Kenai Peninsula Borough
Maintenance Department

MEMORANDUM

TO: Brent Johnson, Assembly President
Members, Kenai Peninsula Borough Assembly

THRU: Peter A. Micciche, Mayor *PAM*
John Hedges, Purchasing & Contracting Director *JH*
Brandi Harbaugh, Finance Director *BH*

FROM: Tom Nelson, Maintenance Director *TN*

DATE: May 25, 2023

RE: Resolution 2023-045, Authorizing a Standardization Policy for the Use of Siemens Control Systems in All Borough-Owned Facilities (Mayor)

The Borough currently utilizes and maintains a variety of building automation and facility control systems, many of which have exceed their useful life. In addition, many of these outdated systems are no longer compatible with current server software and security requirements.

As Borough facilities age, there is a growing need for modern control systems that provide for trending control points to allow for increased efficiency, effective service, diagnostics, and automatic notifications to alert personnel when systems fail to meet set parameters. The Borough currently has 127 Siemens systems installed across 34 facilities, comprised of HVAC/Building Automation Systems, air purification systems, and water quality systems. Once installed, facility automation systems often require a commitment for the life cycle of that facility.

Standardization on the use of Siemens Controls will improve network security and efficiency, simplify the development of in-house expertise, reduce warehouse material stocking needs, standardize practices between facilities, and allow for more effective maintenance and monitoring of the facilities themselves.

KPB 5.28.280 allows for an Assembly approved standardization policy under such conditions.

Siemens offers competitive procurement for their parts and services through multiple cooperative purchasing organizations that are utilized by the Borough on a regular basis.

In consideration of these benefits, it is in the best interest of the Borough to establish a policy that standardizes the use of Siemens control systems when it is determined by the Administration that other options are not practical or consistent with previously established practices.

Your consideration is appreciated.