



## Legislation Text

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**File #:** 2020-0749, **Version:** 0

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### Title/Name/Summary

Building Automation System Upgrades and Service Contract

### History

On January 11, 2021, the Village issued "ITB 21-003 Building Automation Systems Upgrades" in which the Village requested bids to install new Distech BAS control systems at the Public Works and Recreation Administration buildings and to optimize the Village's overall BAS system.

The ITB closed on January 27, 2021 with 209 vendors matching the scope of work, eight (8) vendors fully downloading the bid documents and one (1) vendor submitting a bid. The bid tabulation and audit report are attached for reference. A summary of the bid submittal is provided below:

Automatic Building Controls, LLC. (ABC)

Orland Park Public Works Facility - \$220,890.00

Orland Park Recreation Administration - \$111,252.00

Total Bid Price - \$ 332,142.00

A similar ITB was issued for BAS upgrades in 2020, which the Village received only one (1) qualified bid for as well. Staff believes this is largely due to the fact that there are a limited number of vendors (there are only three in the Chicagoland area) who are authorized to perform work on Distech BAS equipment. The two other vendors were contacted after bid opening and declined to provide a bid due to high workload demand and their lack of knowledge on our system.

Because we bid this previously and ran into the same issue, therefore, anticipating the likelihood of a limited number of bidders for this project, Staff requested an independent government cost estimate (IGCE) from Farnsworth Group to provide a reference point to determine if the submitted bid(s) was/were reasonable. An IGCE is a tool used by a number of different Federal, State and Local governmental agencies. According to the U.S. General Services Administration (GSA), an IGCE "serves as the basis for reserving funds during acquisition planning; it provides the basis for comparing costs or prices proposed by offerors/applicants; and it serves as an objective basis for determining price reasonableness in cases in which one Offeror/Applicant responds to a solicitation."

A summary of Farnsworth Group's IGCE for this project is provided below:

### **Independent Government Cost Estimate (IGCE)**

Total Cost Estimate - \$ 517,400.00

ABC Total Bid Price = \$332,142.00

Price Difference = \$185,258.00

The IGCE suggests that the bid price submitted by Automatic Building Controls (ABC) is less than the approximate price one would expect from other bid prices and that the ABC bid price is reasonable.

### **Annual BAS Maintenance Contract**

The Village's annual service contract with ABC for the maintenance of the BAS system expires at the end of February, 2021. ABC has been the Village's BAS service contractor for approximately 20 years. ABC has provided the Village with quality service since that time. While not a part of the scope of work outlined in the ITB, Staff independently requested a service proposal from ABC for an additional three (3) years of maintenance.

A summary of the proposed maintenance costs from ABC is provided below:

2021 - 2022 (March 1 to February 28) - \$24,829.00

2022 - 2023 (March 1 to February 28) - \$24,829.00

2023 - 2024 (March 1 to February 28) - \$25,573.00

It should also be noted that ABC is an authorized Distech vendor. Staff has a high level of trust in ABC and feels the service they provide to the Village is invaluable in maintaining efficient facility operations. As such, staff recommends approving the bid from Automatic Building Controls, LLC. for BAS Upgrades for an amount not to exceed \$332,142.00 and approving a three-year service contract for the maintenance of the Village's BAS system from Automatic Building Controls, LLC.

The approval of this proposal is now before the Village Board of Trustees for final consideration.

### **Financial Impact**

Funding for this project was budgeted for in 010-1700-443100 and 010-1700-443610.

### **Recommended Action/Motion**

I move to approve awarding ITB 21-003 Building Automation System Upgrades to Automatic Building Controls, LLC, Inc. of Rolling Meadows, IL in the amount of \$332,142.00;

And,

To authorize the Village Manager to execute a three-year service contract for the maintenance of the Village's BAS system to Automatic Building Controls, LLC, Inc. of Rolling Meadows, IL for an amount not to exceed the annual Board approved budgeted amounts.

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