

**MEMORANDUM TO THE TRUSTEES**

**FROM THE PRESIDENT and CHIEF EXECUTIVE OFFICER**

**SUBJECT: Procurement (Services) Contract –  
St. Lawrence/FDR Power Project –  
Safety Systems Upgrade – Capital Expenditure  
Authorization Request and Contract Award**

**SUMMARY**

The Trustees are requested to authorize capital expenditures in the amount of \$7,103,300 and approve the award of a contract in the amount of \$4,937,712, for up to a three-year period, to Johnson Controls, Inc. (“JCI”) of Amherst, NY, for engineering, procurement, installation, start-up, testing, demolition and commissioning services associated with the Safety Systems Project (“Project”) at the St. Lawrence/FDR Power Plant (“STL”). This Project entails the replacement of the existing safety systems which include the public address, fire alarm and emergency lighting systems, and emergency exit signage in all occupied structures at the Barnhart Island.

**BACKGROUND**

Section 2879 of the Public Authorities Law and the Authority’s Guidelines for Procurement Contracts require the Trustees’ approval for procurement contracts involving services to be rendered for a period in excess of one year. Also, in accordance with the Authority’s Expenditure Authorization Procedures, the award of non-personal services or equipment purchase contracts exceeding \$3 million require the Trustees’ approval.

In 2013, Aon Fire Protection Engineering Corporation (“Aon FPE”) performed an engineering assessment of the existing public address system, fire alarm system, and the exit and emergency lighting systems at STL for compliance with the present code requirements and provided the Authority with recommendations for improvements.

The assessment reported that the existing public address system is not audible in most areas and the system is considered unreliable for notifying building occupants in the event of an emergency. In addition, the control equipment is not able to detect circuit faults, which is a code requirement for systems used for occupant evacuation. The National Fire Protection Association Standard 72 restricts the use of speakers with volume controls that can be manually adjusted by the building’s occupants. The existing public address system will be replaced with new hardware.

The fire alarm systems throughout the facility and surrounding buildings (“Facility”) are required to provide audible alarm notification in the event of a fire. In some areas, the alarm sound levels were found to be below the code-required 15dB above ambient threshold. The Facility does not have a fire alarm system and most building areas do not have code-required visible alarm notification appliances. A full replacement of the fire alarm system would address these issues and meet code compliance.

The majority of the Facility buildings lack code-compliant exit signs and many do not properly identify the exits or the direction to an exit. To address this issue, new LED-type exit signs with integral 90-minute battery backup will replace and expand the existing internally illuminated and self-luminous exit signs.

The Facility's 125 VDC emergency lighting system was tested and found inoperable. Facility personnel subsequently made the necessary repairs, replacing the spent lamps to restore operation to the system. Many buildings at the facility do not contain emergency lighting as required by code. To address these issues, new 120 – 240/277 VAC emergency lighting pack units will be installed throughout the Power Dam Facility and the nine auxiliary buildings.

## EVALUATION

In response to the Authority's request for proposal advertised in the New York State *Contract Reporter* on June 3, 2014 (RFQ No. Q14-5656JT), fifty-seven (57) firms downloaded the bid documents. The following two (2) proposals were received on June 24, 2014:

<u>Company</u>	<u>Evaluated Price</u>
Johnson Controls, Inc. (JCI) (Amherst, NY)	\$4,937,712
S&L Electric (S&L) (Colton, NY)	\$6,368,215

The Authority's Fair Cost Estimate for the project is \$3,625,000.

The proposals were reviewed by an Evaluation Committee consisting of Authority staff. JCI provided the lowest cost and technically acceptable proposal. It included a detailed project execution and resource plan describing JCI's approach for management of the project scope, cost, schedule, safety, quality and a specific identification of the major work tasks to be performed. JCI's proposal meets the criteria as specified in the Authority's construction specification. JCI has also successfully completed several projects for the Authority. JCI took no exceptions to the Authority's technical specifications and commercial terms and conditions.

## FISCAL INFORMATION

Payments associated with this project will be made from the Authority's Capital Fund.

## RECOMMENDATION

The Senior Vice President and Chief Engineer – Operations Support Services, the Acting Vice President – Project Management, the Vice President – Engineering, the Acting Vice President – Procurement, the Project Manager, and the Regional Manager – Northern New York recommend that the Trustees authorize capital expenditures in the amount of \$7,103,300 and the award of a contract in the amount of \$4,937,712 to Johnson Controls, Inc. of Amherst, NY, for the Safety Systems Upgrade at the St. Lawrence/FDR Power Plant.

For the reasons stated, I recommend the approval of the above-requested action by adoption of the resolution below.

Gil C. Quiniones  
President and Chief Executive Officer

**RESOLUTION**

RESOLVED, That pursuant to the Authority’s Expenditure Authorization Procedures, capital expenditures in the amount of \$7,103,300 are hereby authorized for the St. Lawrence/FDR Power Project’s Safety Systems as recommended in the foregoing memorandum of the President and Chief Executive Officer; and be it further.

RESOLVED, That pursuant to the Guidelines for Procurement Contracts adopted by the Authority, approval is hereby granted to approve the award of a contract in the amount of \$4,937,712 to Johnson Controls, Inc. to provide engineering, material, installation, demolition and testing services for the St. Lawrence/FDR Power Project’s Safety Systems, as recommended in the foregoing memorandum of the President and Chief Executive Officer and as set forth below:

**Contractor**

**Contract Approval**

Johnson Controls, Inc.  
(Amherst, NY)  
**(Q14-5656JT)**

\$4,937,712

AND BE IT FURTHER RESOLVED, That the Chairman, the Vice Chair, the President and Chief Executive Officer, the Chief Operating Officer and all other officers of the Authority are, and each of them hereby is, authorized on behalf of the Authority to do any and all things and take any and all actions and execute and deliver any and all agreements, certificates and other documents to effectuate the foregoing resolution, subject to the approval of the form thereof by the Executive Vice President and General Counsel.