



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	April 17, 2019		Item Type: <i>(Enter X in box)</i>	Resolution X	Ordinance	Other	
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1st Reading		2nd Reading	
	X		Public Hearing: <i>(Enter X in box)</i>	Yes	No	Yes	No
					X		X
Funding Source:	Utility Fund Non-Departmental Outside Services 3390W-534010		Advertising Requirement: <i>(Enter X in box)</i>	Yes		No	
Account Balance:	\$303,536.14		Quasi-Judicial: <i>(Enter X in box)</i>	Yes		No	
Project Number :	NA		RFP/RFQ/Bid Number:	HVAC Products, Installation, Services and Related Products and Services US Communities Government Purchasing Alliance # 15-JLP-023			
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: <i>(Enter X in box)</i>				
	X		Safety <input type="checkbox"/>				
			Quality <input checked="" type="checkbox"/>				
			Vibrant Appeal <input type="checkbox"/>				
Sponsor Name:	Greg Chavarria Interim City Manager		Department: Public Works	Steven F. Parkinson, P.E., PWLF, Assistant City Manager/Public Works Director			

Short Title:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING THE UTILIZATION OF THE U.S. COMMUNITIES GOVERNMENT PURCHASING ALLIANCE CONTRACT RFP # 15-JLP-023 WITH TRANE U.S., INC. FOR THE PURCHASE OF TRACER SC AUTOMATED CONTROLS, INTELLIGENT SERVICES CONTROLS AND DIAGNOSTICS OF THE AIR VOLUME CONTROLLERS FOR THE PUBLIC WORKS WATER ADMINISTRATION BUILDING, FOR A TOTAL OF SERVICES AND PRODUCTS IN AN AMOUNT NOT TO EXCEED SIXTY TWO THOUSAND THREE

HUNDRED AND NINETY-ONE (\$62,391) DOLLARS AS PROVIDED FOR IN THE FISCAL YEAR 2018-2019 BUDGET; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL RELATED DOCUMENTS TO EFFECTUATE THE PURCHASE; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Summary:

Background:

On May 16, 2018 the City adopted the Sustainability Action Plan (SAP) through Resolution No. 18-109 (Exhibit 2). "Existing Building Commissioning" is included as one of the SAP's year one (1) goals. Existing Building Commissioning (EBC) is defined in the SAP as, "a systematic process for investigating, analyzing and optimizing the performance of building systems through the identification and correction of deficiencies." Essentially, this SAP goal refers to the automation of HVAC (air conditioning) controls and monitoring, 3-D electronic floor graphics, and a facility management software platform to manage all the City's networked HVAC systems easily through one web-based (and mobile compatible) program. The first phase of SAP project funding has been approved as part of the FY 18/19 Budget, which includes \$50,000 dedicated for a utility management and control system.

Prior to November 2018, the City conducted HVAC repairs over time in a segmented fashion, partially due to budgetary constraints. A 2014 investment-grade energy audit, followed by a 2018 facility walk through, identified that most of the City's HVAC systems operate 24 hours a day, seven days a week, regardless of occupancy or utilization. In 2018 the City began the EBC process by better utilizing the existing HVAC automation capabilities, to schedule HVAC use based on the Municipal Complex buildings occupancy. Presently, HVAC controls are scheduled by staff, based on occupancy and monitored as needed based on comfort level requests. In November 2018, the City Commission approved funding for a project, similar to one being proposed, for the Municipal Complex. The EBC work at Municipal Complex is scheduled to commence in mid-March and complete by the end of July.

The proposed automated system aims to reduce energy consumption, reduce the City's environmental impact, and achieve cost savings in the process. With the upgrade of the HVAC controls to Tracer SC, the Tracer Ensemble facility management software platform, VAV retrofit to wireless communication, the HVAC system will be monitored by Trane building professionals and a cloud-based energy building energy management system. Together, they will work cohesively to provide data-driven recommendations, optimize energy performance and eliminate energy waste. As part of the proposed implementation, energy savings will be achieved and on a monthly basis.

Current Situation:

This agenda item seeks City Commission authorization to utilize \$62,391 to upgrade HVAC controls to Tracer SC, install a Tracer Ensemble facility management software platform, and retrofit 11 VAVs for the Department of Public Works Water Administration Building (DPW WAB) (Exhibit 3). Installation of the Tracer Ensemble facility management software platforms comes

with limited Intelligent Services for monitoring and suggested optimization techniques. Additional automation upgrades will provide more advanced control of the HVAC system at DPW WAB. With the upgraded system, Trane will be able to take a more predictive and proactive approach to the equipment and controls service as well as energy use and optimization. With remote capabilities, Trane may address issues remotely. For issues that do require an onsite visit, the techs are able to start diagnosing the problem remotely and be prepared when they arrive onsite. Additionally, City staff will be able to address comfort complaints remotely as well.

Staff is recommending that allocated funding be utilized to install upgraded automated controls (Tracer SC, Tracer Ensemble, and retrofitted VAVs). As a member of the U.S. Communities Government Purchasing Alliance, the City is able to participate and utilize competitively solicited contracts (Exhibits, 4, 5, and 6) to obtain the best goods/services and pricing available in the market. Trane participates in this purchasing alliance program.

Trane has provided an estimate for the requested work (Exhibit 3).

• Tracer SC for Water Treatment Plant	\$40,280.00
• VAV Retrofit	\$10,214.00
• Tracer Ensemble	<u>\$11,897.00</u>
• TOTAL	<u>\$62,391.00</u>

All services and prices above are included in the U.S. Communities Contract #15-JLP-023.

Once approved by the City Commission, staff expects installation to commence within six (6) weeks upon receipt of a purchase order, with a completion date within four (4) months of the start date.

Staff will continue to monitor other City facilities HVAC systems with the goal of optimizing for comfort, energy efficiency, and environmental impact. As the City makes improvements via EBC DPW and Finance, staff will review electricity utility costs on a monthly basis, noting cost savings in an internal spreadsheet. Achieved savings may be used as a performance metrics in the future.

Fiscal Impact

The fiscal is \$62,391

Why Action is Necessary:

Pursuant to Chapter 23, Section 23-8 Exception to Bid Requirements, (6) Bids and Contracts from Other entities, and Section 23-9 Cooperative Purchasing, the City Manager is authorized to procure all supplies, materials, equipment and services from other governmental units, when the best interests of the City would be served subject to the requirement that any purchase in excess of \$50,000 requires City Commission approval.

Proposed Action:

Staff recommends that City Commission approve the attached Resolution authorizing the City Manager to use HVAC Products, Installation, Services and Related Products and Services Government Purchasing Alliance RFP #15-JLP-023 to purchase equipment and services for EBC at DPW WAB in the total amount not to exceed \$62,391 from Trane.

Attachment(s):

Exhibit 1 – Resolution
Exhibit 2 – Sustainability Action Plan
Exhibit 3 – City of Hallandale Beach Water Administration Building Controls Quote
Exhibit 4 – US Communities Contract #15-JLP-023
Exhibit 5 – US Communities Contract #15-JLP-023 Renewal
Exhibit 6 – US Communities RFP #15-JLP-023

Prepared by:



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