



## Legislation Text

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**File #:** 20-1920, **Version:** 1

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**STRATEGIC PRIORITY:** Government Performance and Financial Management

**AGENDA DATE:** October 28, 2020

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Building Services Department

**EXECUTIVE:** Joey Zapata

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### **SUBJECT**

Authorize a service agreement with Schneider Electric Buildings Americas Inc. for on-site and remote monitoring, analysis, and support of building operating systems to improve and reduce energy and operating costs at City facilities procured through The Interlocal Purchasing System Contract No. 19060401 - Not to exceed \$879,439.00 - Financing: General Fund (\$232,000.00) and U.S. Department of Treasury - Coronavirus Relief Fund (\$106,127.00) and Capital Construction Fund (\$541,312.00)

### **BACKGROUND**

Building Services Department (BSD) operates and maintains over 480 buildings, comprising over 10 million square feet. BSD intends to incorporate remote building system monitoring as part of the department's plan to leverage technology to enhance daily operations.

The City's Green Energy Policy resolution adopted April 10, 2019, directed the City Manager to establish an energy management system that would, among other things, include benchmarking and identification of areas for improvement in energy use for municipal operations. This is also consistent with and supports the broader purpose of the City's Comprehensive Environmental and Climate Action Plan. This service agreement includes monitoring of equipment that often accounts for 70 percent of a building's energy use and is intended to identify potential and actual issues resulting in actionable steps to be taken to reduce consumption. In addition, the agreement will allow for monitoring mechanical system sensors and data related to indoor air quality and enhance the City's ability to monitor things like air exchanges that have become more important during the Coronavirus Disease 2019 (COVID-19) pandemic.

Schneider Electric Buildings Americas, Inc. has provided a similar service limited to the Dallas Museum of Art in order to provide data and reports for the museum's use in, among other things, attracting new exhibits and collections. This new service agreement will continue the support at the Dallas Museum of Art, and also operations and maintenance staff in monitoring, troubleshooting, and maintaining other facilities.

The Texas Local Government Code, Chapter 271, Subchapter F, Section 271.102, authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization. Schneider Electric Buildings Americas Inc. was chosen from The Interlocal Purchasing System, Contract No. 19060401.

The Corona Virus Aid, Relief and Economic Security Act (CARES Act) established the \$150 billion Coronavirus Relief Fund to provide payments to state, local, and tribal governments to mitigate the impact of responding to COVID-19. The City of Dallas has received funds from the Treasury Department for all allowable expenses that includes (1) those incurred due to the public health emergency with respect to COVID-19; (2) those not accounted for in the budget most recently approved as of March 27, 2020 for the government; and (3) those incurred during the period that begins on March 1, 2020 and ends on December 30, 2020.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Project            October 2020  
Complete Project      December 2024

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On April 22, 2020, City Council authorized the acceptance of the CARES Act and the Coronavirus Relief Funds (CRF) to aid the COVID-19 response throughout the City, by Resolution No. 20-0644.

City Council was briefed on the proposed uses of CARES and CRF funds to facilitate assistance to eligible communities and households economically impacted by COVID-19 on June 17, 2020.

The Government Performance and Financial Management Committee will be briefed by memorandum on October 26, 2020.

**FISCAL INFORMATION**

Fund	FY 2021	FY 2022	Future Years
U.S. Department of Treasury - Coronavirus Relief Fund	\$106,127.00	\$ 0.00	\$ 0.00
General Fund	\$ 32,000.00	\$ 60,000.00	\$140,000.00
Capital Construction Fund	\$100,000.00	\$200,000.00	\$241,312.00
Total	\$238,127.00	\$260,000.00	\$381,312.00

**M/WBE INFORMATION**

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$879,439.00	CO-OP	N/A	N/A	N/A
• The Business Inclusion and Development Plan does not apply to Cooperative Purchasing Agreements (CO-OPs).				
• Schneider Electric Buildings Americas, Inc. - Dallas County; Workforce - 4.00% Local				

**PROCUREMENT INFORMATION**

Method of Evaluation for Award Type:

Cooperative Purchasing Agreement	• Cooperative purchasing agreements enable the City to associate with State agencies, other local governments, or local cooperative organizations comprised of other state and local governments, to leverage market buying power and enable the City to purchase goods or services at lower prices • Cooperative purchasing is an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement
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**OWNER**

**Schneider Electric Buildings Americas Inc.**

1650 West Crosby Road  
Carrollton TX 75006

Neal Eckles, General Manager