



# Napa County

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## Legislation Text

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**File #:** 21-958, **Version:** 1

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**TO:** Board of Supervisors  
**FROM:** Steven Lederer - Director of Public Works  
**REPORT BY:** Andrea Salter - Staff Services Analyst I  
**SUBJECT:** Amendment No. 4 to Professional Services Agreement 170267B with Siemens Industry, Inc.

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### **RECOMMENDATION**

Director of Public Works requests the following related to upgrading the HVAC management system for County facilities:

1. Approval of a Budget Transfer increasing appropriations in the capital asset account by \$246,868 in the Property Management budget (Fund 4300, Org 4300000) with offsetting use of its available fund balance and establishment of a capital asset in the amount of \$246,868 for the purchase of software and select field panel hardware necessary to upgrade the Siemens HVAC Management and Control System (4/5 vote required); and
2. Authorization for the Chair to sign Amendment No. 4 to Agreement No. 170267B with Siemens Industry, Inc. to increase compensation by \$246,868 (with a new maximum compensation of \$509,363 for the term June 1, 2018 through June 30, 2023) and to update the Scope of Work to upgrade the Siemens Control System software and replace selected field panel hardware.

### **EXECUTIVE SUMMARY**

Siemens Industry, Inc. (Siemens) provides regular and non-routine maintenance and repairs to Siemens proprietary computer control systems for Heating, Air Conditioning and Ventilation (HVAC) systems within South Campus Building B, Hall of Justice, Administration, Sheriff, Juvenile Justice, 1127 First Street, 650 Imperial, and the Re-entry Facility. They have been providing services since the HVAC systems were installed at the facilities and are currently providing services under Agreement No. 170267B, which has been in place since May 8, 2018. The existing computer control management system has reached its end-of-life and is no longer supported by Siemens or by our internal ITS department. An upgrade of the management system is

needed at this time for efficient and effective management of HVAC systems at several County facilities.

Approval of the requested actions will establish a capital asset for the upgraded Siemens Control System, approve a budget transfer, and amend the existing sole-source agreement with Siemens to allow for a significant upgrade to the Siemens Control System, which has been in place since 1998.

### **FISCAL & STRATEGIC PLAN IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
Where is it budgeted?	Funds will come from Property Management fund balance (Fund 4300, Org 43000000), which is estimated to be \$2.5M.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	To ensure for the continued safe and consistent operation of HVAC control systems in County owned buildings.
Is the general fund affected?	No
Future fiscal impact:	Future maintenance costs of maintaining upgrades will be budgeted in future fiscal years.
Consequences if not approved:	The County will be unable to obtain optimum performance from its HVAC units at several County facilities and will be unable to request immediate repair to the control systems if faced with a failure.
County Strategic Plan pillar addressed:	Effective and Open Government

### **ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: The proposed action is a project that does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. in accordance with the California Environmental Quality Act at 14 CCR §15301.

### **BACKGROUND AND DISCUSSION**

Siemens Industry, Inc. (formerly Siemens Building Technologies, Inc.) provides specialized services relating to technical support for the Heating, Ventilation and Air Conditioning (HVAC) control equipment located in multiple County owned facilities under Agreement No. 170267B with a term July 1, 2018 through June 30, 2023. Maximum compensation for these technical services is \$262,495.

The current building automation system has been in existence since 1998 and is nearing its end of life. Siemens no longer provides updates to the existing software system and the County ITS division no longer supports the computer system that runs the Siemens HVAC management software. The proposed amendment will upgrade the Siemens building automation system, making it more reliable and easier to manage. Siemens is a proprietary management system, therefore Amendment No. 4 is an extension of a sole-source award agreement.

Approval of the requested actions will approve a budget transfer for Property Management, establish a capital asset for the upgraded HVAC management system, and approve Amendment No. 4 to Agreement 170267B, which will allow for migration of the existing HVAC management system to a new upgraded system, including new software and hardware for select sites where needed, at a cost of \$246,868.