



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 6/9/2014)

## Board Clerk Use Only

Meeting Date: 12/17/15  
Agenda Item #: R.5  
Est. Start Time: 10:30 am approx  
Date Submitted: 12/2/15

**Agenda Title:** Approval of a Sole Source Procurement Process for Continued Support of Existing Facilities Building Automation Systems

*Note: Title should not be more than 2 lines but be sufficient to describe the action requested.*

**Requested:** December 17, 2015 **Time Needed:** 30 Min.  
**Department:** DCA **Division:** FPM  
**Contact(s):** Eric Winn, FPM Energy and Utility Specialist  
**Phone:** 503-988-7034 **Ext.** 87034 **I/O Address:** 274/Admin  
**Presenter Name(s) & Title(s):** Peggidy Coffman Yates, Strategic Projects Manager  
Brian Smith, Purchasing Manager  
Eric Winn, Energy and Utility Specialist

## General Information

### 1. What action are you requesting from the Board?

Acting as the Public Contract Review Board - Approval to extend a sole source contract to Siemens Building Technologies, Inc., for maintenance services and technical support of the existing Building Automation Systems (BAS) and provide an opportunity for competition on new large projects.

### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

Facilities and Property Management has installed and maintained Building Automation Systems in County facilities since the 1980's. The first maintenance contract was awarded through a competitive process to Landis Gyr-Powers in 1989 and was renewed as a sole source exemption in 1994. In the late 1990's, Siemens Building Technologies acquired Landis Gyr-Powers, and a sole source exemption was extended to Siemens in 1999, in 2004, and again in 2011. The Building Automation Systems are operating efficiently today, saving energy costs and labor resources. The maintenance contract with Siemens expires on June 30, 2016.

The proprietary nature of the industry creates extraordinary challenges for competitive procurement processes. Much of the infrastructure would need to be replaced in order for the County to receive the same level of service as being received today. Given the relative maintenance cost to the initial investment in the infrastructure, it is in the best interest of the public to maintain the existing system for the next 5 years.

**3. Explain the fiscal impact (current year and ongoing).**

The fiscal impact will be nominal. Because the system has been maintained under contract for over 25 years, the expenditure will be consistent with past procurements. The expenditure has been a longstanding item in the Facilities and Property Management budget.

**4. Explain any legal and/or policy issues involved.**

The Public Contracting Review Board (PCRB rule 47-0275) may make exemptions to competitive contracting processes if it is determined to serve the best interest of the public.

**5. Explain any citizen and/or other government participation that has or will take place.**

The Purchasing Department will post on the County's website that the services and supplies will be obtained from Siemens. Prior to award public comment or protests may be submitted.

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**Required Signature**

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**Elected  
Official or  
Department**

**Director:** Sherry Swackhamer /s/ **Date:** 12/2/15

*Note: Please submit electronically. Insert names of your approvers followed by /s/ - we no longer use actual signatures. Please insert date approved.*