
Sponsor: Property Management

Meeting Date: 10/26/2021

Title: Master Contracts for Building Automation Systems

File Number: 2021-546

Background and Rationale:

Proper functioning building automation systems (BAS) are critical to controlling the environmental conditions within county facilities, and such conditions directly impact county resources, county personnel and building tenants, and county energy management. Each county facility operates its own standalone BAS platform from a specific manufacturer, and contractors providing services on the system must have certification from the corresponding manufacturer. For this reason, it is imperative that the county establish multiple master contracts so that all facilities have the service and support needed for their BAS. The county currently operates the following BAS platform's across its facilities: Alerton, Schneider, Distech, Niagara, ALC, and SkySparks.

On June 30, 2021, a request for proposal solicitation was released for the Building Automation Systems Master Contracts. Below is a competitive solicitation summary:

- Title: Building Automation Systems Master Contract
- Date issued: June 30, 2021
- Proposals due: July 29, 2021
- Vendors notified: 755
- Proposals received: 3
- Evaluation committee: Senior Building Services Manager, Mechanical Maintenance Manager, Maintenance Mechanic
- Evaluation criteria: Contractor qualifications (experience, training, technical and professional ability); key personnel qualifications (experience, training, technical and professional ability); project understanding and approach; cost.

The evaluation team reviewed the three proposals against the specified criteria in the solicitation and recommends that all three contractors be awarded BAS master contracts with the county. However, the evaluation team also noted that none of the three proposing contractors were specifically qualified and certified to specifically service the Alerton BAS platform currently operating in three county facilities. Due to this shortcoming, a second request for proposals was released on August 25, 2021 for BAS master contracts specific to the Alerton BAS platform. The competitive solicitation summary is as follows:

- Title: Building Automation Systems Master Contracts - Alerton
- Date issued: August 25, 2021
- Proposals due: September 16, 2021
- Vendors notified: 413
- Proposals received: 2
- Evaluation Committee: Senior Building Services Manager, Mechanical Maintenance Manager, Maintenance Mechanic
- Evaluation criteria: Contractor qualifications (experience, training, technical and professional

ability); key personnel qualifications (experience, training, technical and professional ability); project understanding and approach; cost.

The evaluation team reviewed the two proposals against the specified criteria in the solicitation and recommends that both contractors be awarded BAS master contracts with the county.

Recommendation:

The Ramsey County Board of Commissioners resolved to:

1. Approve the master contracts for Building Automation Systems with the following vendors for the period from November 1, 2021 through October 31, 2026, in accordance with the rates established in the agreements:
 - Automated Logic Contracting Services, 953 Westgate Drive, Saint Paul, MN 55114
 - UHL Company, 9065 Zachary Lane N., Maple Grove, MN 55101
 - Harris St. Paul, 909 Montreal Circle, Saint Paul, MN 55102
 - Northern Air Corporation, 1001 Labore Industrial Court, Suite B, Vadnais Heights, MN 55110
 - Prairie Technologies Inc. of Minnesota, 14295 James Road, #200, Rogers, MN 55374
2. Authorize the Chair and Chief Clerk to execute the agreement.
3. Authorize the County Manager to execute change orders and amendments to the agreements in accordance with the County's procurement policies and procedures, provided the amounts are within the limits of available funding.

A motion to approve was made by Commissioner Frethem, seconded by Commissioner McDonough. Motion passed.

Aye: - 7: Carter, Frethem, MatasCastillo, McDonough, McGuire, Ortega, and Reinhardt

By: 

Mee Cheng, Chief Clerk - County Board