

Division of Water

Request for Legislation

An ordinance to authorize the Division of Water to enter into one or more requirement contracts with Wadsworth-Slawson, Inc. dba Wadsworth Solutions Northeast, by direct award, to complete the final phase of the building automation upgrade at 1201 Lakeside Avenue. The final phase will include the purchase of proprietary equipment and services to replace the remaining obsolete components of the Barber Coleman Network 8000 building automation system.

Background/Purpose:

The existing HVAC building automation system at the Carl B. Stokes Public Utilities Building in part is a legacy product of Schneider Electric, a Barber Coleman Network 8000 system. Wadsworth Solutions is the original installer of the Barber-Coleman System at the 1201 Lakeside facility. The system was originally installed during the building renovation in 1997-1999 and is perhaps over 20 years old. In 2018, Wadsworth Solutions completed the first phase (as a subcontractor under a requirement contract for HVAC services with Energy Mechanical Corp., Inc.) of modernizing the existing system by replacing the front-end software, network controllers, as well as the field level controllers for the central station air handlers and chilled water plant. Although the web-based interface intergrated to the existing Network 8000 VAV box controllers that were left in place, the controllers are obsolete and no longer available should they fail. Some rebuilt parts may be available for servicing a controller; however, the controller will have to be sent out with no assurance of repair. Zone temperature sensors (thermostats) are no longer available for replacement of failed components. The operation and integrity of these system components are critical to the supply of air circulation as well as heat to offices and areas throughout the building. The completion of this phased approach will prevent deviations in temperature control that are critical in a public facility.

Scope of Work/Commodities/Services: (Upgrade to all floors):

Wadsworth Solutions will provide all necessary labor and materials for a complete and fully functional system. CWD is requesting to purchase proprietary equipment and services as appropriate:

- The removal of One Hundred Eighty-Three (183) Network 8000 VAV box controllers
- Provide and install One Hundred Eighty-Three (183) Schneider Electric BACnet IP VAV box controllers
- Provide and install network cabling
- Provide and install LCD wall sensors and associated cabling.
- Provide and install One (1) Schneider Electric BACnet IP controller to replace Microzone 4, located in the basement garage
- Provide all necessary labor for engineering, programming and checkout (training)
- Updated BAS graphics to reflect the changes to the system
- Calibrate/verify the airflow sensors for One Hundred Eighty-Three VAV box controllers
- Provide and install all necessary switches and cabling

- All work required above the ceiling in City workspaces will be performed during off hours
- Provide Four (4) hours of owner operator training to cover all changes to the system
- Provide twelve (12) months parts and labor warranty on newly installed components and programming

This contract will be used to replace mechanical and electrical components by Wadsworth-Slawson, Inc. dba Wadsworth Solutions Northeast. Wadsworth Solutions is a Schneider Electric EcoExpert Master Partner and the local representative of the products installed at your facility. All equipment, therefore, will be commissioned to operate to the requirements of the equipment manufacturer.

Justification/Urgency:

The Tridium R2 and Barber Coleman products are obsolete and no longer in production and are in need of replacement. The Tridium R2 product is completely unsupported making it impossible to license a replacement device for the site should one fail. The Invensys system for Building Operations previously required an older compatible network (Windows XP) to operate. IT upgrades in the building would no longer support the older version of Windows XP and required the phase one upgrade. Phase two upgrades will allow all microzone controllers to be replaced with current production BACnet IP controllers allowing the system to be supported for years to come.

The ability to maintain and replace proprietary components and obtain needed services are critical to insure CWD’s ability to maintain environmental conditions that are safe for building occupants. The inability to maintain, repair, or replace equipment could threaten the operation of the Building Automation system.

Anticipated Costs and funding source:

\$235,995.00 - Fund 51, Subfund 019

Schedule or Term of Contract:

Legislation is to lead to one or more requirement contracts by direct award.

Current Contract(s):

Vendor Company Name	Vendor Address/Contact	Services/Work performed	Contract Info
n/a	n/a	n/a	n/a