

City Council Communication 97-588

December 8, 1997 Agenda

Subject:

Sole Sale Source Procurement of

Barber Coleman Network 8000 HVAC

Building Controls

Submitted by:

Harold Smith

City Engineer

Synopsis —

The Engineering Department has an ongoing program to upgrade, automate, and interconnect the heating and cooling control systems in various municipal buildings utilizing the Barber Coleman Network 8000 HVAC Control System. Staff is requesting approval of a sole source purchase of Barber Coleman equipment, software, and installation to upgrade the control systems in City Hall, Argonne Armory, and Logan Community Center; and complete and automate the control systems at the Central Maintenance Center, Archie Brooks Community Center, and Police Station for heating, cooling and temperature alarm and tie them into the existing central controls panel at the Armory.

The Barber Coleman Automation Equipment is competitively priced. The Barber Coleman Network 8000 HVAC direct digital controls are available only through franchised dealers. The central Iowa franchised dealer for the Barber Coleman System is Environmental Control Systems, Inc., 2911 Hubbell Avenue, Des Moines, Iowa; Mike Miller, President.

Fiscal Impact —

The cost of this project is \$49,000. Funds have been approved by the City Council in the Capital Improvements Program, Index Code 341941 – Municipal Building Mechanical System Interconnection.

Recommendation —

Approval to proceed with the sole source purchase of the required Barber Coleman Network 8000 control equipment, software, and installation from Environmental Control Systems, Inc.,

Background —

In 1993, the Engineering Department began an ongoing program to upgrade, automate, and connect the mechanical control for heating and cooling to a central HVAC computer located in the Armory. To date, this interconnect system is operational in City Hall, Argonne Armory, and the Logan Community Center. This system has also been installed on equipment that has been upgraded at the Central Maintenance Center and Archie Brooks Community Center; however, all equipment at these locations is not fully automated. Ultimately, this system will be installed in the Community Centers, Parks

Department Offices, the Police Station, and Police Academy. This interconnection will allow staff to monitor and operate the HVAC systems in the various buildings from the central HVAC computer in the Armory, resulting in increased energy efficiency while decreasing the amount of time staff spends going to the various buildings to monitor equipment and investigate heating and cooling complaints.

In 1993, the Engineering Department selected the Barber Coleman Network 8000 System for this automation and interconnection. The system permits automation of the heating and cooling system. It permits staff to monitor the status of equipment and temperatures; and to turn off or on remotely the heating or cooling of the building as needed, thereby saving energy. In the future, it will also include the lighting system.

The City has installed the Barber Coleman Network 8000 in three buildings so far and is pleased with the operation. Generally, these control systems are not interchangeable with each other. By continuing with the same system, it is not necessary to add new computer equipment or train staff to run a second system which is incompatible with the Barber Coleman System.

On July 7, 1997, under Roll Call No. 97-2393, the City Council approved a \$29,325 single-source, non-competitive procurement under Municipal Code Section 2-86 with Environmental Control Systems, Inc., for Barber Coleman Network 8000 HVAC building controls to be used by the Engineering Department at the Botanical Center.