

Board of Trustees
Washtenaw Community College

DISCUSSION

4800 E. Huron River Drive
Ann Arbor, Michigan 48105-4800

Subject
Building Automation Maintenance Contract

Date
December 17, 2019

Background

As part of our ongoing maintenance program of the building automation system, the College has developed the plan for a comprehensive, campus wide service program for the building automation system and associated HVAC equipment. Currently, about 80% of our campus building automation systems are Siemens controls and the Gunder Myran building automation system are Honeywell controls.

An element of this program is to update all building control panels that are beyond useful life and unsupported by Siemens. These outdated panels have failed over the past years causing down time on HVAC systems. Replacing these panels proactively would avoid needless expense and downtime of equipment. Another element of this agreement would be the recommissioning of HVAC equipment each year of the contract. Siemens working with our in house staff would verify that the equipment and the building automation system is operating as designed. Helping us Identify components that are near failure or not working correctly.


Given that the majority of our building automation systems currently are Siemens controls and that the college's plan is to migrate all remaining non-Siemens controls to Siemens as current systems are scheduled for replacement, the College views Siemens as the sole source provider for this proposed maintenance agreement. Siemens is the sole provider of all software updates and work performed on Siemens controls by 3rd party vendors will void any warranty of our existing building automation systems. The total cost of this 3 year contract is \$576,810 and includes all the costs for the panel updates/replacements, recommissioning of our HVAC equipment and annual training for our facilities staff.

RECOMMENDATION

It is the recommendation that the Board of Trustees approve this 3 year agreement with Siemens Industry Inc. in an amount not to exceed \$576,810.

IF MOVED TO ACTION, A ROLL CALL VOTE WILL BE TAKEN

Prepared by: William Johnson
Title: Executive Vice President
CFO and Vice President of Finance

Recommended by: 
Rose B. Bellanca, President