

**Lee County Board Of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20060203

1. ACTION REQUESTED/PURPOSE: Approve waiving of the formal bid process for BW-06-02 BAS CONTROLS @ THE LEE COUNTY JUSTICE CENTER COMPLEX to Boyd Brothers, due to the proprietary HVAC, lighting, and security Controls equipment already installed in the existing structure, at an estimated annual expenditure of \$260,000.00, for the remaining fiscal year September 30, 2006 and \$150,000.00/annually for the next five (5) years beyond 2006.

2. WHAT ACTION ACCOMPLISHES: By utilizing only the Automated Logic brand of controls and equipment throughout the existing and growing project, Facilities Management will be able to monitor and adjust HVAC, lighting and security points with one consistent system throughout the complex. This will eliminate the need to train the Building Automation Staff on different software and hardware as well as allow us to stock only parts for this project line.

3. MANAGEMENT RECOMMENDATION: Staff Recommends Approval

4. Departmental Category: 2. **C2C** **5. Meeting Date:** **03-14-2006**

6. Agenda: <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	7. Requirement/Purpose: (specify)		8. Request Initiated:	
	Statute		Commissioner	
	Ordinance		Department <u>Construction & Design</u>	
	<input checked="" type="checkbox"/> Admin. Code	<u>AC-4-4</u>	Division <u>Facilities Mgmt</u>	
	Other		By: <u>Rich Beck, Director</u> <i>[Signature]</i>	

9. Background:
Facilities Management submitted a request to Contracts Management to waive the formal bid process for the BAS Controls at the Lee County Justice Center Complex.

At the present time the existing Justice Center structure contains two competing brands of controls. One is out dated using manually pneumatic controls to operate valves and actuators. Facilities Management has been switching to a more reliable computer monitored digital system throughout the County in all buildings we own. This allows the BAS shop to centrally monitor all the buildings from one location 24/7 conserving energy by alerting staff to out of specification temperatures and lighting/security issues. The system selected as best fitting our needs was Automated Logic, this is a proprietary system where only company licensed sub-contractors may work on installing or repairs. In our geographic area only Boyd Brothers is so licensed. The next available contractor is located in Tampa and would need to travel that distance to help correct problems as they occur. For this reason we feel a sole source to Boyd Brothers for the Justice Center Complex is justified.

Funds are available in account #s 20871230100.506540 and 20868130100.506540.
Additional funding will be requested in future years to cover the costs for each of the next five years.

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
					Analyst	Risk	Grants	Mgr.	
<i>[Signature]</i>	<i>[Signature]</i>	NA	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

RECEIVED BY
COUNTY ADMIN
2-21-06
445
COUNTY ADMIN
FORWARDED TO
2/23/06
JHVV

Rec. by CoAtty
Date: 2/21/06
Time: 4:15pm
Forwarded To:

Logan, Cindy S.

Prepare Blue Sheet

From: Richard Beck [RBECK@leegov.com]
Sent: Thursday, January 12, 2006 1:48 PM
To: Logan, Cindy S.
Cc: Dano, Marco ; Stott, Patrick T.
Subject: Justification for the use of Boyd Brothers exclusively at the Justice Center

Cindy, Facilities Management uses Boyd Brothers for all HVAC Controls work in the Justice for the following reasons.

First the building is extremely large and complex encompassing several city blocks. Boyd Brothers has in depth knowledge of the systems and locations of critical components throughout the structure. To utilize another vendor would require an extensive learning curve of the building, locations and specific installed components. The County would pay for this time. Secondly, Facilities Management would need to supply one and possibly two full time BAS technicians to the new vendor to give them tours of the building and probably accompany them to ensure that the proper component was being worked on.

Third, we are attempting to standardize equipment to make it easier to train new BAS and HVAC technicians on as few manufacturers types of equipment as possible. Boyd Brothers is licensed to use Automated Logic, they are the only vendor south of Tampa so licensed.

Fourth, standardizing controls and equipment allows us to more quickly serve our customers and correct problems in the building. I need not emphasize the safety concerns faced by Corrections Officers, Judges and other people when the temperature in the building is not maintained at comfortable level.

For these reasons, Boyd Brothers is the only vendor I can use in this building.

Thanks, Rich