



# City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: APRIL 16, 2019

FROM: GENERAL SERVICES DEPARTMENT      WARDS: ALL

SUBJECT: MEASURE Z - AGREEMENT FOR PURCHASE AND INSTALLATION OF BUILDING AUTOMATION AND ENERGY MANAGEMENT EQUIPMENT UPGRADE AT VARIOUS CITY FACILITIES WITH SIEMENS INDUSTRY, INC. IN ACCORDANCE WITH PURCHASING RESOLUTION 23256, SECTION 702(e) IN THE AMOUNT NOT TO EXCEED \$110,351.60

**ISSUE:**

Approve the agreement for purchase and installation of Building Automation and Energy Management equipment upgrade at various City facilities with Siemens Industry, Inc., in accordance with Purchasing Resolution 23256, Section 702(e) in the amount of \$110,351.60.

**RECOMMENDATIONS:**

That the City Council:

1. Approve the Agreement for purchase and installation of Building Automation and Energy Management equipment upgrade at various City facilities with Siemens Industry, Inc. in accordance with Purchasing Resolution 23256, Section 702(e) in an amount not to exceed \$110,351.60;
2. Authorize the City Manager, or his designee, to execute the Agreement with Siemens Industry, Inc., including making minor and non-substantive changes.

**BACKGROUND:**

The City of Riverside has contracted with Siemens Industry, Inc. for more than 20 years for heating, ventilation and air conditioning (HVAC), building automation, technical support services and other proprietary equipment. During this time, the City installed and now uses Siemens' Apogee Building Automation System as the Energy Management System (EMS) standard building automation system. The existing equipment technology was released in 1992 and it has been phased out since 2008, with an effective retirement date of September 2015. Product retirement means a product is only available for service replacement and is no longer supported for expanding existing systems after the retirement date. Repair parts may be refurbished, carry a 6-month warranty, and are scarce and difficult to procure, which results in longer system downtimes. Longer system downtimes result in decreased occupant comfort and decreased energy efficiencies.

**DISCUSSION:**

The proposed system upgrade will reduce HVAC maintenance costs. The upgrade consists of a cost effective total migration solution that allows conversion of existing field panels to new field panels, while still using the existing devices, wiring and boxes. This kind of system migration allows us to extend the life of the current system and save money versus a total system replacement. This migration allows us to leverage the more advanced features included in the newer technology, which includes enhanced system function and reliability, higher building comfort, remote support on every controller, lower cost and more efficient building automation.

Building automation is the automatic centralized control of an entire building's HVAC, lighting systems through a building management system or building automation system. Automation systems reduce building energy and maintenance costs compared to a non-controlled building.

The General Services Department has sufficient staff and expertise to maintain the HVAC equipment at various City facilities and to manage the building automation system. The primary function of an EMS is to control, monitor and troubleshoot HVAC systems in various City facilities. The Siemens system has been used to implement energy management strategies, and to provide control and monitoring of other building systems through integration (such as fire, lighting, security, etc.).

The Siemens system is installed at the following City facilities:

Main Library	Lincoln Police Station
Arlington Library	Orange Street Police Station
Casa Blanca Library	Orange Square
La Sierra Library	Riverside Municipal Airport
City Corporation Yard	Riverside City Hall and City Council Chambers
Fire Emergency Operations Center	

Siemens automation systems are proprietary and cannot be linked with any other vendor’s automated HVAC controls. Siemens Industry, Inc., is the only provider of the Siemens Apogee Building Automation System and is the only service provider able to furnish the necessary software upgrades. Purchasing Resolution 23256, Section 702(e) states that competitive procurement shall not be required when services can be obtained through Federal, State, and/or other public entity pricing contracts or price Agreements. Siemens Industry, Inc., has agreed to furnish and install the Building Automation and Energy Management equipment upgrade in accordance with the Sourcewell (formerly known as National Joint Powers Alliance) Cooperative agreement #031517-Facility Security Equipment, Systems and Services with Related Equipment and Supplies.

The Purchasing Manager concurs that the recommendation is in compliance with the current Purchasing Resolution 23256, Section 702(e).

**FISCAL IMPACT:**

The total fiscal impact of this action is \$110,351.60. Sufficient funds are available in the Fiscal Year 2018-19 budget, Measure Z – Capital Projects Deferred Maintenance Account No. 9901909903-46205000.

Prepared by: Carl Carey, General Services Director  
Certified as to  
availability of funds: Edward Enriquez, Chief Financial Officer/Treasurer  
Approved by: Moises Lopez, Deputy City Manager  
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Siemens Field Panel Phase Out Letter
2. Siemens Proposal – City of Riverside
3. Siemens Response to Request For Proposal No. 030817, including Labor Rates and Material Markups
4. Siemens Response to National Joint Powers Alliance Request For Proposal No. 031517- Facility Security Equipment, Systems, and Services with Related Equipment and Supplies
5. Siemens Submittal Award
6. Siemens Form A – Proposer Questionnaire
7. Sourcewell Brochure
8. Services Agreement