


subject: Proprietary Item for
Property and Facilities
Services Projects

memorandum

date: May 27, 2005

to: Mr. Arthur W. Gruhn
Bureau Chief
Bureau of Engineering and
Highway Operations

from: 
Michael W. Lonergan
Engineering Administrator
Bureau of Engineering and
Highway Operations

This office is requesting approval to sole source the Tracer Summit building automation system, as manufactured by The Trane Company, on all future Department facilities maintained by the Office of Property and Facilities Services.

The Office of Property and Facilities Services in the Bureau of Finance and Administration services approximately seventy (70) facilities including the four (4) district headquarters office buildings; the maintenance facilities used by highway, electrical, and bridge personnel; stores facilities; repair garages; and other specialty facilities. To date, thirty-four (34) of these facilities include a building automation system to control the heating, ventilating, air conditioning, and other mechanical systems. Of this total, twenty-five (25) include a first generation Trane Tracer 100 building automation system and eight (8) facilities include a second generation Trane Tracer Summit building automation system. The remaining facility, the District 4 Headquarters, includes a Johnson Controls Metasys building automation system. The request to sole source the building automation system is due to the following:

1. Each new building automation system is required to communicate with the existing Tracer Summit workstations. Since the necessary software already resides on the existing workstations, the only work that needs to be performed is to load the new building graphics to each workstation. The current list of existing Tracer Summit workstations include the following:
 - a. Workstation in Room 2447 of ConnDOT Headquarters (HQ)
 - b. Workstation in the Maintenance Shop of ConnDOT HQ
 - c. Workstation at Region 1 Office, Newington
 - d. Workstation at District 2, Norwich
 - e. Workstation at Region 3 Office, Stratford
 - f. Workstation at Region 3, Litchfield
 - g. Six (6) Laptop workstations carried by field maintenance staff

The District 4 Headquarters Metasys building automation system cannot be controlled by the existing Tracer Summit workstations. Additionally, there is no comparable list of Johnson Controls workstations as the District 4 Headquarters is a stand-alone system operable primarily from the facility itself. Since no field maintenance staff is located at this facility, changes are more often made from

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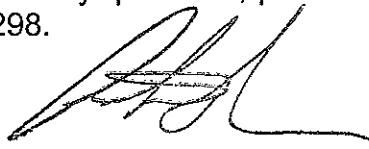
ConnDOT Headquarters using PC-Anywhere software. However, the types of off-site system changes that can be made, as well as the number of personnel trained to make these changes, are limited.

Therefore, if another manufacturer's building automation system, including another Metasys, were installed in a facility, it would be necessary to purchase up to twelve (12) copies of the software to reside on all workstations noted above to meet the operational needs of the Office of Property and Facilities Services. From a Contractor bidding perspective, this requirement is cost prohibitive on a single project basis. From the Office of Property and Facilities Services' perspective, this would require additional training, and the care and upkeep of multiple monitoring systems. This requirement would be cost and time prohibitive.

2. The building automation system is required to communicate with the existing network of alphanumeric telephone pagers.
3. Limited funding requires the Office of Property and Facilities Services to do more with less:
 - a. The workstations and the telephone pagers allow minor problems to be solved by the field maintenance staff without driving to the facility.
 - b. The field maintenance staff is thoroughly trained on the Tracer Summit building automation system.
4. A maintenance and service contract, publicly bid by DAS, is in place through 2010 for maintenance and repairs to building automation systems. This contract is written to permit each new facility with a Tracer Summit building automation system to be covered under the existing contract. The alternative to this service contract is to enter into separate contracts on a facility-by-facility basis, similar to District 4 Headquarters, due to the Metasys building automation system. Although the cost difference between the service contracts is not significant, there is a time and management cost associated with the need to maintain multiple service contracts for the same type of work.

Should you have any questions, please contact the Principal Engineer, Mr. Scott A. Hill, at (860) 594-3298.

Approved by: _____



Arthur W. Gruhn, P.E.
Bureau Chief

Date: _____

5-31-05

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FROM THE DESK OF JAMES H. NORMAN			
MAY 31 2005			
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HIGHWAYS			
FACILITIES	✓		
PROJ. DEVELOPMENT			