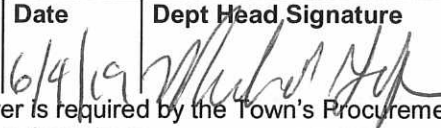


TOWN OF VIENNA

Request For Waiver

Req #	Dept DPW	Date 6/4/19	Dept Head Signature 	Proposed Vendor Advanced Building Svcs	Amount \$ 58,255.00
A Request For Waiver is required by the Town's Procurement Policies and Procedures. Check the box below that applies to the proposed purchase.					
Sole Source/Proprietary		<input type="checkbox"/>	Emergency Procurement	<input type="checkbox"/>	Waive Purchase Procedures <input checked="" type="checkbox"/>

CHECK JUSTIFICATION(S) BELOW THAT APPLY TO THE PROPOSED PURCHASE AND SUPPLY DOCUMENTATION/EXPLANATION AS REQUIRED

- ☐ 1. Commodity/Service is from the original manufacturer or provider. There are no other distributors. (Findings must be documented below or attached)
- ☐ 2. The product is an integral part of existing equipment. Other brands not interchangeable. (State manufacturer and model number of existing equipment below.)
- ☐ 3. Only known product that meets the specialized needs of the department to bring about continuity of results. (Explain in detail below or attached)
- ☐ 4. Staff has had extensive training and/or experience with the product. Purchase of other than proposed product would incur substantial cost in re-training. (Explain in detail below or attached)
- ☒ 5. Purchase of this item/service is of an urgent nature because it is essential to public health & safety. (Describe in detail below)
- ☐ 6. Unable to obtain 3 or more quotes for item/service (Explain in detail below or attached)
- ☐ 7. None of the above apply. (State justification below and explain in detail)

Explanation:

DPW would like to use Advanced Building Services utilizing IFB 15-08 for repair of the HVAC system at Town Hall that was struck by lightning on 05/02/19 causing the air quality in Town Hall to be erratic. VML, the Town's insurance, is covering the cost of all repairs minus a \$500 deductible.

Work to be completed will be replacement of a twenty-four (24) VAV controllers for the terminal units, two (2) controllers for control/status monitoring of the hot/chilled water plant, nine (9) controllers for control/status monitoring of existing air handling units, one (1) new ABB frequency drive for the cooling tower fan, and furnishing a workstation desktop. These replacement controllers and programming will provide a complete direct digital control building automation system (BAS) to provide an operating HVAC system. The controls and frequency drive were destroyed during a recent storm. \$58,255.00 (VML \$57,755.00 & TOV \$500)

Item going to Council: 06/17/19

Funds will come from account: 100-104-1041-14320-43304

Reviewed by:  Date: 6/4/19 Reviewed by:  Date: 6/5/19
Purchasing Agent Town Attorney

Reviewed and Approved by:  Date: 6/6/19
Finance Director

Reviewed and Approved by:  Date: 06/06/19
Town Manager



TOWN OF
VIENNA
since 1890

Purchasing Office

April 5, 2018

Advanced Building Services, Inc.
Attn: Mike Kaminski
23475 Rock Haven Way, #135
Sterling, VA 20166

SUBJECT: Town of Vienna Contract Renewal

Reference: Contract IFB 15-08 HVAC Maintenance, Inspection and On-Call Service –
Town Hall

Dear Mr. Kaminski:

The subject contract expires on June 30, 2018. In accordance with the provisions of IFB 15-08, the Town of Vienna wishes to renew the contract for the fourth (4th) of four (4) one-year renewal options, for the period of July 1, 2018 through June 30, 2019.

The Town requests this renewal at the current contact rates. If you agree to these terms, please sign below and return to the Purchasing Department no later than May 1, 2018. Upon approval by the Town Council at a later date, a Purchase Order for the renewal period will be sent to you.

If you wish to request a price increase, please submit justification for your request, in writing, no later than May 1, 2018, and I will forward your request to the department for consideration. Per the terms of the IFB, any change in rates shall not exceed the percentage for the most recent twelve (12) months of the CPI-U rate for this region.

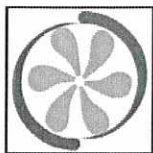
If you have any questions, please call me at 703-255-6359.

Sincerely,

Gina M. Gilpin, CPPB
Purchasing Agent
ggilpin@viennava.gov

Enclosure

Mike Kaminski
Advanced Building Services, Inc.



Advanced Building Services, Inc.
23475 Rock Haven Way, #135 • Sterling, VA 20166
Phone 703.661.4280 • Fax 703.661.4282

May 09, 2019

P-213

Mr. Chad Charles
Town of Vienna, Town Hall
127 Center Street, South
Vienna, VA 22180

Ref: Controls Replacement

Mr. Charles,

This proposal is for the replacement of a twenty-four (24) VAV controllers for the terminal units, two (2) controllers for control/status monitoring of the hot/chilled water plant, nine (9) controllers for control/status monitoring of existing air handling units, one (1) new ABB frequency drive for the cooling tower fan, and furnishing a workstation desktop. These replacement controllers and programming will provide a complete direct digital control building automation system (BAS) to provide an operating HVAC system. The controls and frequency drive were destroyed during a recent storm.

PROPOSAL

We will provide materials and labor to perform the following:

1. Disconnect, remove and dispose of exiting failed controllers and frequency drive.
2. Provide and install a new ABB model ACH550 7.5 hp 240 volt 3 phase frequency drive with NEMA 3R enclosure, keypad, manual speed control, motor overload protection, EMI/RFI filters, BACnet, Siemens FLN, JCI FLN, Modbus all resident protocols, maintenance and diagnostic assistants, real time clock with time, day & date and 30 character H-O-A multi-lingual display.
3. Drive to be set to proper parameters for cooling tower.
4. Provide and install a BAS workstation desktop with one (1) Honeywell WEBs JACE 8000 master controller capable of up to 25 devices or 2500 points and one (1) software license upgrade to add 25 additional devices to the WEB-8025 controller. This master controller will be programmed with a graphical user interface to allow access for monitoring and override purposes. The programming will include user levels of access (as defined by customer), point and click interface, dynamic data retrieval and graphics of the HVAC system. Graphics will include floorplan overview page with associated equipment tags and space temperatures for rapid viewing and individual equipment pages with more detailed operating data.
5. Provide and install twenty-four (24) Honeywell Stryker VAV controllers with 4 universal inputs, 2 analog and 2 digital outputs, on board pressure sensor, integrated damper actuator, wall mounted thermostat and duct mounted supply temperature sensor. These will replace the controllers on the existing terminal units.
6. Provide and install two (2) Honeywell Spyder programmable controllers with 6 universal and 4 digital inputs, 3 analog and 8 digital outputs, and replacement of temperature sensors. These controllers are for the Hot and Chilled Water Plant.

7. Provide and install nine (9) Honeywell Spyder programmable controllers with 6 universal and 4 digital inputs, 3 analog and 8 digital outputs and replacement of temperature sensors. These controllers are for the air handling units.
 8. Controllers to be reprogrammed for each type of equipment to match existing programming.
 9. Programming and controllers to be tested for proper operation.
 10. Program associated control points for trending and alarm functions.
 11. All work related debris to be removed from jobsite.
 12. Work will be done during regular hours of 7:00AM and 5:00PM Mon.-Fri.
- Warranty:** 1 year parts and workmanship

TOTAL PRICE: \$58,255.00

**Master Controller: Parts \$6,357.00
Labor \$5,018.00**

**Plant Controllers: Parts \$4,064.00
Labor \$6,530.00**

**Air Handling Units: Parts \$7,486.00
Labor \$6,419.00**

**Terminal Units: Parts \$ 11,107.00
Labor \$6,577.00**

**Tower Frequency Drive: Parts \$ 4,017.00
Labor \$680.00**

Payment to be made as follows: A 50% deposit is due upon acceptance of this proposal with the balance due upon job completion. A service charge of 1 ½ % per month (annual percentage rate of 18%) will be added monthly on invoices unpaid 30 days after billing. Proposal may be withdrawn if not accepted in thirty (30) days.

**Submitted by:
Steve Ritterpusch
Business Development**

Read and accepted by:

Signature Date

Print