Legislation Text

File #: 19-0118, **Version:** 1

Agenda Item Name:
Fourth Amendment to the Agreement between Alachua County and Brooks Building Solutions, Inc. to provide Full Maintenance of Building Controls and HVAC Maintenance Services in County Buildings.

Presenter:
Charlie R. Jackson

Description:
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 , Records Retention, Public Defenders and Sheriff's Headquarters buildings.

Recommended Action:
Request Approval of the Fourth Amendment to the Agreement between Alachua County and Brooks Building Solutions, Inc. 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, 2019 through September 30, 2020.

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 approved 9/25/18

Fiscal Consideration:
Facilities Management and Critical Facilities - General Fund

Breakdown per account is as follows:
001.19.1912.519.46.80 - $ 29,784
001.19.1912.712.46.80 - $ 60,960
001.19.1912.529.46.80 - $195,984
Total: $286,728 annually

Background:
On September 13, 2016, 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. This Fourth Amendment further extends the term, adds equipment at the jail that is no longer covered under warranty and addresses the Government Minimum Wage requirements.

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 (QA) quality assurance and quality control measures ensuring that the terms in the contract are achieved.