

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS  
OF SAN BERNARDINO COUNTY  
AND RECORD OF ACTION**

December 19, 2023

**FROM**

**DON DAY, Director, Project and Facilities Management Department**

**SUBJECT**

Contract with Siemens Industry, Inc. for Heating, Ventilation, and Air Conditioning Control Systems Maintenance and Unforeseen Repair Services

**RECOMMENDATION(S)**

1. Approve a two-year **Contract No. 23-1322** with Siemens Industry, Inc., to provide maintenance and unforeseen repair services to heating, ventilation, and air conditioning control systems at 47 County-owned locations, in the amount not to exceed \$1,365,520 for the period of January 1, 2024 through December 31, 2025.
2. Authorize the Auditor-Controller/Treasurer/Tax Collector to post necessary budget adjustments as detailed in the Financial Impact section (Four votes required).  
(Presenter: Don Day, Director, 387-5000)

**COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES**

**Operate in a Fiscally-Responsible and Business-Like Manner.**

**Provide for the Safety, Health and Social Service Needs of County Residents.**

**FINANCIAL IMPACT**

Approval of the recommended contract will not require additional Discretionary General Funding (Net County Cost). The total cost of the two-year contract with Siemens Industry, Inc. (Siemens) to provide maintenance and unforeseen repair services for Heating, Ventilation, Air Conditioning (HVAC) systems at 47 County-owned locations will not exceed \$1,365,520, including the cost for unforeseen repairs not to exceed \$500,000 over the term of the contract. Annual costs are as follows:

| <b>Fiscal Year</b>                              | <b>Annual Cost</b> |
|---|--------------------|
| 2023-24   | \$210,589          |
| 2024-25   | \$432,760          |
| 2025-26   | \$222,171          |
| Not-to-Exceed<br>Amount (Unforeseen<br>Repairs) | \$500,000          |
| <b>Total</b>                                    | <b>\$1,365,520</b> |

Project and Facilities Management Department (PFMD) is requesting a budget adjustment in the amount of \$335,589 for the 2023-24 Facilities budget and will be included in future recommended budgets. PFMD requests the Auditor-Controller/Treasurer/Tax Collector to post the following adjustments to the 2023-24 budget:

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| <b>Fund Center</b> | <b>Commitment Item</b> | <b>Description</b>            | <b>Action</b> | <b>Amount</b> |
|--------------------|------------------------|-------------------------------|---------------|---------------|
| 7302001000         | 52002885               | Building Maintenance-Contract | Increase      | \$335,589     |
| 7302001000         | 40709651               | Requisition Work              | Increase      | \$335,589     |

Costs for HVAC systems and equipment are included in maintenance charges reimbursed by County department occupants based on an average cost per square foot or billed as requisition work to County departments for facilities not charged at the per square foot cost for maintenance.

**BACKGROUND INFORMATION**

This item provides a contract for routine preventative maintenance on HVAC control systems at 47 County-owned buildings and also provides for an amount (not to exceed \$500,000) to be used for unforeseen repair services. PFMD is operating in a fiscally responsible manner by selecting the manufacturer of the control systems to provide the routine preventative maintenance and unforeseen repairs of the HVAC systems.

In 2012, PFMD and the Information Technology Department (ITD) began the joint Countywide Heating, Ventilation, and Air Conditioning Control Systems Upgrade Project (Project) to integrate building HVAC control systems, by placing them on San Bernardino County's Wide Area Network, in order to create an efficient way to manage buildings and their mechanical systems. PFMD entered into contract with Siemens in order to acquire and install the required equipment/control systems to initiate and sustain the Project. PFMD ensures the appropriate maintenance and service agreements, such as this one, are in place to support the Project, while ITD oversees all technical aspects of the Project.

The requested contract with Siemens for control systems services and maintenance and repairs further supports the integration Project to efficiently manage the mechanical HVAC systems of County buildings by providing County personnel the ability to monitor and adjust building controls remotely from a central location which optimizes travel time, efficiency and productivity, while at the same time, effectively monitoring facility temperatures to improve staff comfort and reduce energy consumption.

**PROCUREMENT**

Purchasing supports this non-competitive procurement based on the specialized equipment services provided by Siemens. Justification for the non-competitive purchase includes the fact that Siemens provides the only factory trained and authorized technicians for service on the installed Siemens HVAC control systems at the 47 County-owned buildings. Siemens Building Automation System software support and onsite support for emergency and non-emergency situations are only available through the local Siemens office. Warranty coverage is contingent on proper maintenance by factory trained Siemens personnel. This agreement with Siemens will ensure properly maintained control systems resulting in peak performance, maximum energy savings, and continued warranty of the systems. County Policy No. 11-04 requires Board

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approval for all non-competitive contracts for the procurement of services that exceed \$200,000 during a single annual period.

**REVIEW BY OTHERS**

This item has been reviewed by County Counsel (Jason M. Searles, Supervising Deputy County Counsel, 387-5600) on November 7, 2023; Purchasing (Ariel Gill, Supervising Buyer, 777-0722) on November 8, 2023; Auditor-Controller/Treasurer/Tax Collector (Charlene Huang, Auditor-Controller Manager, 382-7022) on December 4, 2023; Project and Facilities Management Department (Jennifer Costa, Chief of Facilities Management, 387-2920) on November 8, 2023; Finance (Garrett Baker, Administrative Analyst, 387-3077) on November 30, 2023; and County Finance and Administration (Valerie Clay, Deputy Executive Officer, 387-4376) on November 30, 2023.

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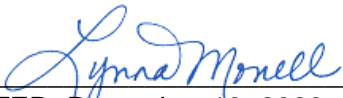
Record of Action of the Board of Supervisors  
San Bernardino County

**APPROVED (CONSENT CALENDAR)**

Moved: Curt Hagman Seconded: Col. Paul Cook (Ret.)

Ayes: Col. Paul Cook (Ret.), Jesse Armendarez, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY  \_\_\_\_\_  
DATED: December 19, 2023



cc: PFMD - Ayala w/agree  
Contractor - c/o PFMD w/agree  
File - w/agree

CCM 12/22/2023