



Legislation Details (With Text)

**File #:** 22-1904      **Version:** 1      **Name:** 12/19/2022 - Wheeler Building Management  
**Type:** Resolution      **Status:** Passed  
**File created:** 1/9/2023      **In control:** City Council  
**On agenda:** 1/9/2023      **Final action:** 1/9/2023  
**Enactment date:** 1/9/2023      **Enactment #:** R-23-005

**Title:** Resolution to Award a Construction Contract to Metro Controls, Inc. for the Wheeler Service Center Building Management System Modernization Project (RFP 22-65, \$131,200.00), and to Appropriate \$131,200.00 from the Wheeler Service Center Fund Balance (8 Votes Required)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. RFP\_22-65\_Document.pdf, 2. RFP 22\_65 PROPOSAL\_MetroControls.pdf, 3. Contract and Bond pages from RFP 22-65 Wheeler Bldg Mgmt System Modernization.pdf

Date	Ver.	Action By	Action	Result
1/9/2023	1	City Council	Approved	Pass
12/19/2022	1	City Council	Deleted from Agenda	

Resolution to Award a Construction Contract to Metro Controls, Inc. for the Wheeler Service Center Building Management System Modernization Project (RFP 22-65, \$131,200.00), and to Appropriate \$131,200.00 from the Wheeler Service Center Fund Balance **(8 Votes Required)**

Attached for your review and consideration for approval is a resolution authorizing the award of a construction contract to Metro Controls, Inc. in the amount of \$131,200.00 for the Wheeler Service Center Building Management System Modernization project and to appropriate \$131,200.00 from the unobligated Wheeler Service Center Fund balance.

The Wheeler Service Center has three buildings with control systems that communicate to a centralized management system which is outdated and no longer supported. This management system controls heating and cooling, air quality, occupancy compliance and energy management functions for the facility.

Wheeler Facility Controlled Units

1. Operations Building - 38,620 sq. feet
  - (5) Energy Recovery Units
  - (5) Roof Top Units
  - (24) VAV Terminal Units including (1) currently unmanaged
  - (3) Lighting Control Integration zones
  - Generator Interface
2. Vehicle Storage Building - 81,651 sq. feet
  - (5) Make Up Air Units
  - (5) Exhaust Fans
  - (2) Lighting Control Integration zones

- Generator Interface
3. Vehicle Wash Building - 2,850 sq. feet
- (1) Roof Top Unit
  - (2) Radiant Heat Zones currently unmanaged

Modernization of building management systems is a typical maintenance activity that improves the energy performance of the buildings. This project will replace a system that was installed in 2007 and is no longer supported by the manufacturer or the computer operating system. Additionally, the current, outdated system is vulnerable to cyber security threats and replacement parts are difficult to find. A new system will resolve all of these issues and result in more efficient building operating systems.

The schedule anticipates construction starting in mid-February 2023 and being complete by late June 2023.

The City's Procurement Unit solicited proposals on the City's Website and on the Michigan Inter-governmental Trade Network (MITN) website. On October 4, 2022, one qualified proposal from Metro Controls, Inc. was received for this work. A selection committee comprised of Public Services staff reviewed the proposal to determine the respondent was the best value based on the following criteria (as laid out in ORD-21-41, adopted by Council on January 3, 2022).

- Qualifications, Experience & Accountability (20%)
- Workplace Safety (20%)
- Workforce Development (20%)
- Social Equity & Sustainability (20%)
- Schedule of Pricing/Cost (20%)

Therefore, staff recommends awarding the contract for this project to Metro Controls, Inc.

Budget/Fiscal Impact: Funds for the Building Management System Modernization Project are available in unobligated Wheeler Service Center Fund balance.

Metro Controls, Inc. complies with the City's Non-Discrimination and Living Wage Ordinances.

Prepared by: Paul Matthews, Public Works Assistant Manager

Reviewed by: Molly Maciejewski, Public Works Manager

Reviewed by: Brian Steglitz, Interim Public Services Area Administrator

Approved by: Milton Dohoney Jr., City Administrator

Whereas, The Wheeler Service Center has three buildings with control systems that communicate to a centralized management system which is outdated and no longer supported;

Whereas, This building management system controls heating and cooling, air quality, occupancy compliance and energy management functions for 3 of the Wheeler facility buildings;

Whereas, Public Works issued an RFP (RFP 22-65) to replace the building management system;

Whereas, One qualified proposal was received by the Procurement Unit on October 4, 2022 from Metro Controls, Inc., and after review by the selection committee, staff recommends awarding the contract to Metro Controls, Inc.;

Whereas, Metro Controls, Inc. complies with the City's Non-Discrimination and Living Wage Ordinances; and

Whereas, Sufficient funds are available in unobligated Wheeler Services Center Fund Balance to cover the cost of the project;

RESOLVED, That City Council approves a Construction Contract with Metro Controls, Inc. in an amount not to exceed \$131,200.00 for the Wheeler Service Center Building Management Modernization Project;

RESOLVED, That a contingency in the amount of \$13,120.00 be established within the project budget and that the City Administrator be authorized to approve additional change orders to the construction contract with Metro Controls, Inc., not to exceed \$13,200.00 in order to repair known undiagnosed communication issues between controllers and units;

RESOLVED, That the Mayor and City Clerk be authorized and directed to execute said contract after approval as to form by the City Attorney and approval as to substance by the City Administrator;

RESOLVED, That \$131,200.00 be appropriated from the Wheeler Service Center Fund Balance; thereby, increasing the revenue and expenditure budget within the Wheeler Service Center Operations and Maintenance Budget for FY23; and

RESOLVED, That the City Administrator be authorized to take all necessary actions to implement this project.