THE CITY OF ASHEVILLE

Staff Report

Council Meeting Date: February 23, 2021

Subject: Sole Source Procurements and Owner's Preferred Alternates for the Broadway Public Safety Station (BPSS) and Dr. Wesley Grant Sr. Southside Center (Grant Center)

Staff Resource(s): Jade Dundas, Capital Projects Director

Action Requested: Adoption of a resolution authorizing the City Manager to use the sole source procurement method and preferred alternates for the listed products in the bid specifications for the Broadway Public Safety Station and Grant Center.

Background:

- Fire Station 13 referred to as the Broadway Public Safety Station (BPSS) and the Grant Center projects are in design and will soon be ready to bid.
- The projects will require specific equipment or systems to be procured with sole source or preferred alternates methods which the bid specifications identify brand names known.
- These methods are in the best interest of the City for the reasons identified below:

Sole Source Requests

- These items are to be purchased by the department for installation outside of the construction contract.
- NCGS 143-129 (e) 6 allows for Purchases of apparatus, supplies, materials, or equipment when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration.
- Per this statue City Council must approve items requested for sole source purchase.

- Mach Alert Station Alerting (Fire Department) BPSS
    - Mach Alert is the fire station alerting system utilized throughout every fire station to notify firefighters to respond to incidents.
    - The system is integrated within the city's radio system and dispatch center to create a single comprehensive notification system.
    - Asheville Fire Department has been using Mach Alert fire station alerting since 2016.
    - This request is to expand the current fire station alerting system to include Broadway Public Safety Station (BPSS).
    - Changing vendors for fire station alerting system at BPSS would require replacement of the current systems located within each of the fire stations and include replacement of the network infrastructure at the dispatch center.

- Verkada Video Security Cameras (IT Department) BPSS and Grant Center
    - Currently installed in a number of locations in City buildings.
    - Saves money through providing cloud-based video storage with no annual subscription fees.
    - In order to have all cameras across the City managed by the same system, we need to continue to deploy this equipment.

Owner's Preferred Alternates

- These items will be specified in the construction bid.
- Per NCGS 133-3, bid specifications are required to cite three or more examples of items of equal design or equivalent design.
- Preferred brand alternate: Specifications must identify the performance standards that support the preference.

- Performance standards for the preference must be approved in advance by the owner in an open meeting.
- Any alternate approved by the owner shall be approved only where:
    1. Preferred alternate will provide cost savings, maintain or improve the functioning of any process or system affected by the preferred item or items, or both, and
    2. Justification identifying these criteria is made available in writing to the public.

- Plymovent exhaust removal system (Fire Department) BPSS
    - Currently installed in all City of Asheville Fire Stations.
    - Required to maintain current operational standard.
    - Vehicle hardware matches this system and standardization is necessary to utilize equipment flexibly between stations.

- Schlage Door Hardware (Facilities Maintenance Department) BPSS
    - Currently installed in many City buildings.
    - Required to assist with operations and maintenance for a consistent lock system under a master key system to work across City Buildings.

- Yale Lock Hardware (Parks Department) Grant Center
    - Currently installed at the existing Grant Center.
    - Required to maintain consistent operational standards between the existing Grant Center and the new building addition.
    - Yale hardware was installed at this facility before standardizing on Schlage hardware.

- JCI HVAC controls (Parks Department) Grant Center
    - Currently installed at the existing Grant Center.
    - Required to maintain consistent operational standards between the existing Grant Center and the new building addition.

- SolarEdge Photovoltaic Array inverters & optimizers (Office of Sustainability) BPSS and Grant Center
    - Currently installed at the ART Transit station, and in the process of being installed at 6 additional City buildings.
    - It is required to provide consistency in reporting solar production.

Vendor Outreach Efforts:
- N/A

Council Goal(s):
- A financially resilient city

Committee(s):
- NA

Pro(s):
- Provides systems that will continue standardization or compatibility with existing City systems.
- This will result in cost savings through reduced operations and maintenance.

Con(s):
- Sole source procurements may reduce competitive pricing.

Fiscal Impact:
- None at this time.

Suggested Motion:

- Motion to adopt a resolution allowing for the sole source procurement of Verkada Video Security Cameras for BPSS and Grant Center, Mach Alert Station Alerting for BPSS and using the Owners Preferred Alternate of Plymovent exhaust removal system and Schlang Door Hardware for BPSS, Yale Lock hardware for Grant Center, JCI HVAC controls for Grant Center and SolarEdge Photovoltaic Array inverters & optimizers for the BPSS and Grant Center.

Attachment(s)

- Resolution

RESOLUTION NO. 21-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO USE THE SOLE SOURCE PROCUREMENT METHOD, AND PREFERRED ALTERNATES IN THE BID SPECIFICATIONS FOR THE BROADWAY PUBLIC SAFETY STATION AND DR. WESLEY GRANT SR. SOUTHSIDE CENTER .

WHEREAS, pursuant NCGS 143-129(e) 6, allows for Purchases of apparatus, supplies, materials, or equipment when: (i) performance or price competition for a product are not available; (ii) a needed product is available from only one source of supply; or (iii) standardization or compatibility is the overriding consideration. ; and

WHEREAS, standardization or compatibility is the overriding consideration to sole source Verkada Video Security Cameras for BPSS and Grant Center, and Mach Alert Station Alerting for BPSS; and

WHEREAS, NCGS 133-3, Requires bid specifications to cite three or more examples of items of equal design or equivalent design. Preferred brand alternate: Specifications must identify the performance standards that support the preference. Performance standards for the preference must be approved in advance by the owner in an open meeting.; and

WHEREAS, Performance standards for Owner Preferred brand alternates are being used for Plymovent exhaust removal system and Schlang Door Hardware for BPSS, Yale Lock hardware for Grant Center, JCI HVAC controls for Grant Center and SolarEdge Photovoltaic Array inverters & optimizers for the BPSS and Grant Center; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

The City Manager is hereby authorized to use the sole source procurement method for Verkada Video Security Cameras for BPSS and Grant Center, Mach Alert Station Alerting for BPSS and using the Owners Preferred Alternates in the bid specifications for Plymovent exhaust removal system and Schlang Door Hardware for BPSS, Yale Lock hardware for Grant Center, JCI HVAC controls for Grant Center, and SolarEdge Photovoltaic Array inverters & optimizers for the BPSS and Grant Center

Read, approved and adopted this the 23rd day of February, 2021.

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City Clerk Mayor

Approved as to form:

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City Attorney