



Metropolitan  
Transportation  
Authority

One Gateway Plaza  
Los Angeles, CA  
90012-2952

**SUBJECT: UPGRADE OF GATEWAY BUILDING MANAGEMENT SYSTEM**

**ACTION: AMEND CONTRACT NO. PS016430107**

**RECOMMENDATION**

Authorize the Chief Executive Officer to execute Amendment No. 1 to Contract No. PS016430107 with Yamas Controls Group, Inc. (formerly Invensys Building Systems) to provide upgrades to the Gateway Building Management System for a period through the remaining term of March 2007, in the amount not to exceed \$313,000, increasing the Total Contract Value from \$391,961 to \$704,961.

**RATIONALE**

The Building Management System (BMS) is a proprietary computerized building automation and energy management system that consists of automatic devices and controls for the Gateway Building's heating, ventilation, and air-conditioning units, which consists of the office tower and the child care center. Currently, BMS controls the Gateway Headquarters building and the transit complex, which is comprised of the garage, east portal and transit center. This proprietary system consists of thousands of devices that control the temperature and air flow throughout the building, while also monitoring energy usage.

Yamas specifically developed and installed the BMS for the Gateway Building. Yamas has maintained and upgraded the system since the MTA took building occupancy. Currently, the system has reached its capacity. Based on the requirement to expand the system, MTA staff reviewed the current technology and concluded that upgrading the system, while incorporating the latest web based technology, would extend the life of the system and make it more reliable.

The proposed improvements include upgrading the system to allow MTA staff the ability to troubleshoot the system remotely via a web-based system and reconfiguring the system to separate the transit complex, comprised of the garage, east portal and transit center, from the building controls. An outside property management firm, as part of their property management agreement, maintains the transit complex. The separation of the transit complex controls from the Gateway Headquarters building controls will improve efficiency of system wide data processing and will give the property manager direct control over the transit complex that they maintain. The current computerized system, although Y2K compliant, contains obsolete technology

that will no longer be supported by Yamas. Because the BMS is a Yamas-owned proprietary system, it is necessary that the vendor perform the upgrades to maintain the system to its manufactured level of conformity and integrity.

### **IMPACTS ON OTHER CONTRACTS**

The recommended action will have no impact on any other contract.

### **FINANCIAL IMPACT**

Funding of \$313,000 for this capital upgrade is included in the FY04 budget in cost center 6430, Building Services under project number 200030, General Services Maint/Equip., capital project 3908044, Gateway Headquarters Improvement Projects, and account 53102, acquisition of equipment.

### **ALTERNATIVES CONSIDERED**


- A. Forego obtaining and installing the upgrades. This alternative is not recommended because the system has reached its capacity. If the system is not expanded, various areas of the building will be in violation of the City of Los Angeles Fire Code. More importantly, if the system does not operate properly during an emergency, injuries might occur to MTA staff or visitors.
- B. Replace the existing BMS. This alternative is not recommended because it would cost approximately \$1 million, which is more expensive than upgrading the existing system. By installing the upgrades the life of the BMS is extended an additional 10 years based on industry standards.

### **ATTACHMENT(S)**

#### Procurement Summary

- A. Attachment A, Procurement Summary
- B. Attachment A-1, Procurement History
- C. Attachment A-2, List of subcontractors

Prepared by: Brian Soto, Director, General Services  
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Don Ott  
Executive Officer Administration



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Roger Snoble  
Chief Executive Officer

**BOARD REPORT ATTACHMENT A  
PROCUREMENT SUMMARY  
UPGRADE OF GATEWAY BUILDING MANAGEMENT SYSTEM**

1.	Contract Number: PS016430107		
2.	Recommended Vendor: Yamas Controls Group, Inc. (formerly Invensys)		
3.	Cost/Price Analysis Information:		
	A. Bid/Proposed Price: \$ 313,000	Recommended Price: \$ 313,000	
	B. Details of Significant Variances are in Attachment A-1.D		
4.	Contract Type: Fixed-Price for maintenance support, Time and Material for the as-needed emergency services and unit rate for replacement equipment and parts. The upgrade will be done on a fixed-price basis.		
5.	Procurement Dates:		
	A. Issued: N/A		
	B. Advertised: N/A		
	C. Pre-proposal Conference: N/A		
	D. Proposals Due: N/A		
	E. Pre-Qualification Completed: N/A		
	F. Conflict of Interest Form Submitted to Ethics:		
6.	Small Business Participation:		
	A. Bid/Proposal Goal:  No DBE goal recommended.	Date Small Business Evaluation Completed:  N/A	
	B. Small Business Commitment:  No DBE goal recommended.		
7.	Invitation for Bid/Request for Proposal Data:		
	Notifications Sent:	Bids/Proposals Picked up:	Bids/Proposals Received:
8.	Evaluation Information:		
	A. Bidders/Proposers Names:  Yamas Controls Group, Inc.	Bid/Proposal Amount: \$ 313,000	<u>Best and Final Offer Amount:</u> \$ N/A
	B. Evaluation Methodology: N/A Details are in Attachment A-1.C		
9.	Protest Information: N/A		
	A. Protest Period End Date: N/A		
	B. Protest Receipt Date: N/A		
	C. Disposition of Protest Date: N/A		
10.	Contract Administrator: Ken Takahashi	Telephone Number: 922-1047	
11.	Project Manager: Phyllis Meng	Telephone Number: 922-2375	

**BOARD REPORT ATTACHMENT A-1  
PROCUREMENT HISTORY**

**UPGRADE OF GATEWAY BUILDING MANAGEMENT SYSTEM**

Background on Contractor

Yamas Controls Group Inc., formerly Invensys Building Systems (Invensys), of Anaheim, California, manufactures temperature control products and intelligent automation systems for commercial, industrial, and institutional buildings in North America and around the world. Past and current clients include the Boston Public Schools, Seattle Art Museum, and the County of Riverside. Services provided to date by Yamas and the acquired predecessor companies have been satisfactory.

B. Procurement Background

Siebe Environmental Controls (Siebe) originally installed the Building Management System (BMS) under a contract issued by the Union Station Gateway Corporation. The BMS was maintained by Siebe beginning in September 1995. In 1999, Invensys acquired Siebe, and Invensys continued to provide satisfactory services to the MTA. In February 2002, the MTA Board of Directors awarded a five-year contract to Invensys for maintenance, repair and support services for the BMS. On September 30, 2003 of this year, Yamas Controls Group (Yamas) acquired Invensys.

The Diversity and Economic Opportunity Department (DEOD) did not recommend a Disadvantaged Business Enterprise (DBE) goal for this contract.

C. Evaluation of Proposals

The contract administrator and project manager reviewed the proposal to ensure responsiveness to the MTA's requirements and price reasonableness.

D. Cost/Price Analysis Explanation of Variances

The recommended price has been determined to be fair and reasonable based upon cost analysis performed by the contract administrator and technical evaluation performed by the project manager. The proposed pricing is based on a 50-percentage discount off Yamas' catalog pricing for equipment and parts and an economic adjustment of labor rates pursuant to the terms of the original contract.

**BOARD REPORT ATTACHMENT A-2**

**UPGRADE OF GATEWAY BUILDING MANAGEMENT SYSTEM**

**LIST OF SUBCONTRACTORS**

**Prime Contractor – Yamas Controls Group, Inc.**

**Subcontractor: None**

**Total Commitment: None Recommended**