



Legislation Text

File #: 20-294, Version: 1

**CITY COUNCIL AGENDA ITEM**

**ACTION REQUESTED:**

Waive the applicable provisions of the Naperville Procurement Code and award Bid 20-068, Building Automation System Maintenance Services, to Automatic Building Controls LLC for an amount not to exceed \$81,000 and for a five-year term (requires 6 positive votes)

**DEPARTMENT:** Department of Public Works

**SUBMITTED BY:** Richard Dublinski, Director

**BACKGROUND:**

In January 2020, the Department of Public Works - Public Building Operations (DPW-PBO) and Naper Settlement issued Bid 20-068 to obtain an experienced and authorized Alerton brand heating, ventilation and air conditioning (HVAC) control system vendor to maintain the Tridium Niagara interface software, Alerton software and field controller hardware used to monitor nine (9) City facilities.

This contract includes quarterly preventative maintenance visits, software updates, technical support, and system repairs/expansions deemed as extra work.

**DISCUSSION:**

Advertisement Date:	01/30/2020	Notices Sent:	55
Opening Date:	02/18/2020	Planholders:	07
		Proposals Received:	03

Bids were received from the following vendors:

Vendor Name	Proposed Cost
Syserco Midwest, Inc.	\$9,100
Automatic Building Controls LLC	\$9,600
Atomatic Mechanical Services	\$37,700

Three vendors submitted a bid for this contract. The low bidder, Syserco Midwest, Inc., is the City's current vendor. The current contract term is from May 1, 2019 to April 30, 2020. Due to the performance issues outlined below, staff recommends awarding to the second low bidder, Automatic Building Controls, LLC.

- The Syserco technician did not arrive on site until September 2019, four months after the start

of the contract term. At that time, an attempt was made to setup connectivity to Syserco's system, which is necessary for them to provide remote support services per the contract. This task was not accomplished.

- The Syserco Technician was delayed performing the required quarterly preventative maintenance visits. After multiple calls and emails, staff was able to schedule the first visit eight months into the contract. The visit took place on January 16, 2020.
- The PBO building engineers were performing electrical work at the public works service center, which required transferring building power to the generator. The BAS system was working prior to the conversion but when restored, the system went into a default mode and returned an error of a missing software key. When the Syserco technician was contacted, no remote solutions were offered to the City's engineers. Given the urgency, DPW-PBO contracted Automatic Building Controls to correct the software issue.

Approval of the award to Automatic Building Controls, LLC for Building Automation System Maintenance requires a Waiver of Section 1-9B-4 (Methods of Source Selection) of the Naperville Procurement Code because staff is recommending to award to the second low bidder. The award amount differs from the bid amount to account for anticipated repairs that would be deemed extra work under the contract terms. Naper Settlement will require \$6,000 of the total award for the Naper Settlement Collections Care Facility located within the Public Works Service Center.

The term of the contract is five years from May 1, 2020 to April 30, 2025, with no options to extend.

**FISCAL IMPACT:**

CIP #: N/A

Building Automation Systems maintenance is expensed to the building and ground maintenance account listed below. A total of \$16,000 is budgeted for building automation systems maintenance (Alerton), in 2020. The requested award of \$81,000 for five years is within the budgeted amount for this expense.

Account Number	Fund Description	Total Budget Amount
31341100-531302	General Fund	\$598,850
51343200-531302	Naper Settlement	\$134,000