

 Council Communication Office of the City Manager	Date: April 22, 2013
	Agenda Item No. 30B Roll Call No. <u>13-0655</u> Communication No. <u>13-195</u> Submitted by: Benjamin R. Page, Park and Recreation Director, Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Approve the award of a contract for building automation products and services for security enhancements at entrances to the City Hall, Armory buildings, and Information Technology (IT) Department to Baker Group, 4224 Hubbell Avenue, Des Moines, IA, 50317 (BJ Baker III, Chairman and CEO) per State of Iowa Contract 3165-12.

SYNOPSIS:

Approving the awarding of a contract to install building automation products and services for new security control measures at all exterior entrances to the City Hall and Armory buildings and at two entry doors into the IT Department located within the Armory building to Baker Group under Municipal Code Section 2-726(c).

FISCAL IMPACT:

Amount: \$110,840

Funding Source: 2013-14 CIP, Municipal Building Improvements, BLD085, Page – Municipal Building Improvements – 8.

ADDITIONAL INFORMATION:

On December 6, 2010, by Roll Call No. 10-2002, City Council authorized the award of a contract to Baker Group to upgrade city facilities through installation of building automation products and services that would allow remote, web-accessed off-site monitoring to control all Heating Ventilation and Air Conditioning (HVAC), lighting, water usage, air handlers, power monitoring, security control and monitoring. Pricing was secured via State of Iowa contract 3165-12 for a total cost of \$268,404 and utilized \$110,000 of grant funds and \$168,404 of available CIP funds.

The new system is now in operation and controlling City Hall, Armory, Police Station, Public Works and Community Center HVAC and air handlers and is monitoring the buildings' power consumption; it will also remotely monitor the proposed City Hall and Armory security enhancements. The new security control measures will include electronic locking devices, open-door notification, and door control modules at each location. Off-hours employee access to City Hall will be provided at the northeast and southeast corner doors of City Hall and the northeast Armory building door with the use

of a Smart Card reader. IT employees will be able to access the department around the clock with the use of a Smart Card and will control access to non-IT staff members through a remote door control lock. The non-carded exterior City Hall doors will remain unlocked during business hours as will all exterior Armory doors.

The Engineering Department is currently developing a second phase of City Hall and Armory safety and security enhancements that will initiate limited public access to interior areas other than the City Clerk's office, public restrooms, elevator, and Council Chambers in City Hall. That project will also include video monitoring of City Hall's major corridors, all exterior entrances, and proximate parking areas. City Manager Rick Clark included provision of safe places for the public to visit and City employees to work in his 2013 goals. These safety and security projects will move the City toward attainment of that goal.

Additional future projects will include building automation products and services that will facilitate the remote control and monitoring of lighting and water usage in several City buildings.

The Baker Group is an authorized installer of this type of system and is a contractor through the State of Iowa. Municipal Code section 2-726(c) provides for the purchase of goods and/or services from contracts established by the State of Iowa Department of General Services, the Iowa Department of Transportation, or the Iowa Communications Network pursuant to procedures established by Iowa Code Chapter 8A and regulations promulgated hereunder, without conforming to the competitive bidding requirements of the Procurement Division.

PREVIOUS COUNCIL ACTION(S):

Date: December 6, 2010

Roll Call Number: [10-2002](#)

Action: [Award](#) to Baker Group (BJ Baker III, Chairman & CEO) per State of Iowa Contract to upgrade HVAC systems to improve energy efficiency in City buildings, \$268,404. ([Council Communication No. 10-729](#)) Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: April 26, 2010

Roll Call Number: [10-613](#)

Action: [State](#) of Iowa Office of Energy Independence (OEI) Energy Efficiency and Conservation Block Grant (EECBG) funding of \$185,000 for retrofitting 87 light fixtures along M. L. King Jr. Pkwy. from Ingersoll to SW 16th Street and upgrading and expanding current Global Control Module. ([Council Communication No. 10-235](#)) Moved by Coleman to adopt. Motion Carried 7-0.

Date: February 22, 2010

Roll Call Number: [10-280](#)

Action: [Applications](#) for funding of 5 projects, 2 for the City totaling \$175,000, from the Iowa Office of Energy Independence (OEI) as part of the Energy Efficiency and Conservation Block Grant

Program (EECBG). ([Council Communication No. 10-085](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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