

Committee Report

[Transportation Committee]



Committee meeting date: Oct 23, 2023

For the Metropolitan Council: Nov 8, 2023

Business Item: 2023-249

Systemwide JACE Replacement for Building Automation Upgrades

Proposed action

That the Metropolitan Council authorize the Regional Administrator to award and execute contract 22P049 with Harris Mechanical to provide building automation system upgrades, software updates, system reconfiguration and replacement of JACE units at Metro Transit facilities in an amount not to exceed \$1,072,050.

Summary of Transportation Committee discussion/questions

Metro Transit Sustainability Manager Jeff Freeman presented this item. Cameron asked if the 160 controls were per facility. Freeman stated Metro Transit has 160 total units across all facilities and that around 130 of the units are an older generation that aren't supported any longer. Cameron asked how proprietary the controllers are, in that does the same vendor get to do all the maintenance, etc. Freeman stated it was required that the proposals were open source, so that staff could do maintenance work ourselves or contract out with other vendors after the warranty period ends.

Motion by Cameron, seconded by Carter. Motion carried.



Business Item

Transportation Committee



Committee Meeting Date: October 23, 2023

For the Metropolitan Council: November 8, 2023

Business Item: 2023-249

Systemwide JACE Replacement for Building Automation Upgrades

District(s), Member(s):	District 5, Pacheco Jr., District 6, Lilligren, District 7, Osman, District 14, Carter
Policy/Legal Reference:	FM 14-2 Expenditures for the Procurement of Goods, Services, and Real Estate Policy
Staff Prepared/Presented:	Leslie Kandaras, General Manager, 612-349-7513 Marilyn Porter, Director, Engineering and Facilities, 612-349-7689 Jim Harwood, Assistant Director, Engineering and Facilities, 612-349-7339 Robert Rimstad, Manager, Engineering and Facilities, 612-349-7768 Claire Warren, Engineer, Engineering and Facilities, 612-349-7506
Division/Department:	Metro Transit/Engineering and Facilities

Proposed Action

That the Metropolitan Council authorize the Regional Administrator to award and execute contract 22P049 with Harris Mechanical to provide building automation system upgrades, software updates, system reconfiguration and replacement of JACE units at Metro Transit facilities in an amount not to exceed \$1,072,050.

Background

Metro Transit has relied on Building Automation Systems (BAS) to play a significant role in its energy conservation initiatives through management and control of the Heating, Ventilation, and Air Conditioning (HVAC) systems throughout its facilities. Building Automation Systems initially served as the backbone for the operation of demand-based ventilation systems at all 5 service garages plus the Overhaul Base facility. Now, BAS controls nearly all the HVAC systems throughout Metro Transit facilities, and allows for remote monitoring, adjustment, and programming of these systems. Modern BAS systems allow for improved HVAC efficiencies, which reduces energy consumption and increases staff comfort in facilities by allowing for fine-tuned operations.

Building Automation Systems manage the comfort and safety of Metro Transit facilities. Upgrading the BAS to the latest modern technology allows Metro Transit to continue safe and efficient operations for staff and customers across the system. Without the upgrade, many of Metro Transit's facilities will have obsolete and non-communicating controllers that will result in higher utility consumption. The overall goals of the project include; uniformity across all facilities' HVAC and mechanical BAS controls; addition of new JACE controllers to provide complete vision and control of systems; and implementation of new sequences of operation where necessary for more efficient operations.

A Request for Proposals was issued on December 8, 2022. A pre-proposal meeting was hosted by

Council staff that outlined solicitation requirements, project specifications and responded to plan holder inquires. There were eighteen registered plan holders and four plan holders identified as minority, woman, veteran, small or disadvantaged business enterprises. The Council received four proposals on April 6, 2023, to be evaluated for the consideration of award and used the quality of the proposal, qualifications/experience of the proposer, and cost as the criteria for evaluation. The evaluation panel reached consensus that the proposal submitted by Harris Mechanical as the most advantageous to the Council and recommend for award.

Rationale

The execution of professional service contracts exceeding \$500,000 requires Council approval.

Thrive Lens Analysis

The BAS investments advance the Thrive outcomes of Stewardship and Sustainability by responsibility managing and leveraging our existing infrastructure investments. Metro Transit has previously made a significant investment into Building Automation Systems at its facilities. This has been the foundation for significant reductions in both natural gas and electricity consumption. Proactive energy conservation reduces GHG emissions and fosters livability within the region, demonstrates stewardship, and creates a more sustainable environment.

Funding

Funding for this purchase is available and authorized in Project 69216 and 62111. This purchase is included in the Council's authorized capital budget and the Project budgets.

Small Business Inclusion

The Office of Equity and Equal Opportunity (OEEO) assigned a Disadvantaged Business Enterprise (DBE) goal of 1% for this solicitation. OEEO determined that the firm being recommended for award has met the DBE requirements of this contract.

