

# Mayor and Council Communication

**DATE:** 10/31/23

**M&C FILE NUMBER:** M&C 23-0935

**LOG NAME:** 13P RFP 23-0084 BUILDING AUTOMATION SYSTEM AND MAINT AW WATER

**SUBJECT**

(ALL) Authorize Execution of an Agreement with Johnson Controls, Inc. for the One-Time Purchase of a Building Automation System and Annual Preventative Maintenance and Repair Services for the Water Department in an Annual Amount Up to \$300,000.00 for the Initial Term, and Authorize Nine, One-Year Renewals in an Annual Amount Up to \$20,000.00

**RECOMMENDATION:**

It is recommended that the City Council authorize execution of an agreement with Johnson Controls, Inc. for the one-time purchase of a building automation system and annual preventative maintenance and repair services for the Water Department in an annual amount up to \$300,000.00 for the initial term, and authorize nine, one-year renewals in an annual amount up to \$20,000.00.

**DISCUSSION:**

The Water Department approached the Purchasing Division for assistance with securing an agreement for the one-time purchase of a building automation system and annual maintenance and repair services. The building automation system ensures the rooms within the Central Laboratory maintain their required temperature to perform water analyses to meet Environmental Protection Agency (EPA) and Texas Commission Environmental Quality (TCEQ) regulatory requirements. Purchasing issued an Invitation to Bid (ITB) that consisted of specifications including the hardware and software requirements of the system, operations and software training required for City personnel following the installation, and warranty and support requirements.

The ITB was advertised in the *Fort Worth Star-Telegram* on July 19, 2023, July 26, 2023, August 2, 2023, August 9, 2023, and August 16, 2023. The City received two responses.

An evaluation panel consisting of representatives from the Water and Code Compliance Departments reviewed and scored the submittals using Best Value criteria. The individual scores were averaged for each of the criteria and the final scores are listed in the table below.

Bidder	Evaluation Factors				
	a	b	c	d	Total score
Johnson Controls, Inc.	15.00	10.00	40.00	35.00	100.00
TDIndustries	11.50	10.00	21.33	22.03	64.86

Best Value Criteria:

- a. Qualifications and Capabilities
- b. References and related project experience
- c. Ability to meet City's technical requirements
- d. Cost of service

After evaluation, the panel concluded that Johnson Controls, Inc. presented the best value. Therefore, the panel recommends that Council authorize an agreement with Johnson Controls, Inc. No guarantee was made that a specific amount of services would be purchased. Staff certifies that the recommended vendor's bid met specifications.

Funding is budgeted in the Water and Wastewater Department's Other Contractual Services account within the Water & Sewer Fund and in the Water FY20 Non-Fleet Equipment Purchase project within the W&S Capital Projects Fund, as appropriated.

DVIN-BE: A waiver of the goal for Business Equity subcontracting requirement is approved by the DVIN-BE, in accordance with the Business Equity Ordinance, because the purchase of goods or services is from sources where subcontracting or supplier opportunities are negligible.

AGREEMENT TERMS: Upon City Council approval, this agreement shall begin upon execution and expire one year from that date.

RENEWAL TERMS: This agreement may be renewed for nine additional, one-year terms. This action does not require specific City Council approval provided that the City Council has appropriated sufficient funds to satisfy the City's obligations during the renewal term.

ADMINISTRATIVE CHANGE ORDER: An administrative change order or increase may be made by the City Manager up to the amount allowed by

relevant law and the Fort Worth City Code and does not require specific City Council approval as long as sufficient funds have been appropriated.

A Form 1295 is not required because: This contract will be with a publicly-traded business entity or a wholly-owned subsidiary of a publicly-traded business entity: Johnson Controls International PLC

---

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current capital & operating budgets, as previously appropriated, in the W&S Capital Projects Fund for the Water FY20 Non-Fleet Eqmt Pur project and in the Water & Sewer Fund to support the approval of the above recommendation and execution of the agreement. Prior to any expenditure being incurred, the Water Department has the responsibility to validate the availability of funds.

**Submitted for City Manager's Office by:** Reginald Zeno 8517  
Dana Burghdoff 8018

**Originating Business Unit Head:** Reginald Zeno 8517  
Chris Harder 5028

**Additional Information Contact:** Jo Ann Gunn 8525  
Alyssa Wilkerson 8357