



Agenda Action Form Overview

The Board is requested to approve a contract with Schneider Electric in the amount of \$71,970.00 to replace the existing pneumatic control system and devices that control Air Handler Units (AHU's) 5, 6, 6-A, & 7 serving the fifth floor of the Administration Building. Funds are budgeted in the Ongoing HVAC Replacement Capital Project. The current HVAC control system is pneumatic, which is now obsolete. The pneumatic control devices and repair parts are no longer available, making it extremely difficult to make repairs when needed. This proposed contract with Schneider Electric will replace the pneumatic controlled devices with electric driven devices, which are readily available.

Background/Justification

The Durham County Administration Building was last renovated in 1987, making the existing building automation system (BAS) pneumatic (Air) operated actuators over 31 years old. Replacement parts are scarce and some are even obsolete. Currently, we are unable to control the space temperatures effectively through-out the fifth floor of the Administration Building. The pneumatic control system is antiquated and needs to be upgraded with electric actuators to operate efficiently. These actuators operate the heating and cooling valves for the main air handlers serving the IS&T Department, which affects the overall temperature control of the heating, ventilation & air conditioning systems.

Policy Impact

The agenda item is consistent with a similar project currently being performed at the Detention center that was approved by the board as item #17-0163. This action does not require BOCC policy changes.

Procurement Background

Due to the proprietary nature of the existing Schneider Electric Buildings Americas Andover Continuum DDC Building Management System, no other bids were obtained for this project.

Type of purchase

- ☐ Goods
- ☒ Services
- ☐ Architect, Engineer or Surveyor Services
- ☐ Construction and Repair

Did this request for purchase go through a bid process? Yes ☐ No ☒

Goods: Bids required if \geq \$30,000, BOCC approval if \geq \$90,000

Services: Bids required if \geq \$30,000, BOCC approval if $>$ \$40,000

Construction/Repair work: Bids required if \geq \$30,000, BOCC approval if \geq \$500,000

If yes, attach a copy of bid tab and the minority and women business enterprise (MWBE) compliance review form provided by the Purchasing Division.

If no, why?



Durham County Government Agenda Action Form Supplemental Document – Contract Approval

- ☒ Sole source exemption
- ☐ Cooperative purchasing program exemption
- ☐ State and federal contract exemption
- ☐ Contract is an amendment to an existing contract
- ☐ Other (please explain)

The current control system in the building is made up of multiple generations of field controllers communicating to workstations in the facility and back at GSA Admin offices. This existing control system was provided by Schneider Electric. There are pneumatic controls in some of the spaces associated with the existing controls that were installed during the original installation. It is some of these pneumatics that are being considered for upgrade.

Schneider Electric has knowledge of the existing system(s) and controls and can provide and successfully deliver controls scope in this building. By working with Schneider on this project, General Services will be assured that they will receive the best value from the migration of Schneider's existing systems outputs from pneumatic to electric while maintaining General Services quality standards for installation.

Schneider's knowledge of the building, their existing installed manufactured product and how the pneumatics interact with the existing smoke/life safety system make them the most appropriate company to modify the original systems.

If exempted from bidding, has this request been reviewed and approved by the Purchasing Division in the agenda Legistar system? Yes ☒ No ☐

If no, why?

Fiscal Impact

\$71,970.00 would be expended from the ongoing HVAC CIP fund:
4190DCO76 - 4190420030076402 - 4004300000 - 4190420020 – 5200160100

Recommendation

The County Manager recommends that the Board approve a contract with Schneider Electric in the amount of \$71,970.00 to replace the pneumatic controls with electric driven devices serving the fifth floor (IS&T department) of the Administration Building.