



Date: January 20, 2023

From: **Dale Butler, Senior Director**  
Facilities Management

To: Williamson County Purchasing Department  
901 South Austin Avenue  
Georgetown, Texas 78626

Re: **Captive Components and Equipment for Automated Logic Web CTRL  
Building Automation System (BAS)**

Equipment and materials requested are exempt from statutory competitive bidding provisions as per Texas Local Government Code Section 262.024(a)(7)(D) for the following reasons:

- County Facilities Management has a **captive system** that includes electronic components, web access controller, data relays, that connect to building fire panels, for various equipment that control air conditioning, heating, boilers, and appurtenances managed via an internal web-based application.
- Automated Logic Web-based application currently is installed, serviced, and monitored by Williamson County IT servers, that allows Facilities Management to control/operate over 35 building structures and over 280 Automatic Logic BAS units throughout Williamson County Facilities.
- All materials requested are compatible and equal to existing captive equipment and control systems used by Facilities Management System, and support key buildings to include the Jail, Juvenile Justice Center, Criminal Justice Center (CJC), and remote facilities throughout the Williamson County.
- Components and Equipment will replace all obsolete control devices at the CJC. Control sequences are based off the existing control configuration at CJC. See attached Proposal dated December 21, 2022.

- Automated Logic would continue to provide the necessary engineering, software installation and maintenance, for new and existing hardware, new hardware installation, commissioning, software programming, and maintain warranty for new and existing components.
- The system database web based access for this project, including programs, software, and graphics, will be installed on the existing Web CTRL server maintained by Williamson County IT Department.
- Similar equipment would require a complete retrofit of all Williamson County Facilities electronic components that manage the heating, ventilation, boilers, air condition for all electronic control systems devices, actuators, and BACnet MS/TP currently monitored and controlled by Automated Logic Web CTRL systems.
- A complete retrofit would be cost prohibitive as it would require standalone software and control systems that would require Williamson County IT Department approvals, additional software maintenance service contract, training for the software and purchase of non-compatible equipment with existing control devices/relays.

If you have any questions or require additional information, do not hesitate to call upon Shantil Moore, Senior Contract Coordinator, or myself.

Sincerely,



**Dale Butler**

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