

**CLEVELAND PUBLIC LIBRARY**

**Finance Committee**

September 18, 2018

**RESOLUTION AUTHORIZING PURCHASE OF BUILDING CONTROL  
PANELS AND SOFTWARE**

WHEREAS, The Library desires to upgrade the HVAC control panels located at the Collinwood, Harvard-Lee, and Langston Hughes branches as a part of the Safe, Warm and Dry Improvement Project; and

WHEREAS, Library Administration has determined that it is necessary and advisable to upgrade the software that runs the Library's building automation system; and

WHEREAS, Siemens has supplied all of the HVAC control panels installed at the Library's facilities, and the Library therefore requested that Siemens provide quotes to furnish and install HVAC control panels at the Collinwood, Harvard-Lee, and Langston Hughes branches and to upgrade the building automation software; and

WHEREAS, Siemens provided quotes for the sale and installation of HVAC control panels in the following amounts: Collinwood (\$39,602); Harvard-Lee (\$34,500), and Langston Hughes (\$35,000). Siemens also submitted a quote to upgrade the building automation software system in the amount of \$84,688.09, which includes all software, hardware, labor, and training of CPL staff; and

WHEREAS, Siemens has provided the attached sole source letter attesting that they are the sole source provider for the HVAC control panels and building automation software system, and the Library finds the prices quoted by Siemens to be fair and reasonable; and

WHEREAS, Under RC 3375.41, the Library is permitted to make improvements to library facilities without competitive bidding when necessary for the security and protection of Library's property; now therefore be it

RESOLVED, That the Board of Trustees of the Cleveland Public Library hereby authorizes the Executive Director, CEO, or his designee, to execute such instruments as are necessary to implement the purchase and installation of HVAC control panels for a total cost of \$109,102 and the purchase and installation of the building automation software for a total cost of \$84,688.09, with both expenditures being charged to the Building and Repair Fund, which instruments shall be subject to the approval of the Chief Legal Officer.

**Siemens Industry, Inc.**  
Building Automation  
5350 Transportation Blvd, Suite #9  
Garfield Hts., Ohio 44125



June 10, 2018

Attention: Oliver Reyes - CPL

Project: CPL Collinwood – Controls Upgrade

Base Price: \$ 16,400.00  
Option #1: \$ 2,350.00  
Option #2: \$ 2,650.00  
Option #3: \$ 12,600.00  
Option #4: \$ 5,600.00

39,602

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Base

This proposal is based on the existence of the Warm, Safe and Dry Project and should be considered as additional work for a more complete Collinwood controls system.

- A. **Building Automation System:** Siemens to provide and install a New DDC control panel to be connect the Building Automation system via the CPL Ethernet network. BAS work to include graphics creation, scheduling, trending and alarming. *(Ethernet network drop by customer)*
- B. **Air handlers #1:** Siemens will provide and install all hardware devices and programming for DDC control. Including, SAT, RAT, MAT, LTD, FIL, DMP Actuator, Valve and Actuator, Fan SS/PRF, DX Enable *(Siemens to provided HW valve to mechanical for installation, Existing Damper to be reused with new actuators – The cost of the damper actuators and Heating valve have been adjusted from funds already included in the Warm, Safe and Dry project)*

**Option #1**

- C. **Exhaust Fan(2) :** Siemens will provide and install start stop control and current sensor proof. *( Exhaust fan starters located in mezzanine control cabinet)Seperate(Bathroom Exhaust fan to be wired by EC to Motion sensor located in the bathroom)*

**Option #2**

- D. **Lighting Control (2) :** Siemens will provide lighting enable to the new lighting circuits. The scope is to enable at the 2 separate locations provided by the Warm, Safe & Dry Project. *(Electrical connections shown on the first floor)*

**Option #3**

**The Warm Safe and Dry Projects will provide stand-alone boilers and self-contained control with no option for BACNet. This option is for field mounted Siemens controls**

- E. **Boiler (2):** Siemens will provide and install all hardware devices and programming for DDC control. Material to include surface mounted temperature sensors for RWT and SWT,. Pumps and Boilers will be enables and proofed by the BAS. Additional programming to include lead, lag, fail rotation of pumps and boilers. An additional water bug will be added to the system to detect leakage near the boilers. *( A New DDC panel will be installed in the Basement for these Boiler controls)*

**Option #4**

**If the Safe Warm and Dry project will provide a boiler package with package controls and BACNet interface – Siemens will provide this option.**

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- F. **Boiler (2):** Siemens will provide BACNet mstp interface to the Package controlled Boiler system. Communication will come from the new panel in the Base of this proposal. This control is limited to the BACNet interface allowed by the package unit. Command ability will likely be limited to System Enable and Temperature Set point

**All**

- G. **Control Wiring:** Siemens to provide all field specified temperature control wiring. All control wiring in exposed dry areas will be enclosed in conduit (EMT). All control wiring installed in concealed accessible areas i.e. drop ceilings, will be installed in open plenum rated cable.

- H. **Working Hours – Monday – Friday 7am – 4pm**

**Items not included in this proposal:**

- Fire, Smoke & Fire/Smoke dampers or any associated wiring.
- Duct Mounted smoke detectors or power wiring to detectors.
- Patching or Painting of existing walls.
- Access Panels.
- Sales Tax

Please contact the writer should you have any questions.

Sincerely,

*Jake Grasso*

Jake Grasso  
Senior Sales Executive  
Siemens Industry Inc.  
216-905-8342 Cell phone  
844-237-4472 fax  
Jacob.Grasso@siemens.com

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May 31, 2018

Attention: Oliver Reyes

Project: CPL Harvard Lee – Controls Upgrade

Base Price: \$ 34,500.00

- 
- A. **Building Automation System:** Siemens to New DDC control panel top connect the Building Automation system via the CPL Ethernet network. BAS work to include graphics creation, scheduling, trending and alarming. (***Ethernet network drop by customer***)
- B. **Air handlers #1:** Siemens will provide and install all hardware devices and programming for DDC control. Including RMT, SAT, RAT, MAT, LTD, FIL, DMP Actuator, Valve and Actuator, Fan SS/PRF, DX Enable (***Siemens to provided HW valve to mechanical for installation, Existing Damper to be reused with new actuator***)
- C. **Air handlers #2:** Siemens will provide and install all hardware devices and programming for DDC control. Including RMT, SAT, RAT, MAT, LTD, FIL, DMP Actuator, Valve and Actuator, Fan SS/PRF, DX Enable (***Siemens to provided HW valve to mechanical for installation, Existing Damper to be reused with new actuator***)
- D. **Exhaust Fan(2) :** Siemens will provide and install start stop control and current sensor proof. (***Exhaust fan starters located in basement***)
- E. **Boiler (2):** Siemens will provide and install all hardware devices and programming for DDC control. Material to include surface mounted temperature sensors for RWT and SWT,. Pumps and Boilers will be enables and proofed by the BAS. Additional programming to include lead, lag, fail rotation of pumps and boilers. An additional water bug will be added to the system to detect leakage near the boilers.
- F. **Control Wiring:** Siemens to provide all field specified temperature control wiring. All control wiring in exposed dry areas will be enclosed in conduit (EMT). All control wiring installed in concealed accessible areas i.e. drop ceilings, will be installed in open plenum rated cable.
- G. **Working Hours – Monday – Friday 7am – 4pm**

**Items not included in this proposal:**

- Fire, Smoke & Fire/Smoke dampers or any associated wiring.
- Duct Mounted smoke detectors or power wiring to detectors.
- Patching or Painting of existing walls.
- Access Panels.
- Sales Tax

Please contact the writer should you have any questions.

Sincerely,

*Jake Grasso*

Jake Grasso  
Senior Sales Executive  
Siemens Industry Inc.

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June 13, 2018

Attention: Oliver Reyes - CPL

Project: CPL Langston Hughes – Controls Upgrade

Base Price: \$ 32,000.00

Option #1: \$ 3,000.00

*\$35,000*

**Base**

This Warm Safe and Dry Project contained no new controls. The controls scope was to disconnect T-stat wires and reconnect to New Heat Pumps. No Connection the BAS included. This Proposal is for BAS controls and connection to the CPL BAS.

- A. **Building Automation System:** Siemens to provide and install a New DDC control panel to be connect the Building Automation system via the CPL Ethernet network. BAS work to include graphics creation, scheduling, trending and alarming. ***(Ethernet network drop by customer)***
- B. **Ground Source Water System:** Siemens will provide and install a new DDC panel for the control of the existing GSHP loop water system including : 2 pumps with VFD's, supply and return water sensors, Differential pressure sensors, Outdoor Air Temperature sensor. ***NEW*** Leak sensor under the existing pumps.
- C. **Supply Fan with EHC (1):** Siemens to install control for the supply fan and electric heating coil.
- D. **Exhaust Fan #3 and #4:** Siemens to install start stop control and proof of the exhaust fans tied to the BAS.
- E. **Heat Pumps (4) :** Siemens will provide and install a heat pump controller TEC and T-Stat. Controls will be wired to the BAS BACNet mstp.

**Option #1**

- F. **Lighting Control (3) :** Siemens will provide lighting enable to the new lighting circuits. The scope is to enable at the 3 separate locations provided by the Warm, Safe & Dry Project. ***(Electrical connections shown on the first floor)***

**All**

- G. **Control Wiring:** Siemens will reuse the existing wiring as customer has requested. If new wire is needed due to deficiency in the existing wire there will be an added cost.

- H. **Working Hours – Monday – Friday 7am – 4pm**

**Items not included in this proposal:**

- Fire, Smoke & Fire/Smoke dampers or any associated wiring.
- Duct Mounted smoke detectors or power wiring to detectors.
- Patching or Painting of existing walls.
- Access Panels.
- Sales Tax

Please contact the writer should you have any questions.

Sincerely,

*Jake Grasso*

Senior Sales Executive  
Siemens Industry Inc.  
216-905-8342 Cell phone



**PROPOSAL**

CPL Desigo CC Migration Full

**PREPARED BY**

Building Technologies Division of Siemens Industry Inc.

**PREPARED FOR**

CLEVELAND PUBLIC LIBRARY

**DELIVERED ON**

September 06, 2018





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## Contact Information

Proposal #: 2593045  
Date: September 06, 2018

Sales Executive: Brandon Steinberger  
Branch Address: 5350 Transportation Blvd.  
Suite 9  
Ohio, 44125  
Telephone:  
Email Address: brandon.steinberger@siemens.com

Attn: Tim Murdock  
Customer: CLEVELAND PUBLIC LIBRARY  
Address: 325 SUPERIOR AVE E  
CLEVELAND OH 44114-1271  
Phone: (216) 623-2800

Project Name: CPL Desigo CC Migration Full  
Project Location: Cleveland Ohio, 44114



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## Scope of Work

### Scope Summary

Siemens will upgrade two obsolete MBC panels to the newest hardware, PXCM. Siemens will provide all labor and materials to ensure a complete working system. Siemens will perform a system check out upon completion to ensure a fully functional system. Siemens will upgrade the current Insight ALN software to the new Desigo CC format. Siemens will recreate up to 250 graphics and all associated reports in the new Desigo CC front end. Siemens will provide a day of training to ensure that Cleveland Public Library staff is prepared to utilize the new functionality of the Desigo CC system. Siemens will perform a full system check out to ensure proper operations of the new front end.

## Inclusions

1. Siemens engineering team will create a point map list for the two new panels being installed.
2. Siemens will provide all labor and materials necessary to make a complete working system.
3. Siemens will provide all labor, software, and panel firmware flashes to install the new Desigo CC ALN.
4. Siemens will provide 8 hours of training included in this proposal to ensure adequate comfort levels of use for the new Desigo CC system with the Cleveland Public Library staff.
5. Siemens will perform a full system check out to ensure a fully functional system upon completion of project.

## Exclusions

1. All proposed work is to be completed during normal business hours (Mon - Fri 7:30 am to 4:30 pm).
2. Cleveland Public Library's IT department will be responsible for all hardware associated to the new server and to provide network drops where necessary for Desigo CC installation.
3. All end devices are to be assumed in good working order any deficiencies will be noted and brought to the attention of the Cleveland Public Library staff for quotation outside of this proposal.
4. Included is 8 hours of training any more training will be quoted outside the scope of this proposal.

## Clarifications

Cleveland Public Library will be responsible for all server, network drops, and IT requirements for initial set up. IT support will be required throughout the process of installation to ensure a smooth transition.

## Pricing Summary

# Pricing Summary State Term

## Material List:

• 8 x TXM1.8X-ML.....	\$5,789.44
• 2 x TXM1.16D.....	\$578.32
• 4 x TXM1.6 R-M.....	\$1,780.80
• 2 x PXX-485.3.....	\$694.14
• 2 x PXC100-PE96.A.....	\$5,784.34
• 2 x PXA-SB115V192VA.....	\$529.02
• 2 x PXA-MBC34KIT.....	\$687.84
• 1 x P55802-Y158-E412.....	\$271.03
• 1 x P55802-Y157-E453.....	\$6,293.75
• 4 x P55802-Y157-E452.....	\$3,547.80
• 1 x P55802-Y157-E414.....	\$8,391.68
• 1 x P55802-Y133-E300.....	\$168.32
• 1 x P55802-Y114-E100.....	\$1,655.64
• 1 x LSM-SNMP.....	\$2,366.64
• SHIPPING AND WARRANTY.....	\$3,694.47

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## LABOR:

SPECIALIST: 267 HOURS X \$115.00.....	\$30,640.00
PROJECT MANAGEMENT: 53 X \$120.00.....	\$6,360.00
ENGINEERING: 46 X \$110.00.....	\$5,060.00
TECHNOLOGY FEE.....	\$394.63

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<b>TOTAL PARTS, SHIPPING/WARRANTY.....</b>	<b>\$ 42,233.46</b>
<b>TOTAL LABOR.....</b>	<b>\$ 42,454.63</b>
<b><u>TOTAL PROJECT.....</u></b>	<b>\$ 84,688.09</b>



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## Payment Terms

### Payment Terms Acceptance Agreement

The total price of: \$84,688.09 and the estimated return on investment are based on the items outlined in this proposal. ANY statements made herein regarding savings that may be achieved by implementing the services offered in this proposal are estimates only. No warranty, either expressed or implied, shall be construed to arise from such statements, nor shall such statements be construed as constituting a guarantee by Siemens that such savings will occur if the services are implemented.

### Terms and Conditions Disclaimer

The Customer acknowledges that when approved by the Customer and accepted by Siemens Industry, Inc.: (i) the Proposal and the Contract Terms and Conditions, (together with any other documents incorporated into the forgoing) shall constitute the entire agreement of the parties with respect to its subject matter (collectively, hereinafter referred to as the "Agreement") and (ii) in the event of any conflict between the terms and conditions of the Proposal and the terms and conditions of The Contract Terms and Conditions, the Contract Terms and Conditions shall control.

BY EXECUTION HEREOF, THE SIGNER CERTIFIES THAT (S)HE HAS READ ALL OF THE TERMS AND CONDITIONS AND DOCUMENTS, THAT SIEMENS OR ITS REPRESENTATIVES HAVE MADE NO AGREEMENTS OR REPRESENTATIONS EXCEPT AS SET FORTH THEREIN, AND THAT (S)HE IS DULY AUTHORIZED TO EXECUTE THE SIGNATURE PAGE ON BEHALF OF THE CUSTOMER.

*This Proposal is based on the Siemens Industry, Inc. Standard Terms and Conditions and the "Scope of Work" and are to be considered part of this proposal. Proposal is valid for thirty (30) days from the delivery date of September 06, 2018. Payment is due within 30 days of invoice date.*

**Payment Terms: 25% mobilization in advance, progress payments**

**Total: \$84,688.09**



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## Terms & Conditions Link(s)

Terms and Conditions (Click to download)

[Terms & Conditions](#)

([http://w3.usa.siemens.com/buildingtechnologies/us/en/legal\\_information/Documents/Siemens-Projects-Business-Standard-Terms-and-Conditions-FINAL-US.pdf](http://w3.usa.siemens.com/buildingtechnologies/us/en/legal_information/Documents/Siemens-Projects-Business-Standard-Terms-and-Conditions-FINAL-US.pdf))

## Attachment A

Riders (Click on rider below to download)

[BT Monitoring Rider](#)

([http://w3.usa.siemens.com/buildingtechnologies/us/en/legal\\_information/Documents/Siemens Standard Terms - BT Monitoring Rider Final.pdf](http://w3.usa.siemens.com/buildingtechnologies/us/en/legal_information/Documents/Siemens Standard Terms - BT Monitoring Rider Final.pdf))

[BT Online Backup and Data Protection](#)

([http://w3.usa.siemens.com/buildingtechnologies/us/en/legal\\_information/Documents/Siemens Standard Terms - BT Online Data Backup and Protection Rider.pdf](http://w3.usa.siemens.com/buildingtechnologies/us/en/legal_information/Documents/Siemens Standard Terms - BT Online Data Backup and Protection Rider.pdf))

[BT UBM or Utility Procurement](#)

([http://w3.usa.siemens.com/buildingtechnologies/us/en/legal\\_information/Documents/Siemens Standard Terms - BT UBM or Utility Procurement Rider Final.pdf](http://w3.usa.siemens.com/buildingtechnologies/us/en/legal_information/Documents/Siemens Standard Terms - BT UBM or Utility Procurement Rider Final.pdf))

[BT Software License Warranty](#)

([http://w3.usa.siemens.com/buildingtechnologies/us/en/legal\\_information/Documents/Siemens Standard Terms -SOFTWARE LICENSE-WARRANTY RIDER Final.pdf](http://w3.usa.siemens.com/buildingtechnologies/us/en/legal_information/Documents/Siemens Standard Terms -SOFTWARE LICENSE-WARRANTY RIDER Final.pdf))

[BT Consulting Rider](#)

([http://w3.usa.siemens.com/buildingtechnologies/us/en/legal\\_information/Documents/Consulting-Rider.pdf](http://w3.usa.siemens.com/buildingtechnologies/us/en/legal_information/Documents/Consulting-Rider.pdf))



## Signature Page

### Proposed by:

Siemens Industry Inc.

\_\_\_\_\_  
Company

Brandon Steinberger

\_\_\_\_\_  
Name

2593045

\_\_\_\_\_  
Proposal #

\$84,688.09

\_\_\_\_\_  
Proposal Amount

September 06, 2018

\_\_\_\_\_  
Date

### Accepted by:

CLEVELAND PUBLIC LIBRARY

\_\_\_\_\_  
Company

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Purchase Order #

**Siemens Industry, Inc.**  
Building Automation  
5350 Transportation Blvd, Suite #9  
Garfield Hts., Ohio 44125



September 13, 2018

Attention: Eric Herman

Subject: Cleveland Public Library BAS

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**Building Automation / Energy Management System:**

Cleveland Public Library utilizes the existing System 600 Apogee Building Automation System currently in operation throughout the Cleveland Public Library system. All extension / addition will be a fully integrated to the building automation system. Siemens Building Technologies, Inc and branch offices are the only authorized service and material provider of the proprietary System 600 Apogee Building Automation System.

Please contact your Siemens Account Executive should you have any questions.

Sincerely,

*Jake Grasso*

Jake Grasso  
Senior Sales Executive  
Siemens Industry Inc.  
216-905-8342 Cell phone  
844-237-4472 fax  
Jacob.Grasso@siemens.com