



City of Bristol CT
Purchasing Committee for the Board of Finance
Meeting Minutes – September 21, 2023

A Meeting of the Purchasing Committee of the Board of Finance was held on September 21, 2023 at 5:15pm in the IT Meeting Room within City Hall West (131 North Main Street).

Present: David Maikowski, Mark Whitford (via Zoom), Craig Kazemekas (via Zoom).

Also present: Purchasing Agent Roger Rousseau, and Peter Fusco, BOE Director of Facilities.

Meeting was called to order at 5:15 pm.

Public Participation.

There was no public participation.

Discuss a Sole Source Vendor for Building Management Systems

The Board of Education anticipated use of ESSER/ARP funds for implementation of air conditioning through Chippens Hill Middle School; the project is not being pursued by the Board of Education (“BOE”) and the BOE is pursuing upgrades to its building management systems throughout the district. This is partially due to the short time frame remaining to complete projects under Phase 2 ESSER/ARP funding, which has a required completion date of September 30, 2024. The City has a significant number of installations of the Schneider EcoStruxure environment for its building controls, and the BOE has within the past few years made significant progress in migrating facilities to the Schneider environment as installed by SNE Building Systems of East Granby, as new projects have developed and have been constructed.

The time involved in developing requirements, competitively bidding, and completing the work is significant enough that completion of building controls projects would not be feasible prior to September 2024; the BOE is requesting approval of Schneider EcoStruxure as a sole source platform, and further requesting approval of SNE Building Systems as the sole provider. The Public Works Department supports the request and has also requested such approvals (correspondence from both BOE and Public Works provided to the committee members and attached for reference).

Schneider Electric, the supplier of the ExcoStruxure environment, has two companies in CT that are licensed to provide Schneider BMS; one is Environmental System Controls (“ESC”), which has supported the BOE in its buildings that run the Andover legacy products, and the other is SNE Building Systems, which supports the buildings running EcoStruxure. My office has been in communication with Schneider, and confirmed that ESC has not been sufficiently trained in the deployment of EcoStruxure; similarly, SNE Building Systems is not capable of supporting the Andover legacy product.

With regard to applicability of building management systems projects within ESSER/ARPA funding, UHY reported that these types of projects are an acceptable use of funding. It was noted that the BOE should outline a timeline for completion, followed by a statement that these projects would not be completed by the end date without this approval. The BOE’s file documentation should also demonstrate that there

are no other vendors able to perform the work (i.e. other firms aren't capable), and that the BOE took efforts to show that the cost is reasonable (costs under these projects are consistent with costs for other similar projects that were bid). For context of costs, the cost relevant to Ecostruxure for the Chippens Hill project (169,000 SF) was \$750M; Bristol Central High School is roughly 170,000 SF, and Bristol Eastern High School is roughly 195,000 SF.

Motion was made and seconded to approve the designation of Schneider EcoStruxure as supplied by SNE Building Systems as a sole source transaction; motion unanimously approved.

Adjournment.

There being no other business, the meeting adjourned at 5:45 pm.