



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM



Date: July 11, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Dee Ann Irby, Controller
Kurt Bovensiep, Public Works Director
Emily Dumas, Library Director
Brian Goul, Recreation Director
Dennis Trantham, Facilities and Grounds Operations Manager
Emily Frontera, Purchasing Manager

Subject: Bid Waiver – Building Management System Controls and Standard Purchasing
Resolution 5: Approval to Expend Budgeted Funds – Building Management System
Upgrade and Replacement

History

In 2002 the Troy Community Center was constructed and charted the course for the Andover Continuum Building Management System in use today. The Building Management System (BMS) is responsible for controlling the Heating, Ventilation and Air Conditioning (HVAC) in the larger municipal facilities and the lighting controls at the Troy Public Library. It is through the BMS that we are able to regulate temperature in the facilities based on a schedule that is developed by the needs or demands of the facility. These schedules allow us to save energy by not heating or cooling a space that is not in use.

Like most technology today, upgrades are required to continue to maintain the intended functionality. The existing Andover Continuum BMS is 19 years old and has been placed in the end of life category by the manufacturer, Schneider Electric. When a product is deemed end of life, the manufacturer no longer directs their resources to the program. The next step for the manufacturer is to officially sunset the program. Once a program is sunset there is a timeline established where the manufacturer will no longer provide support. That is expected in the next 1-2 years according to the manufacturer.

Schneider Electric has recognized the significant investment that its customers have already made in their existing BMS, and because of this understanding, Schneider Electric has provided a path forward that includes the integration of many of the system controls that are currently in use in the field today. The new BMS EcoStruxure is able to communicate with the existing field controllers while providing a platform for increased control and additional tools to maximize building efficiency.

The 2018 Facilities Condition Assessment and Analysis identified the BMS as deficient and recommended an upgrade.



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Purchasing

- Pricing for the installation of the Building Management System Controls has been secured from *MCMI Facility Automation* (MCMI) of *Sterling Heights, MI*.
- MCMI has provided design, service, installation and maintenance on the city's building automation system for over 20 years and are the original designers and installers.
- MCMI is the Schneider Electric/Andover Controls representative for the State of Michigan.

Financial

Funds for the purchase and installation for the Building Management System Upgrade and Replacement are budgeted and available in the following Capital Fund Accounts for the 2023 fiscal year:

	<u>Capital Fund Account</u>	<u>Amount</u>
Community Center	401.752.755.7975.125	\$40,700
District Court	401.264.277.7975.145	\$40,900
Library	401.790.7975.900	\$45,200
City Hall/Police	401.264.265.7975.165	\$45,400

Recommendation

City Management recommends, in the best interest of the City, the bid process be waived and a contract be awarded to *MCMI Facility Automation* of *Sterling Heights, MI* for Building Management System Control upgrade and replacement for an estimated cost of \$172,200 not to exceed budgetary limitations, as detailed in the attached proposal.



MCMC
Facility Automation

Proposal

City of Troy
500 West Big Beaver
Troy, Michigan 48084
Attn: Dennis Trantham, Operations Manager

Date: June 18, 2022
Quote#: JET061822-01
Estimator: J. Tocco
Terms: NET 30 Days

Project Name: Upgrade the Continuum BAS/BMS to EcoStruxure at the City of Troy
Complex located in Troy, Michigan.

Description: We are pleased to provide a price to furnish labor and material to
complete the replacement of the existing legacy Andover Controls
Continuum BAS System and transition it to Schneider Electric's
EcoStruxure 3.0.

Existing Workstation PCs to be repurposed and used for the EcoStruxure
Workstation Software.

Our Price **\$172,200.00**

The following is a breakdown of the above captioned:

Enterprise Server, WorkStation Software (1) and WebStation Software (10 concurrent users)	\$12,400.00
Community Center	\$37,600.00
Courthouse	\$37,800.00
Library	\$42,100.00
Police and City Hall	\$42,300.00

PROVIDED AND INCLUDED:

- Provide new Schneider Electric SmartStruxure Control System providing a comprehensive operator's interface including; creation of scalable vectored graphics (based on existing,) trend-logs and system alarms.
 - SmartStruxure Automation Servers and Power Supplies (replacing the existing Andover Continuum Level 1 Masters.)
 - SmartStruxure Modular I/O (sufficient capacity for all existing points with room for additional expansion.)
 - Graphics are vector based and automatically scale for use on computers, tablets and cell phones.

Please sign proposal and return duplicate copy.

1

Accepted by:

Title:

Date:

This proposal is firm for 30 days from date above. The standard Terms and Conditions of sale can be found at www.mcmi.net under the title of TERMS AND CONDITIONS. Please sign proposal and return Acceptance copy. Keep Original for your records. Notwithstanding any inconsistent or additional terms that may be embodied in your Purchase Order, Seller will accept your order subject only to the terms of the written contract between us under which your order is placed. If no such contract exists, Seller will accept your order only on the express condition that you assent to the terms and conditions contained above and on the attached Terms and Conditions hereof; and your acceptance and receipt of the goods shipped hereunder shall constitute assent to such terms and conditions.

- Provide Technical Labor, as follows:
 - Provide support to City IT personnel to bring Enterprise Server on-line and network the existing workstation computers onto the City's WAN (BAS VLAN.)
 - Selective recommissioning of BAS inputs and outputs.
 - Update all existing programming and recommission under existing sequence of operation once new I/O interface wiring is complete.
 - Debug and Validate programming sequences.
- Provide (4) four-hour training sessions to City of Troy Personnel.
- Provide unlimited access to Web-based Operator Training for EcoStruxure SBO.
- Provide (2) sets of As-built Interface Panel Layout and Point Index Drawings.

NOT INCLUDED:

- The cost for a labor and performance bond **is not included.**
- Permits or inspection fees **are not included.**
- All work and material supplied under this proposal is warranted by MCMi for one-year.
- Work to be completed during normal working hours, 7:00 AM to 4:00 PM, Monday thru Friday.
- Labor and Material Warranty on any material and labor provided by others.
- All existing input and output devices, safeties and mechanical equipment is assumed to be in proper working order and there are no provisions for servicing or repairing any items under the scope of this proposal.
- IP drops and addresses as required, to be provided by owner.
- Access Panels, Patch and Paint.

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2

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PAYMENT TERMS:

If paid Net 15 deduct 1% otherwise Net 30. Unpaid balances exceeding payment terms will accrue interest at 2% monthly.

Applicable tax and freight is included.

Thank you for this opportunity to be of service. If there are any questions please call.

Respectfully submitted,



Joseph Tocco
Service Manager, MCM

Please sign proposal and return duplicate copy.

3

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