

# SOLE SOURCE CERTIFICATION

VENDOR NAME: Brooks Building Solutions

COMMODITY: (General Description): Mechanical Systems and Alerton Building Automation System

INITIAL ALL ENTRIES BELOW THAT APPLY TO THE PROPOSED PURCHASE. ATTACH ADDITIONAL DATA OR SUPPORT DOCUMENTATION IF NECESSARY (MORE THAN ONE ENTRY WILL APPLY TO MOST SOLE SOURCE PRODUCTS OR SERVICES).

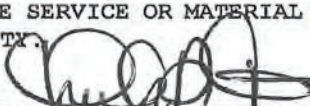
## SOLE SOURCE CERTIFICATION:

1.   x   PARTS/EQUIPMENT CAN ONLY BE OBTAINED FROM ORIGINAL MANUFACTURER - NOT AVAILABLE THROUGH DISTRIBUTORS. (ITEMS 3,4,5, OR 6 MUST ALSO BE COMPLETED)
2.   x   ONLY AUTHORIZED AREA DISTRIBUTOR OF THE ORIGINAL MANUFACTURER. (ITEMS 3,4,5, OR 6 MUST ALSO BE COMPLETED)
3.   x   PROPRIETARY ITEM/SERVICE (EXPLAIN BELOW)
4.   x   PARTS/EQUIPMENT NOT INTERCHANGEABLE WITH SIMILAR PARTS OF ANOTHER MANUFACTURER (EXPLAIN BELOW)
5.   x   THIS IS THE ONLY KNOWN ITEM/SOURCE THAT WILL MEET THE SPECIALIZED NEEDS OF THIS DEPARTMENT OR PERFORM THE INTENDED FUNCTION. (EXPLAIN BELOW)
6.   x   PARTS/EQUIPMENT ARE REQUIRED FROM THIS VENDOR TO PROVIDE STANDARDIZATION (EXPLAIN BELOW)

## COMMENTS/EXPLANATIONS: (USE REVERSE SIDE IF NECESSARY)

- Parts and equipment are not exchangeable with other manufacturer, and only from product distributor.
- North Florida Products and Sole Source provider for Alerton Controls, Daikin McQuay Products.
- Only authorized trained factory service technicians.
- Parts are not interchangeable with other manufacturer and will void warranty on the new HVAC equipment.
- Daikin McQuay, Alerton BMS systems are under factory warranty, any aftermarket part will void warranty or malfunction system.
- Alerton is the standardized BMS system on over 15 Alachua County Buildings.

THE BASIS OF THE FOREGOING, I RECOMMEND THAT COMPETITIVE PROCUREMENT BE WAIVED AND THAT THE SERVICE OR MATERIAL ON THE ATTACHED REQUISITION BE PURCHASED AS A SOLE SOURCE COMMODITY.

SIGNED:  9/30/20 DEPT/DIV: FACILITIES

DEPARTMENT DIRECTOR

APPROVED: Larry M. Sapp DATE: 10/01/2020

PROCUREMENT MANAGER

APPROVED: Tommy Crosby DATE: \_\_\_\_\_

ASSISTANT COUNTY MANAGER BUDGET & FISCAL SERVICES

\*\*PURCHASE OVER \$50,000

APPROVED:  DATE: 12/9/2020

CHAIRMAN OF THE BOARD

Ken Cornell



September 22, 2020

Alachua County Board of County Commissioners

To Whom It May Concern:

This letter will serve to confirm the current status of Alerton's Dealer coverage in your area. Alerton control systems are only available through approved Alerton dealers. Brooks Building Solutions is the exclusive Alerton dealer serving northern Florida and is the only company authorized to sell, install and service Alerton systems in these markets. Additionally, customer service, training, and warranty service for Alerton Systems is only available through approved Alerton Dealers. Brooks has Alerton factory-trained personnel on staff, and has access to proprietary products and information that are part of the Alerton Building Management System.

Brooks has the management, financial and technical resources necessary to install and provide exceptional service for the customers that they serve. During their years as an Alerton dealer, Brooks has demonstrated a consistent pattern of exceptional performance, professionalism, and customer satisfaction. Brooks has successfully completed the certified factory-training classes provided for the Alerton systems.

Thank you for your interest in Alerton and Brooks Building Solutions. We appreciate the opportunity to serve the needs of your facilities. It is our goal to help you to achieve the performance goals for your facilities and to maintain your system at the highest standards. Please let me know if you have any additional questions. I can be reached at (615) 495-1048 or [denis.riordan@alerton.com](mailto:denis.riordan@alerton.com).

Sincerely,

A handwritten signature in black ink, appearing to read "D. M. Riordan".

Denis M. Riordan  
Regional Manager  
Alerton

16201 25th Avenue W Lynnwood, WA 98087	<a href="http://www.alerton.com">www.alerton.com</a>
Phone: (425) 921-4900 Toll Free: (855) 410-7938	Fax: (425) 921-4872





Alachua County Board of County Commissioners Procurement Division  
12 SE 1<sup>st</sup> Street, 3<sup>rd</sup> Floor, Gainesville, FL 32601  
Phone-(352) 374-5202

**Intended Sole Source Purchase**  
**Brooks Air Systems, Mechanical Systems and Alerton Building Automation System**

**Date Posted:** 9/30/2020 to 10/9/2020

**Contact:** Markisha Boykin, Procurement Agent  
Alachua County Procurement Division  
12 SE 1<sup>st</sup> Street, 3<sup>rd</sup> Floor  
Gainesville, FL 32601  
352-384-3092  
[mboykin@alachuacounty.us](mailto:mboykin@alachuacounty.us)

The description of services intended for purchase from a sole source is posted in accordance with section 287.057(3)(c), Florida Statutes and will be posted for a minimum of 7 business days.

**Commodity or Service Required:**

**Brooks Air Systems, Mechanical Systems and Alerton Building Automation System**

**Description:**

Alachua County Facilities Management is seeking to execute a sole source for **Mechanical Systems and Alerton Building Automation System HVAC Services** from **Brooks Air Systems**.

**Intended Sole Source:**

**Brooks Air System**

**Justification for Sole Source Acquisition:**

**Brooks Air System** is the only authorized trained factory service technician in the area. Parts and equipment are not exchangeable with other manufacturer, and only from product distributor. North Florida products and Sole Source for Alerton Controls, Daikin McQuay Products. Parts are not interchangeable with other manufacturer and will void warranty on the new HVAC equipment. Daikin McQuay, Alerton BMS systems are under factor warranty, any aftermarket part will void warranty or malfunction system. Alerton is that standardized BMS system on over 15 Alachua County Buildings.

**Recommended Procurement Approach:**

For the reason stated above, Alachua County Procurement Division intends to utilize the Sole Source Procurement method to contract with **Brooks Air System**. for supplying the above.

## Intended Sole Source Purchase Brooks Air Systems, Mechanical Systems and Alerton Building Automation System

Upcoming

You are able to broadcast this entry until 09/30/2020 6:00 PM Eastern. You can close entry to your bid within 20 minutes, 24 hours, 48 hours, 7 days, 14 days, 30 days, 60 days, 90 days, 180 days, 360 days, or 730 days. You can also close entry to your bid at any time.

... 0 ...

Planholders Broadcasted to Supplemental Suppliers Watchers Post Bid Viewers

### Bid Details

Agency Name	Alachua County Procurement
Bid Writer	Markisha Boykin
Bid ID	NSA-2020-9-30-1-0-2021/mb
Bid Type	NSA - Notice of Intent to Award a Sole Source
Broadcast Date	09/30/2020 6:00 PM Eastern
Fiscal Year	2021
Due	10/09/2020 12:00 PM Eastern
Bid Status Text	Intended Sole Source Purchase Brooks Air Systems, Mechanical Systems and Alerton Building Automation System Date Posted: 9/30/2020 to 10/9/2020 Contact: Markisha Boykin, Procurement Agent Alachua County Procurement Division 12 SE 1st Street, 3rd Floor Gainesville, FL 32601 352-384-3092 mboykin@alachuacounty.us The description of services intended for purchase from a sole source is posted in accordance with section 287.057(3)(c), Florida Statutes and will be posted for a minimum of 7 business days. Commodity or Service Required: Brooks Air Systems, Mechanical Systems and Alerton Building Automation System Description: Alachua County Facilities Management is seeking to execute a sole source for Mechanical Systems and Alerton Building Automation System HVAC Services from Brooks Air Systems. Intended Sole Source: Brooks Air System Justification for Sole Source Acquisition: Brooks Air System is the only authorized trained factory service technician in the area. Parts and equipment are not exchangeable with other manufacturer, and only from product distributor. North Florida products and Sole Source for Alerton Controls, Daikin McQuay Products. Parts are not interchangeable with other manufacturer and will void warranty on the new HVAC equipment. Daikin McQuay, Alerton BMS systems are under factor warranty, any aftermarket part will void warranty or malfunction system. Alerton is that standardized BMS system on over 15 Alachua County Buildings. Recommended Procurement Approach: For the reason stated above, Alachua County Procurement Division intends to utilize the Sole Source Procurement method to contract with Brooks Air System. for supplying the above.

### Scope of Work

This is not a Request for Proposals and there is no solicitation available. The proposed contract action is for product or services for which the County intends to negotiate and award with only one source under the authority of and in accor .....

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### Documents

Download all documents

[Brooks Notice of Intent](#)Bid Document /  
Specifications

09/30/2020

Complete

## Distribution Info

Bid Bond	None
Plan (blueprint)	None
eBidding	No
Distributed By	DemandStar
Distribution Method	Download and Mail
Distribution Options	Bid has no blueprints associated with it

## Publications

[View Legal Ad](#)

## Pre-Bid Conference

No Pre-Bid Conference Data Found

## Statistics

Planholders	There are 0 Planholders for this bid.
Filtered	No
Broadcast List	0 Suppliers have been notified
Post-Bid Viewers	There are 0 Post-Bid viewers
Supplemental Suppliers	0 Supplemental Suppliers

## Commodity Code

[\[016-941-55\]](#) HVAC Systems, Power Plant, Maintenance and Repair[\[022-910-17\]](#) Energy Computerized Control System, HVAC, Lighting, Utilities, etc., Installation, Maintenance and Repair Services