



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 5

**Agenda Date:** March 7, 2024

**In Control:** City Council A Session

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**DEPARTMENT:** Finance Department

**DEPARTMENT HEAD:** Troy Elliott

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**

Building Automation System Replacement for Frank D. Wing

**SUMMARY:**

his ordinance authorizes a contract in the amount of \$510,600.00 with Automated Logic Contracting Services, Inc. to provide replacement of the existing pneumatic control system with an Automated Logic WebCTRL Building Automation System for the Frank D. Wing Municipal Court Building, a Building and Equipment Services (BESD) Deferred Maintenance project. Funding is available from Tax Notes and included in the FY 2024 – FY 2029 Capital Improvement Program.

**BACKGROUND INFORMATION:**

Submitted for City Council consideration and action is a proposal submitted by Automated Logic Contracting Services, Inc. to provide a new Building Automation System (BAS) at Frank D. Wing Municipal Court building for the purpose of remotely monitoring and managing all Heating, Ventilation, and Air Conditioning (HVAC) systems and equipment that condition the facility in accordance with American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) standards and indoor Air Quality regulations. Automated Logic Contracting Services, Inc. will provide and install main router for the central plant chiller, seven (7) Air Handling Units

(AHU), to include but not limited to, controls, associated variable air volume terminal units for equipment located throughout the Frank D. Wing Municipal Court building.

Automated Logic Contracting Services, Inc. previously installed a partial Direct Digital Control (DDC) system in portions of the Frank D. Wing Municipal Court building. The existing BAS has exceeded its useful lifecycle and does not have the remote monitoring and temperature adjustment capabilities, nor is it compatible with the City's server that's designed for HVAC Building Automation Systems. Automated Logic devices and associated components must be installed to ensure compatibility with the previously installed DDC system.

The City issued Request for Offer (RFO) 6100017576 "Building Automation System Replacement for Frank Wing" (RFO) on December 6, 2023 and closed December 20, 2023. Automated Logic Contracting Services Inc. is recommended for award and meets the published specifications.

This purchase is made in accordance with the Texas Local Government Purchasing Cooperative passed through Ordinance 97097, dated 1/30/2003, utilizing BuyBoard contract number 720-23. The use of the cooperative contract allows BESD to continue to provide Automated Logic BAS for standardized equipment, services and operations at the Frank D. Wing Municipal Court Building. Automated Logic BAS devices and components also support other City facilities such as the Public Safety Headquarters, Fire Training Academy, Emergency Operations Center and the Northwest, Northeast and Southeast Service Center(s).

#### **ISSUE:**

A BAS is required to adequately control building temperatures per desired comfort levels and will be periodically maintained and serviced at designated intervals to ensure the safety and comfort of the building occupants. This contract will provide BESD with a contractor who will furnish all labor, equipment, materials, and tools to perform the installation of a new BAS that includes the associated monitoring and temperature control devices throughout the Frank D. Wing Municipal Court building. Equipment and parts have a one year warranty under this contract.

The Small Business Economic Development Advocacy (SBEDA) Ordinance requirements were waived due to the lack of small, minority, and/or women businesses available to provide these goods and services.

This award is an exception to the Local Preference Program.

The Veteran-Owned Small Business Preference Program does not apply to non-professional service contracts, so no preference was applied to this contract.

#### **ALTERNATIVES:**

Should this contract not be approved, the ability to adequately remotely monitor, adjust, and control the existing Building Automation System would continue to be unavailable due to the existing system exceeding its useful lifecycle and not capable of performing these tasks.

Operational activities would be unfavorably impacted without the ability to remotely manage and control the temperature set points at this high profile facility that operates 24 hours and everyday of the year.

**FISCAL IMPACT:**

This ordinance authorizes a contract in the amount of \$510,600.00 with Automated Logic Contracting Services, Inc. to provide replacement of the existing pneumatic control system with an Automated Logic WebCTRL Building Automation System for the Frank D. Wing Municipal Court Building, a Building and Equipment Services (BESD) Deferred Maintenance project. Funding is available from Tax Notes and included in the FY 2024 – FY 2029 Capital Improvement Program.

**RECOMMENDATION:**

Staff recommends approval of an ordinance for acceptance of a contract with Automated Logic Contracting Services, Inc. to provide a new building automation system at the Frank D. Wing Municipal Court building for a cost of \$510,600.00.

This contract was procured by means of cooperative purchasing and a Contracts Disclosure Form is not required.