



Request for Information RFI 210000005

State of Alaska
Department of Education and Early Development
Division of Finance & Support Services

Date Issued: August 7, 2020

ANDREW P. KASHEVAROFF BUILDING SIEMENS BUILDING AUTOMATION SYSTEM SERVICES

Introduction:

The Department of Education and Early Development Division of Finance & Support Services is seeking responses from vendors who provide building controls technical service and alarm monitoring services to maintain the existing Siemens Building Automation System for the Andrew P. Kashevaroff Building.

The Siemens Building Automation System (BAS) is a proprietary software-based mechanical control system with associated component parts that manages heating, ventilation, and air conditioning sequence of operations. The software and components control and monitor a complex network that includes, but is not limited to, 6 air handling units and associated dedicated outside air units, building chiller and boiler operations, laboratory ventilation systems, carpentry shop ventilation, radiant floor heating, in-line potable and non-potable water circulation, reverse osmosis system, server room air conditioning systems, snow melt system, and sewer pump alarm. The BAS was designed, programmed, and installed by Siemens using proprietary Apogee Insight software and parts.

The current service agreement maintains the BAS and provides the Division with customer directed support, system performance automation and 24/7 monitoring, online data backup and restore setup and services, software subscription services, upgrades to software and hardware server, and engineering data analysis to maintain cost-effective facility performance.

Background Information:

A previous service agreement covered a 3-year period from July 2017 – June 30, 2020. The contract was paid using construction capital funding following the warranty period on the newly constructed APK building.

Siemens was awarded the contract to install and program the building automated controls and monitoring system prior to construction of the new Andrew P. Kashevaroff Building at a total cost of \$1.1 million.

The system is proprietary to Siemens and cannot be easily or cost effectively replaced with a competitor's mechanical controls software and component hardware.

The BAS is a critical tool relied on by maintenance staff and the building management team to inform us of mechanical system alarms, monitor the environmental conditions, and to check on and troubleshoot mechanical and plumbing issues daily.

The proprietary software from Siemens is phasing out the Apogee Insight software and migrating system to their newest software called Desigo. The upgrades and server replacement will happen in the first year of a service agreement for these services. The State requires 24/7 alarm monitoring

Response Information:

Your emailed response must be received by the deadline and must include:

1. Experience and qualifications that demonstrate your ability to provide these services.
2. Information about the products, services, and requirements to maintain the existing system at the Andrew P. Kashevaroff Building.
3. Information about how the products and services your company offers will be compatible with the existing system at the Andrew P. Kashevaroff Building.
4. Cost information for total cost of ownership including all direct and indirect costs to maintain the existing system at current level of service.

This RFI does not extend any rights to prospective vendors or obligate the state to conduct a solicitation or purchase any goods or services.

Confidentiality

Responses to this Request for Information (RFI) are made to the State of Alaska. The State of Alaska is a public agency subject to the Alaska Public Records Act ([AS 40.25](#)). All State of Alaska records are subject to the Alaska Public Records Act. The Alaska Public Records Act is a law that government records are open to public inspection unless information is proprietary or trade secret as defined in the Alaska Uniform Trade Secrets Act ([AS 45.50.910](#)).

Trade secrets and other proprietary data contained in responses may be held confidential if the responder requests in writing that the procurement officer does so, and if the procurement officer agrees, in writing, to do so. The responder's request must clearly identify the information they wish to be held confidential and include a statement that sets out the reasons for confidentiality. Unless the procurement officer agrees in writing to hold the requested information confidential, that information will become open to public inspection.

If you wish to request confidentiality, please provide a copy of your response with proprietary or confidential information removed. Additionally, please provide a statement supporting trade secret and/or proprietary information to justify confidentiality request for determination by the procurement officer.

Procurement Officer contact information:

Interested parties must submit a written response by Tuesday, August 18, 2020 by 3:00pm ADT. Responses must be sent via e-mail to the addresses listed below by the deadline to be considered responsive.

All questions must be directed to the person listed below writing via email to eed.procurement@alaska.gov.

Department of Education and Early Development
c/o Laurel Shoop

Subject: RFI LAM Building Automation System Services Response

Phone: 907-465-8654

Email: eed.procurement@alaska.gov