



VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: MAY 10, 2022

AGENDA ITEM SECTION: DISCUSSION AND RESOLUTION ITEMS

AGENDA ITEM NO. : 10

AGENDA ITEM:

DISCUSSION: DF LIBRARY HVAC SOFTWARE UPDATE

RESOLUTION: CONSIDER A RESOLUTION TO AUTHORIZE THE DF LIBRARY HVAC SOFTWARE UPDATE

ITEM BACKUP DOCUMENTATION:

1. MEMORANDUM DATED MARCH 23, 2022 FROM EDWARD CANORA/INTERIM LIBRARY DIRECTOR TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES
2. LEGISLATIVE AID GRANT APPLICATION
3. PROPOSAL FROM GREGORY DiNOME OF EMPOWERED BUILDINGS, BRONXVILLE, NY
4. DRAFT RESOLUTION



Dobbs Ferry Public Library

55 Main Street, Dobbs Ferry, NY 10522

(914) 693-6614

www.dobbsferrylibrary.org

MEMORANDUM

TO: Mayor Rossillo & Board of Trustees
FROM: Ned Canora, Interim Library Director
DATE: March 23, 2022
RE: HVAC Computer Controller Update

The Dobbs Ferry Public Library's HVAC system is controlled by custom-designed software that was created around 2013 by Gregory DiNome, using Microsoft's Internet Explorer browser and Flash animations, both of which are no longer in use. Last fall we were informed that Assemblyman Abinanti's office was interested in awarding legislative aid to libraries for projects that would benefit the community. Elizabeth Hobson submitted a request for funding to update this controller system, as the library is used as a community heating and cooling center and this will help to ensure our system is running optimally.

We received \$13,000 in January for this aid from the State Legislature, via WLS. Because this project involves a custom-designed system we reached out to the designer for a quote on this upgrade project, which includes both software design and hardware updates. While there are other hardware distributors outside the NY Metro area, the proposed vendor, Empowered Buildings, is the original software designer and we feel it is best to use him as he built the original system.

This upgrade will not affect or improve the mechanical system at this time, it is only for the controls used to set temperatures and fan speeds throughout the year. It also includes a notification system that will tell us when system parts have failed, which will allow us to respond to HVAC problems as soon as they happen. Note that parts of this proposal include annual maintenance, which should be included in next year's Contractual Expense budget.

I recommend using Gregory DiNome, of Empowered Buildings of New York, NY to complete this HVAC controller system update, which includes:

Updated Web Server Based BMS Front End:	\$ 6,975.00
Upgraded Operator/Service Display:	1,175.00
Cellular Modem Install:	395.00
Bundled Software Maintenance Agreement (annual):	1,675.00
Hardware Service Agreement (annual):	<u>2,840.00</u>
Total Recommended Services:	\$13,060.00

Legislative Grant Application

Dobbs Ferry Public Library
55 Main Street
Dobbs Ferry, NY 10522
914-693-6614
ID: 13-6007289

Project Director: Elizabeth Hobson (Library Director)
ehobson@wlsmail.org
914-231-3051

Grant Description:

The Dobbs Ferry Public Library sits right in the heart of the village of Dobbs Ferry. The library building is located within an identified Low/Moderate Income Block Group, Tract 104, BB3, and also serves Tract 104, BG1. As such, we are perfectly placed to provide services not only to the entirety of the village of Dobbs Ferry, but especially to those portions of our population with less resources available to them.

Wireless Internet Upgrade: \$7,000

We are very well-placed to be able to provide wireless internet services to low income residents who need assistance to breach the digital access divide. Our grant request would allow us to provide improved wireless access both inside the library building and also outside via our plaza when the library building is closed on evenings and Sundays (in the summer). Our Friends of the Library group recently purchased 10 Wi-fi hotspots that are now circulating to our patrons and the wireless upgrade will benefit those families who don't currently have access in their homes. Grant request includes costs of cabling, labor to configure wi-fi service, content filter/router, switch and access points (6 total - 3 are new additions)

HVAC Controller Software Upgrade: \$13,000

The Dobbs Ferry Public Library is one of only two respite centers in the village for residents who need a place to go on extremely hot or cold days. Our HVAC control system is approximately 10 years old and was designed to operate via the Microsoft Explorer web browser, which has been discontinued and is no longer supported by Microsoft. This system upgrade will allow our system to provide our residents with a comfortable respite location this summer and in years to come.

Elizabeth A. Hobson, Director
Pronouns: She/Her/Hers
Dobbs Ferry Public Library
55 Main Street,
Dobbs Ferry, NY 10522
(914) 693-6614
ehobson@wlsmail.org
www.dobbsferrylibrary.org



Empowered Buildings

PROPOSAL

To: Edward Canora
Dobbs Ferry Library

Date: January 31, 2022

Re: BMS Upgrade/Enhancements

Dear Sir,

We are pleased to offer the following proposal as per your request and based on the site survey performed on January 25, 2022.

ITEM 1: UPDATE WEB SERVER BASED BMS FRONT END:

We propose to provide updated BMS hardware which includes a web server to host system graphics. This will allow local and remote access to mechanical systems from **any web browser** with access the to BMS **without the need for licensed software**.

The Front End and remote monitoring system will be based on the BTL listed BACnet products manufactured by **Reliable Controls** and shall include the following:

- (1) **MachProWeb (MPWC)**, BACnet/IP Web server/controller
- Hardware installation and configuration
- Import all existing system graphics onto new hardware server for local web browser access
- Upgrade graphic animations from obsolete Flash to HTML format.
- Local alerts to browser graphic screens for off-normal conditions of monitored points
- Remote Web browser access if Internet access is provided.
- Email alerts if Internet access is provided with customer or optional EBC provided mail server
- Training up to 4 hours

The MPW will replace the existing Reliable Controls MachProWebCom and will be mounted in the existing control cabinet. All existing wiring will be reused.

All existing system background graphics will be reused. These graphics contain Flash animations which are no longer supported by many web browsers including Google Chrome. In order to make the information provided by these animations available to the web user, we will upgrade the existing flash animations to html animations.

ITEM 1: UPDATED WEB SERVER BASED BMS FRONT END:

\$ 6,975.00

ITEM 2: UPDATED OPERATOR/SERVICE DISPLAY:

We propose replace the existing MachStat in the mechanical room control panel with a modern MachProView Touchscreen Operator Display device. This device will allow enhanced local access to the system status, setpoints, alarm condition and trend logs for a service technician in the mechanical room.

ITEM 2: UPGRADED OPERATOR/SERVICE DISPLAY: **\$ 1,175.00**

ITEM 3: DEDICATED INTERNET MAINTANANCE AGREEMENT:

In order to make the BMS accessible to any workstation inside or outside the facility, Internet service is required. This accessibility also allows EBC to fully service the BMS both locally and remotely

Where it is difficult for a customer to provide dedicated remote Internet access or has restrictive network policies, EBC will provide, install, and maintain dedicated cellular Internet service to support the remote access portal, customized email alerting, dedicated mail server. All controllers are then available to EBC for prompt remote service, database maintenance and firmware updates. An annual charge will apply.

ITEM 3: CELLULAR MODEM INSTALL (One time): **\$ 395.00**

CELLULAR INTERNET SERVICE (Annual): **\$ 425.00/year**

ITEM 4: ALERTS/MAIL SERVER, MOBILE MAINTANANCE:

We propose to set up email alerts and to provide and maintain a mail server for remote email alerting for all off-normal conditions or events of the existing and available BACnet objects.

Included is a mobile app with an easy-to-use page for each zone of the system.

ITEM 4: ALERTS/MAIL SERVER MAINTANANCE (Annual): **\$ 275.00/year**

ITEM 5: BUNDLED SOFTWARE MAINTANANCE AGREEMENT:

EBC will supply dedicated Cellular Internet service, cloud-based software portal and mobile app and email mail server for full remote access features, with data archiving, and email alerting.

Data is maintained indefinitely for as long as the software subscription is active. Archived data may be used to develop an energy load profile of the building, to predict future consumption and savings potential, for municipal reporting requirements and to investigate and troubleshoot problems.

ITEM 5: BUNDLED SOFTWARE MAINTANANCE AGREEMENT (annual): **\$ 1,675.00/year**

NOTE: If ITEM 5 is selected, ITEMS 3 and 4 are included at no additional annual charge.

One-time ITEM 3 hardware charge still applies

ITEM 6: HARDWARE SERVICE AGREEMENT (optional)

EBC will provide twice annual site visits to test and maintain the hardware. All available firmware updates will be applied. Any hardware issues will be repaired and/or brought to the customer's attention and solutions offered. Material costs are extra.

Three service tiers are available, Tier 1, 2, 3, with the preventative service and pre-paid emergency service hours increasing with the Tier number. All tiers include discounted service rates for hours exceeding the service agreement. Service Agreement Details and Tier 2, 3 level pricing available on request.

A hardware service agreement requires the customer to maintain internet service to the BMS, either customer provided or EBC provided as described in ITEM 3 OR ITEM 5.

ITEM 6: HARDWARE SERVICE AGREEMENT, TIER 1 (annual): **\$ 2,840.00/year**

NOTE 1: **All Reliable Controls hardware is covered by a FIVE (5) YEAR WARRANTY.**
 Material provided by all other vendors are covered by their standard warranties
 All labor and services provided by EBC are covered by a ONE (1) YEAR WARRANTY

NOTE 2: **If dedicated cellular service (ITEM 3) is not accepted,** Empowered Building Controls will require the cooperation of the customer's IT department to connect/integrate any new software or hardware into the existing BMS LAN, to configure the LAN for full software access to controllers and to maintain that connection.

NOTE 3: **Standard COVID Protocols will be observed. Site-specific protocols that may be required in addition to masks and social distancing are not included.**

EXCLUDED from this proposal:

- Overtime Labor not included
- Union and Prevailing Wage labor not included
- Computer workstation hardware or operating system hardware
- Computer server hardware or operating system software or SQL server
- Internet service, router connections or configuration if not provided by EBC is by others
- Fire alarm interlocks, controls or wiring by others
- Bonding, Consequential or Liquidated damages not included
- Any feature or product not specifically described in this proposal is excluded
- Permits not included
- Sales tax not included

Thank you for the opportunity to quote this work. If you have any questions, please contact me at your convenience.

Sincerely,
Empowered Building Controls





This proposal can be accepted only on the condition of the absence of any terms and conditions in any purchase order or any other document of the buyers that are in addition to or different from this proposal.

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES
APPROVING THE AWARD OF THE DOBBS FERRY PUBLIC LIBRARY'S
HVAC COMPUTER CONTROLLER UPGRADE PROJECT TO
EMPOWERED BUILDINGS**

Whereas, the Dobbs Ferry Public Library's HVAC computer control system is a proprietary system that was designed specifically for this location, is approximately 10 years old, and uses outdated technology; and

Whereas, Greg DiNome of Empowered Buildings, Bronxville, NY, is the original computer software designer and has complete knowledge of the system and hardware required, and knows what is required to update the system using current technology standards; and

Whereas, the Library is used as a village heating and cooling center and as such needs to have a working HVAC system at all times and the current system was designed using discontinued Microsoft Internet Explorer browser and Flash animation, and requires updating to work to its best capacity; and

Whereas, this project is fully funded by a New York State Legislative Aid Grant received by the Dobbs Ferry Public Library on January 3, 2022.

Now, Therefore, Be It

Resolved, the Board of Trustees of the Village of Dobbs Ferry awards the project to upgrade the existing HVAC Computer Control System for a proposed amount of \$13,060.00 to Empowered Buildings of Bronxville, NY.