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To: The Board of Education and Dr. Patrick Broncato, Superintendent  
From: Curt Saindon, Assistant Superintendent for Business Services/CSBO  
Kyle Hansen, Director of Buildings and Grounds  
Date: April 17, 2026  
Subject: JJH/Murphy Energy Management Systems Conversion Project

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Part of our current Capital Improvement Plan includes Energy Management System (EMS) Upgrades at JJH and Murphy, estimated to cost about \$175,000. We currently have an older, somewhat outdated EMS package at those two schools (provided by Allerton and serviced/managed by ITC) that will no longer be supported by Allerton after this year. They wanted us to upgrade to the newer version of Allerton (for about \$75K), and we used this as an opportunity to look at transitioning these two schools to our current version of the Tridium EMS software package that we are currently using at our other five schools (serviced/managed by IBS). That way, we would have all schools on the same EMS system and could more easily and remotely monitor, manage and adjust the schools' HVAC systems, as needed. We were also looking at the possibility of adding DAC onto our EMS platform/network, as we are currently standalone here at DAC (ie, we don't have an EMS package here), and we cannot remotely monitor or manage DAC's HVAC system. In considering a transition to Tridium (there are many advantages to using Tridium over Allerton), we found that we could use most of the existing hardware and equipment already in place, saving us significant money during the transition and simplifying the conversion process. Additionally, both ITC and IBS are approved Tridium service providers, so we can obtain competitive price quotes from both vendors (both are good and reliable) as part of our review.

We developed a general project scope and we looked into having this project bid out and managed by Performance Services Inc. (PSI) this summer as part of our ongoing summer work. They came back with a cost of approximately \$150,000, including potentially installing an EMS platform here at DAC and purchasing additional equipment, such as individual room thermostats. We felt this cost estimate was high, given what we had learned from ITC and IBS, so we decided to decline the offer and go directly to ITC and IBS to obtain price quotes. Since IBS has currently designed, installed, and programmed the Tridium systems at our five existing schools, we would like to use them if possible, but we wanted to get a competitive price quote



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from ITC to ensure we are getting a good price. ITC is also a good vendor, but every servicing company sets up its graphics and protocols a little differently, and it would be better/easier to have all seven schools (and potentially DAC down the road) with the same EMS service provider. That way, we would have one company to go to if we had a problem, needed some work done and wanted to maintain a unified set of protocols and graphics. This would be much easier for Grant and Kyle to manage going forward.

As you can see from the attached information, IBS came in at \$34,890 (not including new/additional equipment and thermostats that we might want to purchase and install at JJH) and ITC came in at \$33,400 for the same scope of work. Given that there is only a slight one-time cost difference (\$1,490), we would like to go with IBS to maintain consistency in our EMS programming, graphics and support system throughout all seven of our schools. As this is a professional services project and a technology project, it is exempt from sealed bidding and we don't have to strictly go with the lowest responsible bidder. As we have the flexibility to select the proposal that is best for us, and for operational and efficiency sake, it makes sense to use one service provider (IBS in this case) for our EMS needs. We would like to recommend IBS for this contract at the May Board Meeting. If all goes well with this conversion (probably in the late summer and early fall as we phase out of air conditioning season and phase into heating season) we would then potentially look to bring DAC onto the Tridium platform sometime next year. This would allow for complete monitoring and management of all our buildings and we would/could realize maximum cost savings through the efficient use of our HVAC systems. The cost is well below the initial estimate, and even with additional equipment for JJH and the potential conversion of DAC to the platform down the road, we think that the total costs for this project will not exceed \$100K when all is said and done. Right now, we are just asking for the first phase of work to be completed (to convert JJH and MU to the Tridium EMS platform with the help of IBS). As always, I am happy to discuss this project in more detail and/or provide additional information, as needed.