

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON
ACTING AS THE PUBLIC CONTRACT REVIEW BOARD

ORDER NO. 05-209

Approving the Sole Source Procurement Process to Contract with Siemens Building Technologies, Inc. for the Purchase of Building Automation Controls

The Multnomah County Board of Commissioners Finds:

- a. The Board, acting as the Multnomah County Public Contract Review Board to review, pursuant to PCRB Rule 47-0275, a request from the Department of County Management Services, Facilities and Property Management Division (PFM), to enter into a contract with Siemens Buildings Technologies, Inc. on a sole source basis. This procurement process provides for the acquisition of building automation system controls (BAS) on a requirements basis for a 5-year term.
- b. As it appears in the memorandum from Doug Butler, the request for sole source procurement is based on the fact that the original control system contract was awarded through a formal competitive solicitation. The efficient utilization of the existing system requires the acquisition of compatible systems; no other compatible system is available.

c. Findings

The contract covers new equipment, materials, and systems including installation, maintenance, warranty, and post warranty services. The original contract with Siemens was awarded on a formal competitive basis for a 5 year period in 1989. It was renewed for an additional 5 years in 1994 (Board Order 94-490) and again in 2000 (Board Order 99-109) for another 5 years. This system is currently in use in 28 County facilities, constituting a substantial investment in materials and training. It allows for centralized building monitoring and control which result in cost savings in labor and energy consumption. County staff has been trained in the operation and maintenance of these systems resulting in cost savings due to reduced need for contractor services.

The Siemens BAS controls allow individual building control systems to report to the Maintenance Section's control center. Some other companies manufacture similar BAS systems but each system is unique and currently no other can communicate directly with Siemens' equipment.

d. Project Cost

Funds are within the Facilities & Property Management Budget. FPM has negotiated with the contractor to receive General Services Administration (GSA) government pricing (federal) which is the lowest available price offered by Siemens. The 5-year cost of the contract is estimated to be \$750,000.

e. Public Notice

This sole source procurement request is in accordance with the requirements of Multnomah County Public Contract Review Board Administrative Rule 47-0275. Upon Board approval of the procurement, public notice will be posted on the Multnomah County Central Procurement and Contract Administration website 7 days prior to contract award to allow for protests pursuant to PCRB Rule 47-0710.


The Multnomah County Board of Commissioners Orders:

The sole source procurement process to contract with Siemens Building Technologies, Inc. for the purchase of building automation controls for a 5-year period is approved.

ADOPTED this 15th day of December, 2005.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON, ACTING
AS THE PUBLIC CONTRACT REVIEW BOARD



Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 

John S. Thomas, Deputy County Attorney