

**OFFICE OF THE CITY MANAGER  
DES MOINES, IOWA**

**CITY COUNCIL COMMUNICATION 96-255  
JUNE 17, 1996 AGENDA**

| SUBJECT:   | TYPE:                                     | SUBMITTED BY:  |
|--|---|--|
| DES MOINES CONVENTION CENTER<br>MAINTENANCE AGREEMENT WITH<br>JOHNSON CONTROLS | ◆ RESOLUTION<br>ORDINANCE<br>RECEIVE/FILE | JOHN P. BRYAN<br>ACTING CONVENTION CENTER<br>MANAGER |

**SYNOPSIS —**

During the past five years the City has had in force an agreement with Johnson Controls for maintenance of an Alliance III Computerized Climate Control, Lighting, and Alarm System at the Des Moines Convention Center. The computer system activates and controls all of the HVAC and lighting at the Center, as well as operates a fire alarm system throughout the building. The existing agreement terminates on June 30, 1996 at midnight. A new contract was bid in October 1995, but pulled from Council action because of the pending negotiations with Polk County on transfer of the facility.

Discussions with Polk County have resulted in a request for the City to put in place a six-month extension to the agreement, to be effective July 1, to allow Polk County the time to consider a future course of action on maintenance or replacement of the system. The City received bids on the extension of the contract in October 1995, but did not act on the bids. Johnson Controls has indicated they will stand by the bid. Discussions with Polk County personnel have indicated a desire for a six-month extension. The agreement extension would be transferred to Polk County with the Convention Center. Johnson Controls was the only bidder in October because of the proprietary system.

**FISCAL IMPACT —**

None. Payment would be made from the Convention Center budget under Polk County effective July 1, 1996.

**RECOMMENDATION —**

Approval of the contract.

**BACKGROUND —**

A communication from Polk County is attached indicating their desire to proceed with the contract. Without the action, the Center would be without 24 -hour support effective July 1, 1996.

Attachment



**COUNTY OF POLK**  
GENERAL SERVICES DEPARTMENT  
111 COURT AVENUES  
DES MOINES, IOWA 50309-2294  
(515) 286-3215

TERRY E. CUNCONAN  
Director

17 1996

June 13, 1996

Mr. John Bryan, Acting General Manager  
Des Moines Convention Center  
501 Grand Avenue  
Des Moines, IA 50309

RE: Maintenance Agreements

Dear Mr. Bryan:

It is my understanding that you have a maintenance agreement with Johnson Controls that is due for renewal at this time. As an attempt to facilitate a more organized and orderly transition, the County is requesting that you negotiate a six-month extension with a 30-day termination clause for all maintenance contracts that are currently due for renewal.

If you have questions or a need to discuss, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Terry Cunconan".

Terry Cunconan, Director  
Polk County General Services

TEC/mlb

CC: Norman Jesse  
Cliff Wobken