

**PROCUREMENT SUMMARY
GATEWAY BUILDING MANAGEMENT SYSTEM
GATEWAY LIGHTING RETROFIT PROJECT**

1.	Contract No.: PS07643022		
2.	Contractor: Control Technologies		
3.	Mod. Work Description: Increase Contract Modification Authority		
4.	Work Description: Gateway Building Management System		
5.	The following data is current as of :	March 10, 2015	
6.	Contract Completion Status:		
	Bids Opened:	N/A	Financial Status:
	Contract Awarded:	2/22/07	Contract Award Amount: \$640,000.00
	NTP:	N/A	Total of Modifications approved: \$1,389,345.00
	Orig. Complete Date:	2/21/17	Pending Modifications (including this action): \$1,000,000.00
	Current Est. Complete Date:	2/21/17	Current Contract Value (with this action): \$3,029,345.00
7.	Contract Administrator: Kenneth Takahashi		Telephone Number: (213) 922-1047
8.	Project Manager: John Flores		Telephone Number: (213) 922-7770

A. Procurement Background

In February 2007, sole source Contract No. PS07643022 was awarded to Yamas Controls Southern California, Inc. for a term of ten years, in the amount of \$640,000, for maintenance of the Gateway Building Management System. In January 2008, Yamas Controls Southern California, Inc. was acquired by Control Technologies.

Attachment B shows that four modifications have been issued to date to add work.

B. Cost/Price Analysis

The recommended price of any future changes will be determined to be fair and reasonable based upon cost analysis, technical evaluation, fact finding, and negotiations.

C. Small Business Participation

At the time of contract award, in February 2007, the Diversity and Economic Opportunity Department did not establish a Small Business Enterprise (SBE) goal for this procurement, as the Control Technologies System is proprietary. However, for this contract modification, there will be limited opportunities for supply equipment, contingent upon the equipment not voiding proprietary electrical warranties associated with the Gateway lighting work. Control Technologies made a 5% SBE commitment.

Small Business Goal	N/A	Small Business Commitment	5% SBE
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	SBE Subcontractor	% Commitment
1.	Global Electric	5%
	TOTAL	5%

ATTACHMENT B

**CONTRACT MODIFICATION/CHANGE ORDER LOG
GATEWAY BUILDING MANAGEMENT SYSTEM**

GATEWAY LIGHTING RETROFIT PROJECT

Mod no.	Description	Status	Cost
1	Add Trend Log	Approved	\$6,000.00
2	Equipment Upgrades	Approved by Board	\$1,153,845.00
3	Additional Contract Authority	Approved	\$94,000.00
4	Additional Contract Authority	Approved by Board	\$135,500.00
5	Increase Contract Modification Authority	Pending	\$1,000,000.00
Subtotal – Approved Modifications			\$1,389,345.00
Subtotal – Pending Changes/Modifications			\$1,000,000.00
Subtotal Totals: Mods. + Pending Changes/Modifications			\$2,389,345.00
Previously Authorized CMA			\$100,000.00
CMA Necessary to Execute Pending Changes/Mods + Possible Claims			\$1,000,000.00
Total CMA including this Action			\$1,100,000.00
CMA Remaining for Future Changes/Mods after this Action			\$1,000,000.00

ATTACHMENT C

Gateway Lighting Retrofit Project - Cost-Benefit Analysis for 5,000 2x4 Fixtures

Cost of Fixtures & Installation	Return on Investment (years)	Location / Area		Existing Conditions	Conditions After Retrofits	Projected Annual Savings
\$1,044,808.20	4.276	Gateway Office Spaces (2) T8, low watt	Energy Usage (kWh)	3,248,708	1,399,833	1,848,875
			Operating Costs	\$448,438.05	\$204,090.30	\$244,347.75
			GHGe (metric tons)	1,814.87	782.01	1,032.86
\$1,426,426.20	4.873	Gateway Office Spaces Volumetric LED	Energy Usage (kWh)	3,248,708	990,845	2,257,862
			Operating Costs	\$448,438.05	\$155,711.24	\$292,726.80
			GHGe (metric tons)	1,814.87	553.53	1,261.34

Energy and Operational Cost Savings Over the Operational Life

Year	Energy Cost (per kWh)	Existing	Option A - (2) T8, low watt		Option B - Volumetric LED	
			Cost	Savings	Cost	Savings
2015	\$0.125	\$448,438	\$204,090	\$244,348	\$155,711	\$292,727
2016	\$0.132	\$470,952	\$213,845	\$257,106	\$162,672	\$308,279
2017	\$0.139	\$494,691	\$224,129	\$270,562	\$170,008	\$324,684
2018	\$0.140	\$499,419	\$226,220	\$273,199	\$171,544	\$327,875
2019	\$0.142	\$504,192	\$228,331	\$275,861	\$173,095	\$331,097
2020	\$0.143	\$509,010	\$230,462	\$278,548	\$174,659	\$334,351
2021	\$0.145	\$513,874	\$232,612	\$281,262	\$176,237	\$337,637
2022	\$0.146	\$518,785	\$234,782	\$284,003	\$177,830	\$340,955
2023	\$0.147	\$523,743	\$236,973	\$286,770	\$179,437	\$344,306
2024	\$0.149	\$528,748	\$239,184	\$289,564	\$181,058	\$347,690
2025	\$0.150	\$533,801	\$241,415	\$292,386	\$182,694	\$351,107
2026	\$0.152	\$538,902	\$243,668	\$295,235	\$184,344	\$354,558
2027	\$0.153	\$544,053	\$245,941	\$298,111	\$186,010	\$358,043
2028	\$0.155	\$549,252	\$248,236	\$301,016	\$187,690	\$361,562
2029	\$0.157	\$554,502	\$250,552	\$303,949	\$189,386	\$365,116
2030	\$0.158	\$559,802	\$252,890	\$306,911	\$191,097	\$368,705
2031	\$0.160	\$565,152	\$255,250	\$309,902	\$192,824	\$372,329
2032	\$0.161	\$570,555	\$257,632	\$312,922	\$194,566	\$375,988
2033	\$0.163	\$576,008	\$260,037	\$315,972	\$196,324	\$379,684
2034	\$0.165	\$581,515	\$262,464	\$319,051	\$198,098	\$383,416
2035	\$0.166	\$587,074	\$264,913	\$322,161	\$199,889	\$387,185
2036	\$0.168	\$592,687	\$267,386	\$325,301	\$201,695	\$390,991
2037	\$0.169	\$598,353	\$269,882	\$328,471	\$203,518	\$394,835
2038	\$0.171	\$604,074	\$272,402	\$331,673	\$205,358	\$398,717
2039	\$0.173	\$609,851	\$274,945	\$334,906	\$207,214	\$402,636
2040	\$0.175	\$615,683	\$277,512	\$338,171	\$209,088	\$406,595
TOTAL		\$14,193,116	\$6,415,756	\$7,777,360	\$4,852,047	\$9,341,069

Installation, Annual Lamp Replacement and Annual Maintenance Costs

	Total Existing	(2) T8, low watt usage	(2) T8, low watt savings	Volumetric LED usage	Volumetric LED savings
Fixtures/Installation	\$0	\$1,044,808		\$1,426,426	
Lamps/Maintenance	\$43,011.74	\$29,396.55	\$13,615.20	\$32,057.54	\$10,954.21
TOTAL	\$43,012	\$1,074,205		\$1,458,484	
Power Usage (kWh/yr)	Existing Lighting (kWh)	Consumption (kWh)	Savings (kWh)	Consumption (kWh)	Savings (kWh)
	3,248,708	1,399,833	1,848,875	990,845	2,257,862