

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of June 14, 2018

To: The Honorable Lisa Wheeler-Bowman, Chair, and Members of City Council

Subject: Accepting a proposal for automated HVAC temperature control and security systems upgrades and for automated HVAC building control system maintenance services from Honeywell International Inc., a sole source supplier, for the Real Estate & Property Management Department and the Library, for a total cost of \$931,798; Rescinding unencumbered appropriations in the Recreation and Culture Capital Improvement Fund (3029) in the amount of \$12,898.75 from the General Library Improvements FY17 Project (15665) and \$71,426.62 from General Library Improvements FY18 Project (16160); Approving a transfer in the amount of \$84,325.37 from the unappropriated balance of the Recreation & Culture Capital Improvement Fund (3029), resulting from the above rescissions, to the City Facilities Capital Improvement Fund (3031); Approving a supplemental appropriation in the amount of \$84,325.37 from the increase in the unappropriated balance of the City Facilities Capital Improvement Fund (3031) resulting from the above transfer to the South Community Library HVAC Chiller Project (Engineering/CID Project No. 17214-019; Oracle No. 15673), and providing an effective date.

Explanation: On December 8, 2016, a cross-functional team selected Honeywell International Inc. ("Honeywell") for a three-year maintenance contract for the automated HVAC building control system and to provide the standard for all building management systems for future citywide automation integration.

On April 6, 2017, City Council approved an award of a three-year contract to Honeywell International Inc. to provide maintenance to the existing automated HVAC building control systems in City Hall and the Municipal Services Center for a total three-year contract amount not to exceed of \$123,000.

Honeywell will provide turnkey project services to design and install the key components to upgrade the HVAC building control systems at City Hall, MSC and the South Community Library. They will also provide turnkey project services to upgrade the security systems at MSC, City Hall and the City Hall Annex. Work will include all parts, materials, software, labor and training of City personnel. Also included are electrical schematics and layout of a private network that Honeywell will install following the new servers, controls, panels, software, relays, switches, panel doors and all parts as defined in the scope of work. This private network infrastructure will also support the replacement of other building management legacy systems and those replacements will be awarded under separate bids.

The existing HVAC building control systems at City Hall (175 5th St N), Municipal Services Center (One 4th St N) and South Community Library (2300 Roy Hanna Drive) are approximately 20 years old, and have exceeded the normal 8- to 10-year life expectancy. The current systems are obsolete, making maintenance and repair increasingly difficult and complex. In addition, the system software is unsupported and many parts are no longer available from the manufacturer. The temperature control system at Municipal Services Center, City Hall and South Community Library currently regulates the temperature and outdoor air requirements per code, using a network of microprocessor-based panels connected to chillers, boilers and air handling units. It also provides information to the Facility Teams about the performance of these devices, as well as the ability to optimize energy use through automated schedulers for when the buildings are unoccupied.

The security systems at City Hall, Municipal Services Center and City Hall Annex (440 2nd Ave N) are more than 20 years old and are in the same condition. The panels and components on these systems are failing on a regular basis, causing false alarms and requiring constant repair. These security systems are an extremely important aid for the teams that are responsible for security and access. The system controls the entrances, exits and loading zones in each building. It monitors through intrusion sensors and camera movement within and around the buildings at all times of the day. The security systems are monitored by a call center after-hours that contacts the police when any of these devices are triggered to a trouble state. It is a critical tool for those supporting security to keep City employees and building visitors safe at all times by proactively identifying and reacting to potential issues.

The majority of the funding for the proposal has been previously appropriated but the additional \$84,324.37 is needed for for the Honeywell proposal (\$57,654.05) and additional Engineering and Capital Improvement project management costs (\$26,671.32) related to the South Community Library HVAC Chiller Project.

The Procurement Department, in cooperation with the Engineering & Capital Improvements, recommends approval:

Honeywell International Inc.....	\$ 931,798
City Hall & MSC HVAC System Upgrade	\$286,756.88
South Community Library, HVAC System Upgrade	\$57,654.05
City Hall Annex, City Hall & MSC Security System Upgrade	\$465,148.65
3-year contract for HVAC System Service	\$122,238.00

This purchase is made in accordance with Section 2-249, Sole Source Procurement of the Procurement Code, which authorizes City Council to approve the purchase of a supply or service of over \$100,000 without competitive bidding, if it has been determined that the supply or service is available from only one source.

Cost/Funding/Assessment Information: For the security in City Hall, Municipal Services Center and City Hall Annex, funds have been previously appropriated in the General Capital Improvement Fund (3001), M.O.B. Repairs & Improvements FY18 Project (16153). For HVAC building control in City Hall and the Municipal Services Center, funds have been previously appropriated in the General Capital Improvement Fund (3001), Municipal Office Buildings & Improvements Project (14607). For the HVAC building control in the South Community Library, funds will be available after the approval of rescissions of unencumbered appropriations in the Recreation and Culture Capital Improvement Fund (3029) in the amount of \$12,898.75 from the General Library Improvements FY17 Project (15665) and \$71,426.62 from General Library Improvements FY18 Project (16160); a transfer in the amount of \$84,325.37 from the unappropriated balance of the Recreation & Culture Capital Improvement Fund (3029), resulting from the above rescissions, to the City Facilities Capital Improvement Fund (3031); and a supplemental appropriation in the amount of \$84,325.37 from the increase in the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from the above transfer, to the South Community Library HVAC Chiller Project (Engineering/CID Project No. 17214-019; Oracle No. 15673). For the three-year contract for HVAC System Service, funds have been previously appropriated in the Municipal Offices Building Fund (5005), City Hall (3602613 and Municipal Services Center (3602617).

Attachments: Sole Source (3 pages)
Resolution

Approvals:


Administrative


Budget

City of St. Petersburg
Sole Source Request
Procurement & Supply Management

Department: Engineering & Capital Improvements	Requisition No.
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Check One: Sole Source Proprietary Specifications

Proposed Vendor: Honeywell International, Inc.

Estimated Total Cost: \$ 931,797.58

Description of Items (or Services) to be purchased:

Honeywell will provide all the labor, supervision, transportation, travel time and expenses, equipment, tools, diagnostic services and software to install and keep the Honeywell Enterprise Buildings Integrator (EBI) R500 system and connecting components, Honeywell Building Manager, Honeywell Security Manager, Honeywell Digital Video Manager, and Honeywell Life Safety Manager, in proper and continuous operation. This includes all replacement equipment, parts, material and supplies (Product), to include but not limited to, servers, network components, supervisory server software, workstations, controllers, instrumentation, end-devices connected to the EBI system and integration solutions.

At Municipal Services Center (MSC) at One 4th Street North, St. Petersburg, and City Hall at 175 5th Street North, St. Petersburg, both the temperature controls and security systems will be upgraded. The temperature controls will be maintained and serviced for 3-years.

At the City Hall Annex, 440 2nd Avenue North St. Petersburg, FL, just the security system will be upgraded.

At the South Community Library at 3200 Roy Hanna Drive just the temperature controls system will be upgraded.

Purpose of Function of items:

The temperature control system at MSC, City Hall and South Community Library currently regulates the temperature and outdoor air requirements per code using a network of microprocessor based panels connected to chillers, boilers and air handling units. It also provides information to the Facility Teams about performance of these devices as well as the ability to optimize energy use through automated schedulers for when the buildings are unoccupied.

The security system at MSC, City Hall and City Hall Annex is extremely important visual aid for the teams that are responsible for security and access. The system controls entrance, exits and loading zones in each building. It monitors through intrusion sensors and cameras movement within and around the buildings at all times of the day. The security systems are monitored by a call center after-hours that contacts the police when any of these devices are triggered to a trouble state. It is a critical tool for those supporting security to keep the City employees and building visitors safe at all times by proactively identifying and reacting to potential issues.

Justification for Sole Source of Proprietary specification:

On April 6th, 2017, Council approved a resolution for Honeywell International, Inc to service the existing automated heating, ventilation and air conditioning building control system at MSC and City Hall. This resolution also supports the standardization of control systems to facilitate City-wide integration with the City's legacy systems. This request supports the first stage of City-wide integration by installing a new EBI R500 server that will communicate to legacy temperature control equipment as well as new temperature control and security equipment that will be installed under this new Agreement. It is necessary to start to upgrade the legacy temperature control and security equipment because it is obsolete, whereas parts and service are not available, which puts our buildings, the occupants and visitors at risk. This integration project will not only upgrade obsolete equipment in the MSC, City Hall, Annex and South Community Library buildings but also provide a new level automation between the systems that the City has never had before. Using programming at the EBI R500 server level, security sensors can be used to activate specialized camera tracking and alarm notifications of such an event can be immediately sent to cell phones and email to allow for immediate response. These are just a couple of examples of the power of integration that will come from this system.

I hereby certify that in accordance with Section 2-249 of the City of St. Petersburg Procurement Code, I have conducted a good faith review of available sources and have determined that there is only one potential source for the required items per the above justification. I also understand that under Florida Statute 838.22(2) it is a second degree felony to circumvent a competitive bidding process by using a sole-source contract for commodities or services.

Michael Pyle for BF

Brejesh Prayman, P.E, ENV SP, Director
Engineering & Capital Improvements

5-18-2018

Date



Claude Tankersley, Administrator
Public Works

05/23/18

Date

Louis Moore

Louis Moore, Director
Procurement & Supply Management

5/23/18

Date

RESOLUTION NO. 2018-_____

A RESOLUTION DECLARING HONEYWELL INTERNATIONAL INC. ("HONEYWELL") AS THE SOLE SOURCE SUPPLIER OF AUTOMATED HVAC TEMPERATURE CONTROL AND SECURITY SYSTEMS UPGRADES AND MAINTENANCE SERVICES; ACCEPTING THE PROPOSAL AND APPROVING THE AWARD OF AN AGREEMENT TO HONEYWELL FOR AUTOMATED HVAC TEMPERATURE CONTROL AND SECURITY SYSTEMS UPGRADES AND MAINTENANCE SERVICES AT CITY HALL, CITY HALL ANNEX, MUNICIPAL SERVICES CENTER AND THE SOUTH COMMUNITY LIBRARY FOR A TOTAL AMOUNT NOT TO EXCEED \$931,798; PROVIDING THIS NEW AGREEMENT WITH HONEYWELL WILL SUPERSEDE THE AGREEMENT WITH HONEYWELL DATED MAY 16, 2017; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; RESCINDING AN UNENCUMBERED APPROPRIATION IN THE AMOUNT OF \$12,898.75 FROM THE RECREATION AND CULTURE CAPITAL IMPROVEMENT FUND (3029), GENERAL LIBRARY IMPROVEMENTS FY17 PROJECT (15665); RESCINDING AN UNENCUMBERED APPROPRIATION IN THE AMOUNT OF \$71,426.62 FROM THE RECREATION AND CULTURE CAPITAL IMPROVEMENT FUND (3029), GENERAL LIBRARY IMPROVEMENTS FY18 PROJECT (16160); APPROVING A TRANSFER IN THE AMOUNT OF \$84,325.37 FROM THE UNAPPROPRIATED BALANCE OF THE RECREATION AND CULTURE CAPITAL IMPROVEMENT FUND (3029) TO THE CITY FACILITIES CAPITAL IMPROVEMENT FUND (3031) RESULTING FROM THE ABOVE RESCISSIONS; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$84,325.37 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE CITY FACILITIES CAPITAL IMPROVEMENT FUND (3031) RESULTING FROM THE ABOVE TRANSFER TO THE SOUTH COMMUNITY LIBRARY HVAC CHILLER PROJECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to purchase automated HVAC temperature control and security systems upgrades and maintenance services for City Hall, City Hall Annex, the Municipal Services Center and the South Community Library; and

WHEREAS, Honeywell International Inc. ("Honeywell") is the sole HVAC provider for automated building temperature control and security systems and maintenance services; and

WHEREAS, Section 2-249 of the City Code provides for sole source procurement when a supply or service is available from only one source; and

WHEREAS, this new agreement with Honeywell will supersede the agreement for support of HVAC building automation system with Honeywell dated May 16, 2017; and

WHEREAS, funding for the project will be available after (i) rescinding unencumbered appropriations in the amount of \$84,325.37 from the Recreation and Culture Capital Improvement Fund (3029), General Library Improvements FY17 Project (15665) (\$12,898.75) and General Library Improvements FY18 Project (16160) (\$71,426.62); (ii) approving a transfer in the amount of \$84,325.37 from the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029) to the City Facilities Capital Improvement Fund (3031) resulting from the above rescissions, and (iii) approving a supplemental appropriation in the amount of \$84,325.37 from the increase in the unappropriated balance of the City Facilities Capital Improvement Fund (3031) resulting from the above transfer to the South Community Library HVAC Chiller Project; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Engineering & Capital Improvements Department recommends approval of this resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that Honeywell International Inc. ("Honeywell") is declared a sole source supplier for HVAC automated building temperature control and security systems and maintenance services.

BE IT FURTHER RESOLVED that the proposal is hereby accepted and the award of an agreement to Honeywell for the HVAC automated building temperature control and security systems and maintenance services for City Hall, City Hall Annex, the Municipal Services Center and the South Community Library for a total contract amount not to exceed \$931,798 is hereby approved.

BE IT FURTHER RESOLVED that upon execution, the new agreement with Honeywell will supersede the agreement dated May 16, 2017 for support of HVAC building automation system with Honeywell.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the agreement and all other documents necessary to effectuate this transaction, including any amendments to the agreement needed to update the list of components to be supported by Honeywell pursuant to the agreement, provided that such amendment does not increase any fees due to Honeywell.

BE IT FURTHER RESOLVED that an unencumbered appropriation in the amount of \$12,898.75 from the Recreation and Culture Capital Improvement Fund (3029), General Library Improvements FY17 Project (15665) is hereby rescinded.

BE IT FURTHER RESOLVED that an unencumbered appropriation in the amount of \$71,426.62 from the Recreation and Culture Capital Improvement Fund (3029), General Library Improvements FY18 Project (15665) is hereby rescinded.

BE IT FURTHER RESOLVED that there is hereby approved the following transfer resulting from the above rescissions for FY18:


<u>Recreation and Culture Capital Improvement Fund (3029)</u>	
City Facilities Capital Improvement Fund (3031)	\$84,325.37

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from the above transfer, the following supplemental appropriation for Fiscal Year 2018:

<u>City Facilities Capital Improvement Fund (3031)</u>	
South Community Library HVAC Chiller Project (15673)	\$84,325.37

This resolution shall become effective immediately upon its adoption.

Approved by:



Legal Department
By: (City Attorney or Designee)
00378612

Approved by:



Brejesh Prayman, P.E., ENV SP
Engineering & Capital Improvements Director



Budget Director