



Takoma Park City Council Meeting – March 15, 2017 Agenda Item 1

Voting Session

Single Reading Ordinance Authorizing Contract for HVAC System Controls for the Community Center

Recommended Council Action

Approve Ordinance

Context with Key Issues

The FY17 budget included \$108,000 in the CIP from the Equipment Replacement Reserve for the replacement of HVAC controls in the Community Center. The various HVAC units in the Community Center include some that are pneumatic and others that are digital. Some of the units have a programming system that allows the Facility Maintenance Supervisor to go online to evaluate function and adjust control settings. Other units are stand alone and are not tied into the control system. In order to facilitate smoother function, better diagnostic ability and greater access to the individual HVAC units, the Department has been exploring options for upgrading the control system and enabling all the units to be connected to one central system.

The Department received proposals from two vendors that provide these services. Summer Winter Automation proposed a system with a cost of \$115,000; Boland Trane proposed a system with a cost of \$218,500. The Department recommends proceeding with the proposal received from Summer Winter Automation. In addition to being the lowest bid, the proposal relies on the use of a Tridium based system, which is an industry standard for HVAC controls. It allows for new units to be added on to the system when they are put in service. The system relies on direct wiring versus Wi-Fi connectivity. However, the system can be serviced by any company familiar with the Tridium system. The system proposed by Boland Trane was proprietary, and would limit the service option to only their company.

Council Priority

Fiscally Sustainable Government, Environmentally Sustainable Community

Environmental Impact of Action

Automated controls of the HVAC units will improve energy efficiency and maintenance of the units. The control system will also be able to be logged onto from outside the facility, enabling the Maintenance Supervisor to be able to diagnose and in some cases reset the units for any location, avoiding a trip into the facility.

Fiscal Impact of Action

\$115,000

Attachments and Links

Draft Ordinance

Introduced by:

Single Reading

**CITY OF TAKOMA PARK, MARYLAND
ORDINANCE NO. 2017-**

**AUTHORIZING EXECUTION OF A CONTRACT FOR INSTALLATION OF HVAC
CONTROLS FOR THE COMMUNITY CENTER**

WHEREAS, in accordance with the City procurement procedures, the Public Works Department solicited price proposals for installation of digital controls for the heating, ventilation and air conditioning (HVAC) units in the Community Center; and

WHEREAS, two responses were received and Summer Winter Automation was the lowest bidder; and

WHEREAS, the Public Works Department has determined that the bid is responsive and responsible; and

WHEREAS, funds are available in the FY17 Equipment Replacement Reserve for the project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND, THAT:

Section 1. The City Manager or her designee is authorized to enter into a contract with Summer Winter Automation for installation of HVAC Controls in the Community Center in the amount of One Hundred Fifteen Thousand Dollars (\$115,000).

Section 2. This Ordinance shall become effective upon adoption.

Adopted this ____ day of March, 2017.

AYE:

NAY:

ABSTAIN:

ABSENT: