The Villages®
Community Development Districts

To: Project Wide Advisory Committee and Sumter Landing Community Development District

From: Brittany Wilson, Assistant District Manager

Date: 8/30/2022

Subject: Standardization Justification Memo – Gate Maintenance and Software

As The Villages continues to expand, it is imperative the District Government remain abreast of new technologies that both enhance and sustain the services provided in the community.   The gate system in operation throughout the community is no exception to this.

During the initial implementation of the existing gate software/hardware, the software database sufficiently supported the population in The Villages. As growth continued year after year in concert with the volume of card reads at the gates, the incoming data began to overburden and, at times, exceed the capacity of the software database. Staff has continuously worked with the existing software provider, Win-DSX, about expansion of the database, but ultimately the only way to accomplish this is to add additional readers to each gate location at approximately $3,000 each. The current gate card readers have a capacity of 64,000, so one additional panel would double the capacity to 128,000. Ultimately, the District foresees the need to have three panels at each location to accommodate growth, which is a costly endeavor for a substandard solution. Through the years, other products were reviewed but the capacity and volume of card reads continued to be an issue.

The District has identified Software House C-Cure as a viable alternative to replace the existing software. This software provides a robust and expandable access control system. The capacity of the database is capable of storing one (1) million gate cards and it is administered through one centralized database. An additional benefit to Software House C-Cure is that the software is compatible with nearly all existing peripheral equipment at the gate locations – motors, readers, arms, loops, network electronics etc. In addition, all gate cards issued by the District will continue to work. By implementing this solution, only the controller itself would be replaced.

Moving towards a new solution with Software House C-Cure requires the expectation that this will be a standardized solution for all gates, regardless of ownership. In addition to gates owned by Village Center and Sumter Landing Community Development Districts, the gates south of S.R. 44 remain under the ownership of the Developer. In communication with The Villages, their organization would support standardizing this software product for gates under their ownership and would fund both the installation during the construction of new gates and the replacement of the controllers at existing gates.

If the request is approved to both standardize the software solution and move forward with the acquisition of Software House C-Cure, it is estimated to take 20-24 weeks to perform the conversion at each gate location. There is also a six (6) week lead time on equipment for the conversion. During this time both the existing and new database will be in operation, so there is no disruption in service expected. A dedicated project manager will be assigned to the District for this project who will develop an implementation timeline, which also encompasses training for end users. Additionally, communication will be ongoing through all available channels to the residents in the event they have gate cards that are invalid in the current system, but continued to operate the gates; this was tied to the capacity issues at the gates and the system not properly validating cards.

The upfront cost to acquire and install the new Software House C-Cure gate controller for each location is $270,255, inclusive of the software expense. This cost will be split proportionately by gate ownership which is 29% RAD ($106,761), 50% SLAD ($184,070), and 21% Developer ($77,310). The annual cost with IFSS for Security System Maintenance and Service for the gates is $97,884. The total amount included in the FY 2022-2023 budget for gate maintenance, inclusive of a 20% increase as a placeholder, is $631,325. This amount was determined based on the existing contracts for gate maintenance, which also includes nominal funding for afterhours support and gate arm replacement. In moving forward with the installation of Software House C-Cure 9000, combined with the annual gate maintenance contract expense with IFSS, **Village Center CDD will still achieve a savings of more than $72,000, and the Sumter Landing CDD more than $128,000, with a combined savings of over $200,000.**

The access control system at the gates continues to serve a vital role in the community with regard to traffic management, calming and monitoring. The benefits of proper management of the access control system will further enhance the overall management of gate card data, prevent card duplication and provide more robust reporting capabilities. This is a significant benefit to residents, Staff and local law enforcement agencies.

To further the support of this migration, the District has identified Integrated Fire and Security Solutions (IFSS) as an authorized vendor to support the Software House C-Cure Gate Software. The District has confirmed that the two current gate maintenance vendors, Royce Integrated Technologies and Central Florida Fire and Sound, are not authorized integrators for Software House products.

IFSS is a Florida based company with an office out of Orlando that offers myriad of maintenance and security solutions for hospitals, airports and government buildings and infrastructure, inclusive of access gates. The Software House business of Sensormatic Electronics, LLC (Software House) recognizes IFSS as an authorized integrator that is qualified to install, service and maintain the Software House products. An additional benefit to using IFSS is that they are an authorized integrator for both Win-DSX and Software House, which will ensure a seamless transition from our existing software to the proposed solution. IFSS also has a wealth of resources available for this transition, with more than 20 technicians certified in operating and installing Software House access control systems. The documentation included with this request also notates the IFSS is in good standing with the software vendor.

The District's recommendation is to declare Software House C-Cure as Standardized Products and Process for Gate Controller Operation and Maintenance and to utilize Integrated Fire & Security Solutions (IFSS), a Sourcewell awarded vendor, as the exclusive Support Vendor for Software House C-Cure Software.