



## Legislation Details (With Text)

**File #:** 20-1033      **Version:** 1      **Name:**

**Type:** Consent Item      **Status:** Agenda Ready

**File created:** 11/10/2020      **In control:** Board of County Commissioners

**On agenda:** 12/8/2020      **Final action:**

**Title:** Contractual Services Agreement and Sole Source Form for Brooks Building Solutions, Inc. in the amount of \$286,728.00 for County Buildings HVAC Maintenance

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Contractual Services Agreement No. 11751 with Brooks for County Facilities' HVAC Maintenance - ATF by CAO.pdf, 2. Sole Source Certification - 2020 -Brooks.pdf

Date	Ver.	Action By	Action	Result
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### Agenda Item Name:

Sole Source and Contractual Services Agreement Brooks Building Solutions, Inc. in the amount of \$286,728.00 for County Buildings HVAC Maintenance

### Presenter:

Charlie Jackson 352.374.5229, Larry Sapp 352.374.5202

### Description:

Brooks Building Solutions, Inc. Sole Source and Contractual Services Agreement. This contract is a Full Coverage Maintenance Service Agreement of Mechanical System and Alerton Building Automation System for the Correctional Facility; Full Coverage Maintenance of the Daikin/McQuay at the County Administration Building and Full Coverage Maintenance of all HVAC Control Systems in the Alachua County Administration, Alachua County Jail, CCC, Civil Courthouse, Criminal Justice Center, Josiah T. Walls, State Attorney's, Public Defenders and Sheriff's Headquarters buildings, as well as preventative maintenance at Records Retention.

### Recommended Action:

Approve the Sole Source and Contractual Services Agreement for Brooks Building Solutions, Inc. in the amount of \$286,728.00 to provide Full Maintenance of Alerton EMCS Control Systems; Daikin/McQuay Centrifugal Chiller and Mechanical Systems in various County Buildings for the period of October 1, 2020 through September 30, 2021.

### Prior Board Motions:

On September 13, 2016, the Board approved a new agreement for contractual services with Brooks Building Solutions.

First Amendment approved 1/10/17

Second Amendment approved 9/26/17

Third Amendment approve 9/25/18  
Fourth Amendment approved 9/25/19

**Fiscal Consideration:**

Sufficient funds exist in the General Fund,  
Account 001.19.1912.519.46.80, \$29,784.00  
Account 001.19.1912.712.46.80, \$60,960.00  
Account 001.19.1912.529.46.80 - \$195,984  
Total: \$286,728 annually

**Background:**

On September 13, 2106, the board approved a new agreement for contractual services with Brooks Building Solutions. On January 10, 2017, the Board approved the First Amendment to the agreement adding the Josiah T. Walls Building. The Second Amendment added the "New" Public Defender Building. The Third Amendment extended the term and separated the Facilities Department responsibilities and the Critical Facilities responsibilities by building location. The Fourth Amendment further extended the term, added equipment at the jail that was no longer covered under warranty and addressed the Government Minimum Wage requirements. This agreement is for an additional one-year period.

The General Support Facilities Department and Critical Facilities Department will continue analyzing the contracted maintenance scope of services to determine the amount and level of work that can be performed by trained in-house staff.

Any failure of this equipment due to lack of maintenance could result in shortening the life cycle of the equipment.

The Facilities Department has also implemented quality assurance and quality control (QA/QC) control measures ensuring that the terms in the contract are achieved.

This purchase is exempt from the County's competitive bidding requirements pursuant to Section 22.3-302 (28) of the Alachua County Procurement Code, Sole Source procurements in accordance with the Procurement Procedures Manual. However, since the dollar amount of the purchase exceeds the purchasing authority of the Procurement Manager, this Purchase Order is being submitted for Board consideration and approval.