

AGENDA ITEM FOR ADMINISTRATIVE MEETING () Discussion only
(X) Action

FROM (DEPT/ DIVISION): County Counsel

SUBJECT: Justice Center Controls

<p>Background: The County issued a request for proposals for the purchase and installation of the replacement of the network building controller at the Justice Center. Two proposals were received:</p> <p>HMS Commercial Service - \$304,029 Holaday-Parks - \$270,007.23</p> <p>The recommendation from the department is contract with the lower proposal.</p>	<p>Requested Action: Authorize contract for replacement of the justice center controls with Holaday-Parks in the amount of \$270,007.23</p>
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ATTACHMENTS: Proposals

*****For Internal Use Only*****

Checkoffs:

- () Dept. Heard (copy)
- () Budget (copy)
- () Fiscal
- (X) Legal (copy)
- () (Other - List:)

To be notified of Meeting:
Mark Tanner

Needed at Meeting:

Scheduled for meeting on: April 3, 2024

Action taken:

Follow-up:

BID SHEET

BID for: Umatilla County Jail DDC Controls Upgrade

Purchase price \$ 304,029.00

Bidder certified delivery will be completed within 360 calendar days after date of notice of award.

Bidder HMS Commercial Service, Inc.

Address 4103 SE International Way, Suite 300 Milwaukie, OR 97222

By (Print) Dwight Tolmie

By (Signed) 

HVAC SERVICE & CONTROLS

Attention: Mark Tanner
Reference: Umatilla County Jail
Subject: DDC Controls (Heat Pumps)

Proposal #	DT03042024
Date	2/29/2024

We are pleased to submit to you our proposal for your consideration regarding the above-referenced project and subject matter. HMS Commercial Service will install DDC Controls per Site Visit. All work to be performed under normal working hours.

Scope: communication network cabling

- Provide and install new Cat 6 Communication network cabling to 77 Heat Pump Stat locations.

Scope: Controls for Water Source Heat Pumps (total 77)

- Provide BAC-net communicating thermostat for each unit.
- Provide Labor to run new BAC-net communication cabling to new heat pumps being installed.
- Provide labor and material to install and program control components.
- Provide labor to complete functional testing.
- Provide graphics of new controls being installed and brought to existing BMS frontend.

Scope: Training

- Provide labor to provide on-site training.

Exclusions:

- Cutting, Patching, Painting
- Conduit – other than required by code
- Demolition – Other than noted in proposal
- Startup of Mechanical Equipment
- Power or line voltage wiring
- Fire/Smoke or Smoke Damper Providing/Install
- Hazardous Materials Handling
- Provision of Thermometers and/or Gages
- Providing/Installation of VFDs
- Providing/Installation of AFMS
- Bonding (Bid and/or Performance)
- Special Insurance Requirements
- Premium Labor (After Hours, Weekend)
- Installation of wells
- Pipe and Duct Insulation
- Installation of Control Valves
- Providing/Installing Occupancy Sensors
- Integration of Lighting/Lighting Controls
- Programming/Commissioning/Installation/Sequence of Operations of all OEM/Factory Provided Controls

If you have any questions, please feel free to call.

Respectfully,
Dwight Tolmie
Controls Sales

[dwightt@hmsinc.us](mailto:dwrightt@hmsinc.us)

Office: (503) 220-0394

Cell: (503) 516-4020

PO# or signature _____

HVAC SERVICE & CONTROLS

Attention: Mark Tanner
Reference: Umatilla County Jail
Subject: DDC Controls

Proposal #	DT03032024
Date	2/29/2024

We are pleased to submit to you our proposal for your consideration regarding the above-referenced project and subject matter. HMS Commercial Service will install DDC Controls per Site Visit. All work to be performed under normal working hours.

Scope: Controls for 1 N4 Network Building Controller

- Provide a Distech Niagara 4 Jace 8 Network Building Controller
- Provide appropriate modules and power supply and cabinet to house controls.
- Provide labor and material to install components.
- Provide CAD drawing of the controls being installed with sequence of operation.

Scope: Controls for Main Mechanical System

- Provide BAC-net controls to replace existing outdated controls.
- Provide Building connected controller and extension modules (reusing existing field devices)
- Provide Labor to rebuild existing panel with new controllers.
- Provide labor and material to install and program control components.
- Provide labor to complete functional testing.
- Provide graphics of new controls being installed and brought to existing BMS frontend.

Scope: Training

- Provide labor to provide on-site training.

Exclusions:

- Cutting, Patching, Painting
- Conduit – other than required by code
- Demolition – Other than noted in proposal
- Startup of Mechanical Equipment
- Power or line voltage wiring
- Fire/Smoke or Smoke Damper Providing/Install
- Hazardous Materials Handling
- Provision of Thermometers and/or Gages
- Air and Water Balance (TAB)
- Providing/Installation of VFDs
- Providing/Installation of AFMS
- Bonding (Bid and/or Performance)
- Special Insurance Requirements
- Premium Labor (After Hours, Weekend)
- Installation of wells
- Pipe and Duct Insulation
- Installation of Control Valves
- Providing/Installing Occupancy Sensors
- Integration of Lighting/Lighting Controls
- Programming/Commissioning/Installation/Sequence of Operations of all OEM/Factory Provided Controls

If you have any questions, please feel free to call.

Respectfully,
Dwight Tolmie
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BUILDING AUTOMATION UPGRADE

PROPOSAL

UMATILLA COUNTY SHERIFF'S OFFICE
4700 NW PIONEER PL. PENDLETON, OR, 97801





LETTER OF INTEREST



March 27, 2024

Attn: Dan Lonai,

Holiday-Parks is excited to present our proposal for the Building Automation System (BAS) upgrade at the Umatilla County Sheriff's Office building. Our proposal centers on utilizing Distech Controls, a renowned leader in Building Automation Systems.

The design for your building will feature a cutting-edge BACnet IP open protocol system, leveraging a Niagara N4 front end equipped with a state-of-the-art graphics user interface. This interface allows you to monitor your HVAC systems remotely from any device.

Thank you for considering Holiday-Parks, Inc. as your Building Automation source.

Do not hesitate to reach out with any questions.

Travis Brant
BAS Account Executive
720.216.3809
travisb@holadayparks.com

This Proposal is valid for 120 days upon delivery.

BASE SCOPE

- Demo existing Distech controllers for the central plant equipment, provide and install a new Distech controls JACE8 building controller, equipment controller with associated modules, and Power supplies in the existing control panel.
- Demo the existing PCB factory controller boards and transformers in each Heat pump and replace them with a Distech Programmable Controller and transformer; existing Heat pumps are to be reused.
- Demo each Heat pump thermostat and replace it with a local zone temperature sensor with reporting back to the BAS.
- Provide and install a new communication network to connect the existing heat pumps with the new JACE8 building controller using BACnet over Ethernet communication protocol.
- Capture existing Control logic for the central plant and re-integrate it into the new equipment controller. A new or revised Central plant sequence of operations is not intended to be developed and/or implemented.
- Provide programming and integration for a new front-end workstation with Building graphics, on-off equipment capability, equipment scheduling, set point adjustments, and remote capability.
- Provide CAD drawings of new work + Sequence of Operations.
- Provide on-site training to staff for operations. (8-hours total)

SUMMARY

- Provide control engineering, control submittal drawings, and product data submittals.
- Provide project scheduling/ site coordination.
- Provide a new Distech BAS system to replace the existing BAS system.
- Provide the installation of new control wiring, network wiring, and BAS controllers for all building Heat pumps and new temperature sensors.
All new BAS hardware and materials to be provided by Holaday-Parks
- Provide an operator workstation with all related BAS software, graphics, trending, and alarming.
- Provide new programming to match and exceed existing control strategies where needed.
- Provide point-to-point checkout, functional testing, and internal commissioning of BAS-controlled HVAC systems. 3rd party commissioning for the new BAS system is not included.
- Provide CAD drawings of new work as well as document the Sequence of operations.

INCLUSIONS

- Use existing Central plant BAS panel for updated controller and I/O modules.
- Low voltage control wiring installation for Heat Pump BAS upgrade
- Addition of a new controller for each Heat Pump
- Programming/testing/ internal commissioning of all new equipment.
- Owner Training, 8 hours
- 1-Year Warranty on new BAS equipment, materials, and programming only.
- Execution of work on site assumes regular working hours, M-F, 7 a.m. – 5 p.m.

EXCLUSIONS

- New wiring for existing central plant equipment, components, and sensing devices.
- New programming for existing central plant equipment- existing programming is intended to be re-used.
- OT Premium, after-hours, or weekend work
- Legacy issues with existing HVAC equipment, components, and sensing devices.
- Scope of work associated with any equipment not specified and included in this proposal.
- Cutting, coring, painting, or patching

BASE SCOPE PRICE: \$270,007.23