

AGENDA ITEM REPORT

DATE: August 4, 2026
DEPARTMENT: Facilities Construction & Management
REQUESTER: Ehab Guirguis
TITLE: Approve Piggyback Purchase for Fire Alarm System Inspections, Maintenance and Repairs

I. MOTION REQUESTED

- A. Approve Piggyback No. PB260195JAK to utilize pricing on the Sourcewell Contract No. 121024-JHN for Johnson Controls Fire Protection service, for the purchase of facility security systems, equipment, and software with related services, on an as-needed basis, through the contract expiration date of February 18, 2029, and any renewals or extensions approved by Sourcewell, as approved in the departments' annual adopted budgets. Single purchases exceeding \$100,000.00 will be brought before the Board for approval.
- B. Approve Purchase Order with Johnson Controls Fire Protection for the testing and inspection of proprietary fire alarm systems countywide in the amount of \$123,497.81 annually.
- C. Authorize the Chair to execute the contract documents on behalf of the Board of County Commissioners.
- D. Grant the County Manager or designee the authority to renew the contract, for up to three additional years, and to execute all associated documents, as approved in the department's annual adopted budgets, if doing so is in the best interest of Lee County.

II. ITEM SUMMARY

Approves a piggyback purchase with Johnson Controls Fire Protection for annual inspections, maintenance, testing, repairs, and related support services for proprietary fire alarm systems at seven essential County facilities: the Justice Center Proper, Annex, and Tower; Administration/Old Courthouse; Employee Parking Garage; and Ortiz Jail Core I and Core II. Annual fire alarm inspections are required by the Florida Fire Code and Fire Protection Association standards. As the only authorized service provider for these proprietary systems, Johnson Controls will perform the required inspections, maintenance, and deficiency repairs.

Using the piggyback method allows the County to take advantage of large-scale contract volume discounts. The County benefits from a shorter timeframe because a competitive procurement process has already been conducted. A market analysis provides annual savings of \$29,889 compared to Johnson Controls' standard list pricing, reducing the annual contract cost from approximately \$153,386.81 to \$123,497.81—a savings of 19.5%.

III. BACKGROUND AND IMPLICATIONS OF ACTION

Approves a piggyback purchase with Johnson Controls Fire Protection for annual inspections, maintenance, testing, repairs, and related support services for proprietary fire alarm systems at seven essential County facilities: the Justice Center Annex, Tower and Proper, Administration/Old Courthouse, Employee Parking Garage, and Ortiz Jail Core I and Core II. Annual fire alarm inspections are required by the Florida Fire Code and Fire Protection Association standards. As the only authorized service provider for these proprietary systems, Johnson Controls will perform the required inspections, maintenance, and deficiency repairs.

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Facilities Construction and Management received quotes from the vendor to provide testing and inspection services for the County locations that contain proprietary equipment which can only be maintained by the vendor Johnson Controls Fire Protection.

IV. FINANCIAL INFORMATION

Current Year Dollar Amount:	\$123,498
Included in the Current Budget?:	Yes
Fund:	Operating, Support and Major Maintenance
Comments:	

Is this a revenue or expense item? Expense

Is this Discretionary or Mandatory? Mandatory – Florida Fire Code and Fire Protection Association

Will this item impact future budgets? No

Program: County Wide Fire Alarm Protection Maintenance and Services

Project: Operating, Support and Major Maintenance

Account Strings: Various

Fund Type? Operating, Support and Major Maintenance

V. RECOMMENDATION

Approve

ATTACHMENTS:

2027-2028 Tower Clean agent system, 2027 -2028 Lee County - January sites -, 2027-2028 Lee County - March sites, Piggyback Summary Form REV 2 Signed - PB260195JAK, Piggyback Agreement - PB260195JAK (1)

REVIEWERS:

Olga Caraman, Facilities Construction & Management

Mary Tucker, Procurement

Ehab Guirguis, Facilities Construction & Management

Anne Henkel, Budget Services

Peter Winton, County Manager

Amanda Swindle, County Attorney

Glen Salyer, County Manager

Created/Initiated - 7/23/2026

Approved - 7/23/2026

Approved - 7/23/2026

Approved - 7/24/2026

Approved - 7/24/2026

Approved - 7/27/2026

Final Approval - 7/27/2026