



City of San Antonio

Contract Summary Sheet

Date: 10/01/15
Agenda Item: 15-4515

Name/Title (Caption as shown on agenda):

Annual Contract For CSF Metasys Facility Management System 6100006175 LJ

Brief Description of Item(s) and Use:

This contract will provide the Convention and Sports Facilities Department with a contractor to provide monitoring preventative maintenance and inspection services for the existing Metasys Building Automation and Control System at the Alamodome. This service is required to monitor and maintain the safety functionality of the system which controls the fire detection, automatic temperature controls, electrical switchgear, boilers and other associated equipment. This contract provides for labor and materials for contract repairs and non-covered repairs, as well as boiler maintenance.

This contract also provides a capacity for the contractor to provide on an as needed basis labor and materials for air handler repair services, boiler parts and repair services, and a Metasys controls technician for additional coverage and standby services. The contractor will also provide Metasys server software and equipment upgrade and a Metasys Graphics upgrade for a onetime charge.

The estimated average amount for this contract is \$592,000.00 annually, which includes Metasys Building Automation and Control System maintenance and capacity for coverage for air handler, boiler repair services, boiler parts and electrical services; Metasys controls technician; and a one-time Metasys server software and upgrade, and graphics upgrade.

These items are being purchased as Sole Source according to the provisions of Texas Statutes Local Government Code 252.022.07. No other source can supply the items listed nor can any comparable item fulfill the same requirements. Vendor acknowledges, with his/her signature, that all items offered are considered a Sole Source.

Total \$:	\$592,000.00 annually
Contract Period:	October 1, 2015 through September 30, 2018 with two, one year renewal options
Method of Procurement:	Sole Source
Price Trend:	10.59% average annual increase for base maintenance services due to increase in labor rates and maintenance cost
Contract Info:	Formal ____ Annual <u><input checked="" type="checkbox"/></u> Support/Maintenance ____ Lease ____
Recommended Contractor(s):	Johnson Controls Inc., 3600 Thousand Oaks Dr. Ste 216, San Antonio, TX 78247 (Local)
Previous Contractor(s):	Johnson Controls Inc. 3600 Thousand Oaks Dr. STE 216, San Antonio, TX 78247

Comments:	N/A
Anticipated Future Requirements and Action:	N/A
Procurement Alternative:	Should this contract not be approved, the Alamodome would be required to process individual requirements as equipment problems arise. However, processing purchases as equipment breaks down will force the Alamodome to pay non-contract rates as well as compromise the integrity and functionality of the buildings automated control system.
Using Department (s):	Convention and Sports Facilities