checkbox"/> CONSENT	<input type="checkbox"/> 2ND READING	<input checked="" type="checkbox"/> SERVICE
<input checked="" type="checkbox"/> REGULAR	<input type="checkbox"/> STATUTORY		<input type="checkbox"/> ECONOMIC DEVELOP.
<input type="checkbox"/> WORKSHOP	<input type="checkbox"/> REGULAR		<input checked="" type="checkbox"/> INFRASTRUCTURE
			<input type="checkbox"/> QUALITY OF LIFE
<b>AGENDA ITEM DESCRIPTION:</b> Consider approval of the Heating, Venting, and Air Conditioning (HVAC) controls replacement to TEAM Solutions, Inc. in the total contract amount of \$164,514.78 for the City of Bryan Central Fire Station, Neal Recreation Center, and Carnegie History Center.			
<b>SUMMARY STATEMENT:</b> Existing HVAC (Heating, Ventilation, Air Conditioning) controls at certain facilities were installed between 1998-1999 by CSI International, which is now a division of Schneider Electric Corporation. The HVAC systems addressed in this Council Action Form are the City of Bryan Central Fire Station, Neal Recreation Center, and Carnegie History Center. Specifically, these controls are the I-Net product line of hardware and software originally designed by CSI International during the 1990's.			
<p><b>HVAC (Heating, Ventilation and Air Conditioning)</b> is a control system that applies regulation to a heating and/or air conditioning system. The controls system is the "brain" of the HVAC system. It dictates the position of every damper and valve in a system, and determines which fans, pumps, and chiller run and at what speed or capacity. With this configurable intelligence in this "brain", the HVAC system is moving to the concept of building automation. This automation allows the building owner to monitor the system and respond to alarms generated by the system from local or remote locations. The system can be scheduled for occupancy or the configuration can be changed from the BAS (Building Automation System) allowing control for a much more energy efficient building.</p> <p>Schneider Electric discontinued support for these systems (I-Net) as of December 2013; replacement parts and software updates are no longer available. Facility Services staff recognized the need for replacing the HVAC controls at Central Fire Station, Neal Recreation Center, and Carnegie History Center and a decision package was submitted and approved for funding in FY15.</p> <p>With the approval of the decision package, funding in the amount of \$200,000.00 was added to the Facility Services FY15 budget for these replacements. These replacements will allow for the updates to the I-Net system, which is no longer supported by Schneider Electric Corporation, and bring these facilities in line with the same system as the BTU office building.</p> <p>The scope of work includes, but is not limited, to the following:</p> <ul style="list-style-type: none"> <li>• Furnish and install a control system and operating software with a web interface;</li> <li>• Provide controllers for individual equipment, including devices, wiring, transformers, enclosures, and terminations;</li> <li>• Provide software programming and color graphic displays for each piece of equipment;</li> <li>• Provide design documents;</li> <li>• Where applicable, reuse existing control cabinets, and additional wiring will be plenum rated (a higher</li> </ul>			

- grade cable) where accessible and applicable;
- Provide a twelve (12) month guarantee of the system from defects in workmanship and material under normal use and service; and,
- Provide system training to City staff.

**STAFF ANALYSIS AND RECOMMENDATION:** Facility Services staff recommends awarding the proposed contract to TEAM Solutions, Inc. in the amount of \$164,514.78. Facility Services staff reviewed options for replacement of the control systems; selection criteria included the functionality of hardware and software, cost, and availability of local service, and support.

The City currently has Schneider “Vista” control systems installed in a number of other facilities. Expansion of this system was not considered due to service and support that has not met expectations. Facility Services staff consulted with BTU, which recently awarded a contract for HVAC controls replacement to TEAM Solutions of College Station. BTU staff found that TEAM was cost competitive, completed the project within the contract time, and provides prompt support and service.

While a system failure has not occurred, the current system has had maintenance issues, including problems with control boards, VAV valves, and software re-boots. Staff is concerned that without the availability of software upgrades or parts, a system failure could result in the inability to use a facility until a new system can be procured and installed. By being proactive and replacing control systems before a full failure occurs, the replacement should not impact or have only minimal impact to facility operations.

TEAM Solution of College Station is a member of Buy-Board (Contract # 458-14) and submitted a cost proposal to replace HVAC controls at Central Fire Station, Neal Recreation Center, and Carnegie History Center in the amount of \$164,514.78. With the approved FY15 decision package, Facility Services FY15 budget has \$200,000.00 allocated for this project. (Note: Savings from this project may be used to replace access controls at other facilities. For example, the control system at the Municipal Office Building is the original system, which is nearly twenty-seven years old, and has provided false alarms and other operational issues.)

**OPTIONS (In Suggested Order of Staff Preference):**

1. Approve award of contract to TEAM Solutions, Inc. in the amount of \$164,514.78.
2. Do not award the contract and provide direction to staff.
3. Re-Bid

**ATTACHMENTS:**

1. TEAM Solutions proposal dated 11/24/14 (pdf file)

**FUNDING SOURCE:** Facility Services FY15 Budget (as budgeted with an approved decision package)

**APPROVALS:** Hugh R. Walker, 02/05/2015

**APPROVED FOR SUBMITTAL: CITY MANAGER** Kean Register, 2-11-2015

**APPROVED FOR SUBMITTAL: CITY ATTORNEY**