



CITY OF ORLANDO

MEMORANDUM

Date: May 8, 2015

To: David Billingsley, Chief Procurement Officer
Office of Business Services

From: David Dunn, CFM, Division Manager Fleet & Facilities Management
Office of Business Services

SUBJECT: Request for Sole Source Procurement

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David,

The City of Orlando is engaged in a citywide energy conservation master plan, continuously executing infrastructure upgrades over the next five years. We require a means of tracking individual projects and benchmarking through the construction, commissioning and ultimately continuous monitoring of performance. This memorandum serves to describe the system requirements necessary to meet the City's needs for an Enterprise-level benchmarking, data analytics and dashboard software solution. To date, we have reviewed a number of software platforms on the open market. Only one product has displayed the ability to integrate all of our existing utilities data, building automation system, and work order management into one access point with analytical functionality.

Facilities Management wishes to enter into a sole-source agreement with Lucid Design Group to procure their BuildingOS Enterprise Edition subscription service. Lucid has demonstrated the ability to collect and display useful metrics from metering at Orlando Utilities Commission, Duke Energy, and TECO People's Gas, utility providers serving the City of Orlando. In addition to collecting information from the utilities, Lucid also integrates with our Automated Logic energy management system and our Archibus work order management system. The ability to bring all legacy programs under one umbrella platform adds significant value and will help optimize the services Facilities Management provides. The software tools imbedded in Lucid BuildingOS could greatly enhance Facility Management's response and planning capabilities for capital repairs and will calculate a total cost of ownership for City Facilities.

In addition, the Lucid BuildingOS energy reporting function will automate the process of maintaining compliance with EPA Portfolio Manager. This compliance will become mandatory upon the City's implementation of a Building Energy Rating and Disclosure Ordinance (BERDO) coming January 2016. Currently, the City has a portfolio of 556 unique properties and over 5,500 utility meters. This is a technical challenge and is currently beyond the capabilities of City of Orlando staff to manually maintain this database. This sole source request will utilize the existing funding from the \$17.5M Energy Efficiency Bond to secure a 5 year contract with Lucid, paid up front, to allow for this service to be accomplished throughout this initiative.

CC: Ian LaHiff, PE, LEED AP
Project Coordinator