

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	December 9, 2013
	Agenda Item No.	35E
	Roll Call No.	<u>13-1911</u>
	Communication No.	<u>13-588</u>
	Submitted by:	Benjamin R. Page, Park and Recreation Director

AGENDA HEADING:

Approve the award of a contract for building automation products and services for City Hall first floor heating, ventilation, and air conditioning system (HVAC) improvements to Baker Group, 4224 Hubbell Avenue, Des Moines, Iowa 50317, BJ Baker III Chairman and CEO, per State of Iowa contract RFB 005 0212005093.

SYNOPSIS:

Approving the awarding of a contract to install building automation products and services for City Hall first floor HVAC improvements to Baker Group, under Municipal Code Section 2-726(c).

FISCAL IMPACT:

Amount: \$63,868

Funding Source: Fiscal Year (FY) 2013-2014 CIP, Page - Municipal Building Improvements-7, HVAC, Electrical, and Plumbing Improvements, BL074, G.O. Bonds Issued.

ADDITIONAL INFORMATION:

This contract includes equipment and installation of new HVAC upgrades including 16 Variable Air Volume (VAV) boxes to help control and balance the heated and cooled air in the Human Resources, City Clerk, and City Manager employee office spaces. The system will convert the air flow of two (2) existing air handling units from a constant air flow to a variable air flow, thus eliminating a constant blast of air when the units are running. Each air handling unit will be fitted with a new Variable Frequency Drive (VFD) and motor, which will not only control and reduce the air flow, but will also reduce the energy consumption needed to operate the drive motors.

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 HVAC, lighting, water usage, air handlers, power monitoring, and security control and monitoring.

On April 22, 2013, by Roll Call No. 13-0655, City Council authorized the award of a contract to Baker Group for installation of City Hall and Argonne Armory (Armory) security enhancements. The new security control measures include electronic locking devices, open door notification, and door control modules at each location. Off-hours employee access to City Hall has been 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. Information Technology (IT) employees are able to access the department around the clock with the use of a Smart Card and can also provide access to non-IT staff members through a remote controlled door lock.

Both systems are now in operation. The automation system controls City Hall and Armory security enhancements as well as the City Hall, Armory, Police Station, Public Works, and Community Centers' HVAC and air handlers. The buildings' power consumption is also being monitored. The automation system would also remotely monitor the proposed City Hall first floor HVAC upgrades. The new systems that have already been installed as well as this new HVAC upgrade at City Hall have been designed to meet the City buildings' unique needs by the Baker Group. The technology for all of the equipment is at the same level and is interconnected with the new control system.

Staff will continue to analyze the efficiency of City building operating systems and recommend additional enhancements that will create further operating cost reductions and take advantage of technological advancements and "green" practices.

Municipal Code section 2-726(a)(7) provides for a noncompetitive procurement of goods and/or services that are of such a nature that they are the only goods and/or services which will fit and comply with the required use, or are an integral part of a total system so as to be uniquely compatible with existing City need, materials, or equipment to be cost effective.

PREVIOUS COUNCIL ACTION(S):

Date: April 22, 2013

Roll Call Number: [13-0655](#)

Action: Bids from the following:

- (B) [Baker](#) Group (BJ Baker III, Chairman/CEO) for building automation products and services for security enhancements per State of Iowa contract requested by the Park & Recreation Department, \$110,840. ([Council Communication No. 13-195](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: December 6, 2010

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

Action: [Approve](#) award to Baker Group (BJ Baker III, Chairman and CEO) per State of Iowa contract to upgrade the HVAC systems to improve energy efficiency in the city buildings at a total cost of \$268,404. ([Council Communication No. 10-729](#)) Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: April 26, 2010

Roll Call Number: [10-0613](#)

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.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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