



Legislation Details (With Text)

**File #:** 15-7644      **Version:** 1      **Name:**  
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**File created:** 2/21/2018      **In control:** City Council Business Meeting  
**On agenda:** 5/30/2018      **Final action:** 5/30/2018  
**Title:** Building Automation Controls Maintenance and Services

**Attachments:**

Date	Ver.	Action By	Action	Result
5/30/2018	1	City Council Business Meeting	Approve	Pass

**Building Automation Controls Maintenance and Services**

**Action:**

- A. Approve unit price contracts with the following companies for building automation controls maintenance and services for a term of five years:**
  - Controls Service Group, Inc.,
  - United Automation Corporation, and
  
- B. Authorize the City Manager to approve possible price adjustments and amend the contract consistent with the purpose for which the contract was approved.**

**Staff Resource(s):**

Mike Davis, Engineering and Property Management  
William Haas, Engineering and Property Management

**Explanation**

- Engineering and Property Management is responsible for the operations and maintenance of municipal facilities, structures, and assets including office, warehouse, storage, vehicle maintenance, communication towers, and public safety.
- Many of these facilities have building automation systems which are a network of electronic devices that monitor and control various building systems.
- Specifically, the City uses these systems for:
  - Reducing energy consumption,
  - Effective monitoring and control of energy consumption,
  - Improved equipment reliability and useful life,
  - Early detection of problems and sending alerts to the maintenance staff,
  - Trending data of all temperatures including status of HVAC system, and
  - Central or remote control and monitoring of building systems.
- The firms will perform the routine quarterly maintenance and system data backups that are needed to keep the building automation system operating correctly.
- The contracts require the firms to meet two-hour emergency response times 365 days per year, 24 hours per day.
- On February 26, 2018, the City issued a Request for Proposals; two proposals were received from interested service providers.
- City staff evaluated the proposals and recommends Controls Service Group, Inc. and United Automation Corporation based on their extensive experience and favorable pricing.
- Estimated contract expenditures are \$600,000 over the five year term.

**Charlotte Business INclusion**

No subcontracting goals were established because no subcontracting opportunities were anticipated (Part C: Section 2.1(a) of the Charlotte Business INclusion Policy). However, Controls Service Group is a City SBE and has committed to use the following certified firm as the project allows:

- Electrical Systems Specialists, Inc. (SBE) (electrical)

**Fiscal Note**

Funding: General Community Investment Plan