

23741

BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508
County of Cook and State of Illinois

REPLACEMENT OF BUILDING AUTOMATION SYSTEM
AND CONTROL VALVES
MALCOLM X COLLEGE

THE CHANCELLOR

REPORTS

that it is necessary to replace the obsolete TMI building automation system at Malcolm X College, which is not operating and replacement parts are unavailable, with a new building automation system that can be incorporated into the TMI system to help control the heating and cooling in the building; and

that Johnson Controls manufactures a Metasys system that can integrate with the obsolete TMI system; and that by using an integration system, the District can keep costs down by using existing wiring and points currently in place but rendered non-operational by the TMI system; and

that this product is available from a single source and competitive procurement is not required; and

that the control valves, actuators, and some gate valves require replacement due to their deteriorated condition and to allow the automation system to operate efficiently; and

that the District Office has reviewed the proposal from Johnson Controls and has determined that their proposed cost to provide the required services is reasonable and within related construction industry standards; and

that the District Office has reviewed a comprehensive assessment of the HVAC system at Malcolm X, performed by MWA Consulting Engineers, Ltd. at the request of the PBC, and find them to be the most qualified firm to perform commissioning on the project; and

that immediate action is requested to gain control of the building's mechanical system as the first phase of the PBC abatement project.

THE CHANCELLOR

RECOMMENDS

that the Board of Trustees approve the issuance of a contract to Johnson Controls for the required services not to exceed \$680,000 to replace the BAS system and all necessary valves and parts in accordance with the terms, conditions and scope as defined in the proposal by Johnson Controls, \$200,000 in reserve for abatement work at individual boxes as necessary with work to be performed by others, and \$20,000 to WMA Consulting Engineers for commissioning.


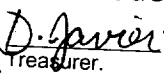
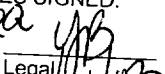
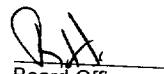
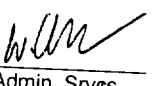
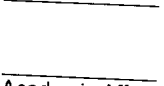
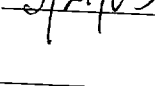
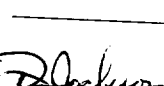
FINANCIAL

\$900,000 General Obligation Bond

Respectfully submitted

Wayne D. Watson
Chancellor

CENTRAL OFFICE REVIEWS & DATES SIGNED:

 Procuring Date 3-21-03	 Treasurer.	 Legal 3/21/03	 Board Office
 Admin. Svcs. Date 3/24/03	 Academic Aff.	 HR	 Finance 21-Mar-2003

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JOHNSON CONTROLS

City Colleges of Chicago
226 West Jackson Boulevard
Chicago, IL 60606
Attn: John Sugrue

RE: Malcolm X Building Automation,
Integration and System Centralization

Dear John,

This is to further clarify the proposed upgrade of the existing building automation system at Malcolm X. City Colleges currently has several different BAS systems throughout the campuses. As you have mentioned, you would like these systems reporting back to one central supervisory system located at the Administration Building. This proposal includes upgrading the existing system at Malcolm X to tie into the Johnson Controls Metasys system at Truman College using the same Johnson Controls PMI (Person Machine Interface) software at the both locations.

This upgrade will add new network controllers and local application specific controllers at Malcolm X that will enable the systems at both schools to be networked together and communicate to an operator workstation (provided under this proposal) at the Administration Building. These systems will be able to be accessed over your existing LAN system that currently connects the colleges. The systems will utilize the Johnson Controls PMI (Person Machine Interface) software for operator interface. Johnson Controls is the sole source provider for this software.

From the single front end in the District Office, through the PMI software, you will be able to program, monitor and execute commands at each of the remote facilities. The PMI interface software has enormous capacity, making it easy to integrate the remaining buildings as you continue to centralize, including the new Kennedy King College and remaining City College campuses.

There is no one else in the industry that can integrate and network such a wide variety of different systems into one central network. This will allow City Colleges to protect their recent investments in new building automation systems at Daley and Olive Harvey. These systems will be able to be integrated into the Johnson Controls system without replacing any hardware. Please see the attached Metasys Compatible Products brochure illustrating our capabilities.

Thank you for your interest in Johnson Controls, we are looking forward to working with you.

Sincerely,
JOHNSON CONTROLS, INC



Dennis S. Bert