

## City Council – Action Request Form

**Date:** April 12, 2021

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**To:** Mayor, Mayor Pro Tempore, and Members of the City Council

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**From:** Ben Rowe, Assistant City Manager

**Council Action Requested:**  
 Resolution Authorizing a Sole Source Contract with Schneider Electric Buildings Americas, Inc. for Replacement of Air Handlers at The Benton (North Ward)

**Strategic Focus Area:** Economic Vitality and Diversity  
**Strategic Objective:** Promote Travel and Tourism  
**Strategic Plan Action Item:** No  
**Key Work Item:** No



**Summary of Information:**

As part of the planning for the City’s \$20 million renovation at The Benton in 2017-2018, the project team value-engineered replacement of the existing outdated commercial mechanical system to ensure the overall project remained within the budget. A mechanical engineering consultant was engaged to prepare the scope to bring the system up to current industry standards. The scope included a Building Automation System (BAS) that would control HVAC units automatically in real-time, allowing the units to operate in the most energy-efficient manner. A BAS also would provide the ability to troubleshoot and to be adjusted remotely. The City did not have sufficient capital funds to replace and program controls for all 30 air handlers. Last year, the City contracted with Schneider Electric Buildings Americas, Inc. (Schneider Electric) for their BAS and to begin the replacement and programming of the air handler controls, starting with the new foyer space of The Benton. Schneider’s BAS was installed, and nine of the thirty HVAC units had their controls upgraded to the system.

This Council Action would authorize a sole source contract with Schneider Electric totaling \$184,463 to replace seven more air handler controls, bringing the total replaced to 16. Funds would come from the City’s annual contribution to address capital maintenance needs at The

**Committee Action:**

<b>Committee</b>	Finance 4/12/2021	<b>Action</b>	Approval
<b>For</b>	Unanimous	<b>Against</b>	

**Remarks:**

Benton. Currently, there is a remaining balance of \$227,000. G.S. 143-129(e)(6) provides an exception for sole-source purchases that do not require formal bidding when “standardization or compatibility is the overriding consideration.” Schneider Electric’s BAS is a proprietary system. Contracting with Schneider Electric is required to ensure the compatibility for the HVAC controls to communicate with their Building Automation System.