



# Monterey County

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## Board Report

Legistar File Number: A 15-187

June 23, 2015

Introduced: 6/8/2015

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Agreement

- a. Authorize the Deputy Purchasing Agent for Natividad Medical Center (NMC) to execute Amendment No. 10 to the Agreement (A-10639) with Johnson Controls, Inc. for repair and maintenance services on Building Automation for Heating, Ventilation, and Air Conditioning (HVAC) System as well as the Variable Frequency Drive (VFD) System at NMC, extending the Agreement an additional 1 year period for a revised full term of July 1, 2006 through June 30, 2016 and adding \$216,868 for a revised total Agreement amount not to exceed \$1,000,868.
- b. Authorize the Deputy Purchasing Agent for NMC to execute up to three (3) future Amendments to the Agreement which do not significantly alter the scope of work and do not cause an increase of more than ten percent (10%) of the original cost of the Agreement.

### **RECOMMENDATION:**

**It is recommended the Board of Supervisors:**

- a. Authorize the Deputy Purchasing Agent for Natividad Medical Center (NMC) to execute Amendment No. 10 to the Agreement (A-10639) with Johnson Controls, Inc. for repair and maintenance services on Building Automation for Heating, Ventilation, and Air Conditioning (HVAC) System as well as the Variable Frequency Drive (VFD) System at NMC, extending the Agreement an additional 1 year period for a revised full term of July 1, 2006 through June 30, 2016 and adding \$216,868 for a revised total Agreement amount not to exceed \$1,000,868.
- b. Authorize the Deputy Purchasing Agent for NMC to execute up to three (3) future Amendments to the Agreement which do not significantly alter the scope of work and do not cause an increase of more than ten percent (10%) of the original cost of the Agreement.

### **SUMMARY/DISCUSSION:**

Johnson Controls, Inc. provides repair and maintenance services for NMC's mechanical controls, building automation system, and variable frequency drives.

Johnson Controls, Inc. propriety Metasys building automation system monitors and controls various building mechanical and electrical system functions critical for regulatory compliance, infection control, and patient and staff safety. These systems and components are regulated and audited by the Joint Commission and the state of California through Title 22 and Title 24. The systems are also vital to supporting equipment and processes in the Laboratory, Radiology, and

the Pharmacy.

The Metasys system also provides monitor and control functions for the medical center's heating, ventilation, and air conditioning systems serving patient care and staff areas.

Johnson Controls, Inc. has provided maintenance and repair on the Metasys since its installation at NMC in 2006. This amendment will allow for the following:

1. Allow for Johnson Control, Inc. to complete a necessary upgrade to current Metasys system. The current version is 4.0 and the amendment will upgrade the Metasys system to 7.0. This price allows for quarterly trainings (four trainings for the Fiscal Year 15/16) on the upgraded system on site for NMC Employees. Cost: \$117,000.
2. Monthly Preventative Maintenance Services for one year. The scope of work includes mechanical technicians coming on site to inspect Building Management System. Cost: \$99,868.

The Metasys system is on an XP based computer, and is no longer supported. The bulk of the \$117,000 upgrade expense is the conversion of the database from the non-supported Metasys 4.0 to the more advanced version 7.0. The Energy Management System (EMS) is massive with over 17,000 points. The upgrade will minimize downtime of a non-supported system crash. The other provision of the contract is the monthly repairs and maintenance (\$99,868) of the system to ensure peak operations of the EMS system. In order to establish and maintain a successful energy management program, the energy management system needs occasional upgrades as well as scheduled maintenance on the system. This will be the first major upgrade since the original installation.

The improved Energy Management System (EMS) will provide more options to deliver a wide range of benefits, including dollar savings, infrastructure improvements, reduced pollutant emissions, improved energy reliability and increased productivity.

As with any program as data is analyzed parameters are adjusted for more efficiency. The staff will need a good understanding of both the technical and managerial aspects of energy management system changes so the quarterly training is essential. NMC has recognized the potential of what EMS can do for energy savings and for the comfort of the patients, visitors and staff.

**OTHER AGENCY INVOLVEMENT:**

County Counsel has reviewed and approved this Agreement as to legal form and risk provisions, and the Auditor-Controller has reviewed and approved as to payment provisions. The Agreement has also been reviewed and approved by NMC's Finance Committee on 4/23/15 and by its Board of Trustees on 5/1/15.

**FINANCING:**

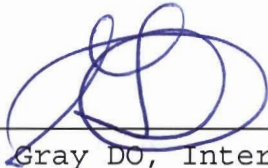
The cost for this Amendment No. 10 is \$218,868 which was budgeted in the FY15-16 Recommended Budget. There is no impact to the General Fund.

Prepared by: Jeffrey Cleek, Director of Engineering and Safety, 783-2614  
Approved by: Dr. Gary Gray, Interim Chief Executive Officer, 783-2504

Attachments:

Original Agreement through Amendment No. 9  
Amendment No. 10  
Spend Sheet

Attachments on file with the Clerk of the Board



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Gary Gray DO, Interim Chief Executive Officer



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Date