

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of December 3, 2020

To: The Honorable Ed Montanari, Chair, and Members of City Council

Subject: Approving a second amendment to the blanket purchase agreement with Honeywell International, Inc., a sole source supplier, for automated HVAC temperature control and security systems implementation and automated HVAC building control system maintenance services for the Real Estate & Property Management Department building portfolio and Police Department Headquarters; for a total contract amount of \$1,911,458, and rescinding an unencumbered appropriation in the General Capital Improvement Fund (3001) in the amount of \$126,207 from the M.O.B. Repairs and Improvements FY20 Project (17242); approving a supplemental appropriation in the amount of \$126,207 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above rescission, to the M.O.B. Repairs & Improvement FY18 Project (16153).

Explanation: On December 8, 2016, a cross-functional team selected Honeywell International Inc. ("Honeywell") for a three-year maintenance contract for the automated HVAC building control system and to provide the standard for all building management systems for future citywide automation integration.

On April 6, 2017, City Council approved an award of a three-year contract to Honeywell International Inc. to provide maintenance to the existing automated HVAC building control systems in City Hall and the Municipal Services Center, for a total three-year contract amount not to exceed \$123,000.

On June 14, 2018, pursuant to resolution 2018-299, City Council approved a proposal from Honeywell International Inc. for automated HVAC building control systems for City Hall, MSC, and the South Community Library. They also provided turnkey project services to upgrade the security systems at MSC, City Hall, and the City Hall Annex. The proposal was for an additional amount of \$808,798, for a total contract amount of \$931,798. Because this work would be carried out in conjunction with the ongoing support, the City and Honeywell executed a new agreement that superseded the 2017 agreement to provide both support and implementation of the new components (the "Agreement").

On February 13, 2019, the City and Honeywell executed a first amendment to the Agreement to: (i) Conform the language describing the term of the Agreement to the original intent of the parties and (ii) Make minor, cost-neutral adjustments to the scope of work. Because these changes are consistent with the scope of the authorization granted by Resolution 2018-299, no additional Council approval was required for that first amendment.

On May 14, 2019, City Council approved a separate agreement with Honeywell International Inc. to add essential control functionality to the building automation control system installed by the contractor at the City's new Police Headquarters (the "PD Implementation Agreement").

The City and Honeywell International, Inc. now desire to execute a second amendment to the Agreement to: (i) Update the scope of work to reflect additional work related to the security systems at the MSC and City Hall; (ii) Update the scope of work and other provisions to reflect the components now installed at the City pursuant to the Agreement; (iii) Expand the scope of support services under the Agreement to include support of the components installed by Honeywell pursuant to the PD Implementation Agreement; (iv) Update fees to reflect addition of the changes to the scope of work; and (v) Make other changes to improve organization and clarity. Work will include all parts, materials, software, labor and training of City personnel.

The scope of the security project increased to incorporate additional cameras within the M.O.B. portfolio to satisfy the increasing needs of securing our buildings for 24/7 surveillance. Monitoring points were increased and recording tools were added to provide all users with quick access to data. A 5-year service contract is included in this Amendment to ensure software availability at all buildings using the Honeywell platform, including Police Department and all M.O.B. buildings. The Procurement and Supply

Management Department, in cooperation with the Engineering & Capital Improvements Department, recommends approval:

Honeywell International Inc.....	\$1,911,458
Original Agreement	
City Hall & MSC HVAC System Upgrade	\$286,757
South Community Library, HVAC System Upgrade	57,654
City Hall Annex, City Hall & MSC Security System Upgrade	465,149
2-year contract for HVAC System Service for City Hall Annex, City Hall & MSC Security System	97,255
<i>Amendment No. 2</i>	\$126,207
City Hall Annex, City Hall & MSC Security System Upgrade Enhancements	
5-year contract for HVAC System Service for City Hall Annex & City Hall	531,132
5-year contract for HVAC System Service for MSC	141,324
5-year contract for HVAC System Service for Police Headquarters Honeywell Systems	205,980

Due to the proprietary nature of the components covered by this agreement, Honeywell is, and will be, the only company that can service these components. Accordingly, this amendment extends the initial term with guaranteed pricing from 2023 to 2025 and authorizes indefinite renewal on an annual basis thereafter.

Accordingly, this amendment is made in accordance with City Code Section 2-212, which authorizes City Council to approve the purchase of a supply or service of over \$100,000 without competitive bidding, if it has been determined that the supply or service is available from only one source, and with City Code Section 2-222 which authorizes waiver of the requirement under City Code Section 2-215(a) that the term of an agreement be consistent with the original solicitation of that agreement.

Cost/Funding/Assessment Information: Funding for year one of the five-year contracts for service at PDHQ, City Hall Annex, City Hall, and MSC has been previously approved in the General Fund (0001), Police Department, Building Maintenance Division (140-1393), Municipal Office Buildings Fund (5005), Real Estate & Property Management Department, City Hall & Annex Division (360-2613) and Municipal Services Center Division (360-2617). Additional funding will be available for security system upgrade enhancements at City Hall Annex, City Hall and MSC after approval of a rescission of an unencumbered appropriation in the General Capital Improvement Fund (3001), in the amount of \$126,207 from the M.O.B. Repairs & Improvements FY20 Project (17242), and a supplemental appropriation in the amount of \$126,207 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above rescission, to the MOB Repairs & Improvement FY18 Project (16153).

Attachments: Sole Source (3 pages)
Resolution

City of St. Petersburg
Sole Source Request
Procurement & Supply Management

Department: Engineering & Capital Improvements	Requisition No.
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Check One: ☒ Sole Source ☐ Proprietary Specifications

Proposed Vendor: Honeywell International, Inc.

Estimated Total Cost: \$ 931,797.58

Description of Items (or Services) to be purchased:

Honeywell will provide all the labor, supervision, transportation, travel time and expenses, equipment, tools, diagnostic services and software to install and keep the Honeywell Enterprise Buildings Integrator (EBI) R500 system and connecting components, Honeywell Building Manager, Honeywell Security Manager, Honeywell Digital Video Manager, and Honeywell Life Safety Manager, in proper and continuous operation. This includes all replacement equipment, parts, material and supplies (Product), to include but not limited to, servers, network components, supervisory server software, workstations, controllers, instrumentation, end-devices connected to the EBI system and integration solutions.

At Municipal Services Center (MSC) at One 4th Street North, St. Petersburg, and City Hall at 175 5th Street North, St. Petersburg, both the temperature controls and security systems will be upgraded. The temperature controls will be maintained and serviced for 3-years.

At the City Hall Annex, 440 2nd Avenue North St. Petersburg, FL, just the security system will be upgraded.

At the South Community Library at 3200 Roy Hanna Drive just the temperature controls system will be upgraded.

Purpose of Function of items:

The temperature control system at MSC, City Hall and South Community Library currently regulates the temperature and outdoor air requirements per code using a network of microprocessor based panels connected to chillers, boilers and air handling units. It also provides information to the Facility Teams about performance of these devices as well as the ability to optimize energy use through automated schedulers for when the buildings are unoccupied.

The security system at MSC, City Hall and City Hall Annex is extremely important visual aid for the teams that are responsible for security and access. The system controls entrance, exits and loading zones in each building. It monitors through intrusion sensors and cameras movement within and around the buildings at all times of the day. The security systems are monitored by a call center after-hours that contacts the police when any of these devices are triggered to a trouble state. It is a critical tool for those supporting security to keep the City employees and building visitors safe at all times by proactively identifying and reacting to potential issues.

Justification for Sole Source of Proprietary specification:

On April 6th, 2017, Council approved a resolution for Honeywell International, Inc to service the existing automated heating, ventilation and air conditioning building control system at MSC and City Hall. This resolution also supports the standardization of control systems to facilitate City-wide integration with the City's legacy systems. This request supports the first stage of City-wide integration by installing a new EBI R500 server that will communicate to legacy temperature control equipment as well as new temperature control and security equipment that will be installed under this new Agreement. It is necessary to start to upgrade the legacy temperature control and security equipment because it is obsolete, whereas parts and service are not available, which puts our buildings, the occupants and visitors at risk. This integration project will not only upgrade obsolete equipment in the MSC, City Hall, Annex and South Community Library buildings but also provide a new level automation between the systems that the City has never had before. Using programming at the EBI R500 server level, security sensors can be used to activate specialized camera tracking and alarm notifications of such an event can be immediately sent to cell phones and email to allow for immediate response. These are just a couple of examples of the power of integration that will come from this system.

I hereby certify that in accordance with Section 2-249 of the City of St. Petersburg Procurement Code, I have conducted a good faith review of available sources and have determined that there is only one potential source for the required items per the above justification. I also understand that under Florida Statute 838.22(2) it is a second degree felony to circumvent a competitive bidding process by using a sole-source contract for commodities or services.

Michael Pyle for B

Brejesh Prayman, P.E, ENV SP, Director
Engineering & Capital Improvements

5-18-2018

Date

Claude Tankersley

Claude Tankersley, Administrator
Public Works

05/23/18

Date

Louis Moore

Louis Moore, Director
Procurement & Supply Management

5/23/18

Date

RESOLUTION NO. 2020-_____

A RESOLUTION REGARDING THE CITY'S AGREEMENT WITH HONEYWELL INTERNATIONAL, INC., FOR AUTOMATED HVAC TEMPERATURE CONTROL AND SECURITY SYSTEMS IMPLEMENTATION AND AUTOMATED HVAC BUILDING CONTROL SYSTEM MAINTENANCE SERVICES FOR THE REAL ESTATE & PROPERTY MANAGEMENT DEPARTMENT BUILDING PORTFOLIO AND POLICE DEPARTMENT HEADQUARTERS; APPROVING A SECOND AMENDMENT TO THAT AGREEMENT FOR A TOTAL CONTRACT AMOUNT OF \$1,911,458; DECLARING HONEYWELL THE SOLE-SOURCE SUPPLIER FOR SERVICES UNDER THAT AGREEMENT; WAIVING A PROVISION OF THE PROCUREMENT CODE TO ALLOW THE AMENDMENT TO EXTEND THE TERM OF THE AGREEMENT; RESCINDING AN UNENCUMBERED APPROPRIATION IN THE GENERAL CAPITAL IMPROVEMENT FUND (3001) IN THE AMOUNT OF \$126,207 FROM THE M.O.B. REPAIRS AND IMPROVEMENTS FY20 PROJECT (17242); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$126,207 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM THE ABOVE RESCISSION, TO THE M.O.B. REPAIRS & IMPROVEMENT FY18 PROJECT (16153); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, On December 8, 2016, a cross-functional team selected Honeywell International Inc. ("Honeywell") for a three-year maintenance contract for the automated HVAC

building control system and to provide the standard for all building management systems for future citywide automation integration; and

WHEREAS, on April 6, 2017, City Council approved an award of a three-year contract to Honeywell to provide maintenance to the existing automated HVAC building control systems in City Hall and the Municipal Services Center, for a total three-year contract amount not to exceed \$123,000; and

WHEREAS, on June 14, 2018, pursuant to resolution 2018-299, City Council approved a proposal from Honeywell for automated HVAC building control systems for City Hall, MSC, and the South Community Library for an additional amount of \$808,798, for a total contract amount of \$931,798 and this work would be carried out in conjunction with the ongoing support, the City and Honeywell executed a new agreement that superseded the 2017 agreement to provide both support and implementation of the new components (the “Agreement”); and

WHEREAS, on February 13, 2019, the City and Honeywell executed a first amendment to the Agreement consistent with the original City Council approval to (i) conform the language describing the term of the Agreement to the original intent of the parties and (ii) make minor, cost-neutral adjustments to the scope of work; and

WHEREAS, on May 14, 2019, City Council approved a separate agreement with Honeywell to add essential control functionality to the building automation control system installed by the contractor at the City’s new Police Headquarters (the “PD Implementation Agreement”); and

WHEREAS, the City and Honeywell now desire to execute a second amendment to the Agreement to (i) update the scope of work to reflect additional work related to the security systems at the MSC and City Hall; (ii) update the scope of work and other provisions to reflect the components now installed at the City pursuant to the Agreement; (iii) expand the scope of support services under the Agreement to include support of the components installed by Honeywell pursuant to the PD Implementation Agreement; (iv) update fees to reflect addition of the changes to the scope of work; and (v) make other changes to improve organization and clarity; and

WHEREAS, because Honeywell is the only company that can service these components due to their proprietary nature, approval of this amendment falls within the scope of City Code section 2-212, which provides for sole source procurement when a supply or service is available from only one source; and

WHEREAS, because Honeywell is the only company that can service these components due to their proprietary nature, this amendment extends the initial term of the Agreement from 2023 to 2025 to secure guaranteed pricing during that period and also authorizes indefinite

renewal of the Agreement on an annual basis thereafter, subject to an escalation clause that limits the amount by which fees can be increased upon each such renewal; and

WHEREAS, although the Procurement Code normally requires that the term of an agreement be consistent with the original solicitation of that agreement, that requirement should be waived for the second amendment in order to secure the guaranteed pricing and escalation clause described in the preceding recital; and

WHEREAS, funding for this project, as expanded by the second amendment, will be available after (i) a rescission of an unencumbered appropriation in the General Capital Improvement Fund (3001) in the amount of \$126,207 from the M.O.B. Repairs and Improvements FY20 Project (17242) and (ii) a supplemental appropriation in the amount of \$126,207 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above rescission, to the M.O.B. Repairs & Improvement FY18 Project (16153).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of St. Petersburg, Florida, hereby approves the second amendment to the Agreement for a total contract amount of \$1,911,458.

BE IT FURTHER RESOLVED that, pursuant to City Code section 2-212, Honeywell is hereby declared a sole source supplier for the services described in the Agreement.

BE IT FURTHER RESOLVED that, pursuant City Code section 2-222, the requirements of City Code section 2-215(a) are hereby waived to authorize the change in the Agreement's term in accordance with the recitals above.

BE IT FURTHER RESOLVED that an unencumbered appropriation in the amount of \$126,207 from the General Capital Improvement Fund (3001), M.O.B. Repairs and Improvements FY20 Project (17242) is hereby rescinded.

BE IT FURTHER RESOLVED that the following supplemental appropriation for FY21 is hereby approved from the increase in the unappropriated balance of the General Capital Improvement Fund (3001) resulting from the above rescission:


General Capital Improvement Fund (3001)

M.O.B. Repairs and Improvements FY18 Project (16153)	\$126,207
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BE IT FURTHER RESOLVED that the Mayor or his designee is hereby authorized to execute a second amendment to the Agreement and any other actions necessary to effectuate the approval of City Council set forth above.

This resolution will become effective immediately upon adoption.


Approved as to form and content:



City Attorney (Designee)



Budget Director

 <div style="text-align: center;"> -- City of St. Petersburg Authorization Request -- General Authorization </div>					Request #
					82307
Name:	Pocengal, Nicholas W	Request Date:	17-NOV-2020	Status:	APPROVED

Authorization Request	
Subject:	HVAC Implementation City Hall& MSC Dec 3 Council
Message:	Submitted for your approval, please find attached Consent Write-up for HVAC Implementation, City Hall & MSC, scheduled to go before City Council on December 3, 2020. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	910-17 HVAC Implementation City Hall MSC December 3 2020 - Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	17-NOV-2020	
1	Wahl, Margaret Brown	Wahl, Margaret Brown	APPROVE	17-NOV-2020	User Defined
2	DeLisle, Alan Henry	Zeoli, Joseph F	APPROVE	17-NOV-2020	User Defined