

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

99-067

SYNOPSIS -

AGENDA:

FEBRUARY 22, 1999

The Council is requested to approve a sole source purchase of Siebe Automation Equipment to monitor a 24-hour alarm system to be linked into the existing control center network at the Argonne Armory Building. This upgrade will replace a temporary dialer system that was installed as an emergency measure from services previously provided by the Information Technology Department.

SUBJECT:

SOLE SOURCE
PROCUREMENT OF
ALARM MONITORING
SYSTEM

The Siebe alarm system network is compatible with the Barber Coleman Network 8000 HVAC direct digital controls, which is part of the Building Services Section interconnection system. Within the last year, Siebe purchased Barber Coleman, and the digital controls are available only through franchised dealers. The central Iowa franchised dealer for the Siebe system is Baker Group, 4224 Hubbell Avenue, Des Moines, Iowa, B.J. Baker III, President.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

FISCAL IMPACT -

SUBMITTED BY:

DONALD M. TRIPP
PARK AND
RECREATION
DIRECTOR

The cost of this project is \$33,570. Funds have been approved by the City Council in the Capital Improvements Program, Index Code 341941, Municipal Buildings Mechanical System Interconnection for this expense.

RECOMMENDATION -

Approve the purchase and installation of the Siebe 8000 Alarm Monitoring System for municipal buildings in the amount of \$33,570 from Baker Group, 4224 Hubbell Avenue, Des Moines, Iowa, B.J. Baker III, President.

BACKGROUND -

On July 7, 1997, by Roll Call No. 97-2393, City Council approved a single-source, noncompetitive 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 Building Services Section at the Botanical Center. On December 8, 1997, by Roll Call No. 97-3882, City Council approved a sole source purchase for Barber Coleman Network 8000 control equipment for Environmental Control Systems, Inc., to expand the municipal building mechanical interconnection system to City Hall, Argonne Armory, Police Station, Central Maintenance Center, Logan Community Center, and Archie Brooks Community Center.

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 building. To date, the interconnect system is operational in City Hall, Argonne Armory, Central Maintenance Center, Police Station, Logan Community Center, and Archie Brooks Community Center. The interconnection system allows staff to monitor and operate the HVAC systems in various buildings from a central HVAC computer in the Armory, or via a laptop computer, resulting in increased energy efficiency while decreasing the amount of time staff spends in travel time going to various building to monitor equipment and investigate heating and cooling complaints.

An alarm system that included security for fire response and temperature control for the municipal building interconnection system was located in the Information Technology Department for 24-hour monitoring. HVAC problems could result in total loss of vegetation in the Botanical Center within a matter of hours. The reorganization of the Information Technology Department has eliminated the position that monitored building alarms for HVAC systems during non-business hours. A temporary alarm system has been installed to handle all emergency alarms during this interim period. However, a permanent solution through the municipal building interconnection system is necessary.

Within the past year, the Siebe Corporation bought out the Barber Coleman Network 8000 HVAC Control System. At the same time, the Baker Group is the central Iowa franchised

dealer for the Siebe Automation Equipment that is compatible with the existing interconnection system in Des Moines municipal buildings. The proposed alarm system equipment is compatible with our current technology and has the capacity to be upgraded to future fiber optics systems.

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