

# Memorandum



**Date:** November 7, 2017

**To:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

**Subject:** Recommendation for Approval to Award a Legacy Contract: Building Management System for the Miami-Dade Aviation Department

Agenda Item No. 8(A)(1)

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## **Recommendation**

It is recommended that the Board of County Commissioners (Board) approve this request for award of Legacy Contract X027A, Building Management System (BMS), to Honeywell International, Inc. (Honeywell) for the Miami-Dade Aviation Department (MDAD) and authorize the County Mayor or the County Mayor's designee to execute the contract, a summary of which is attached.

Abandoning the current system and replacing it with another proprietary system would cost MDAD as much as \$516 million and require a six-year phase-in period.

## **Scope**

The impact of this item is countywide in nature as it relates to the County's System of Airports.

## **Delegated Authority**

In accordance with Miami-Dade County Code Section 2-8.3, relating to identifying delegation of Board authority contained within the subject contract, the County Mayor or the County Mayor's designee has the authority to exercise the renewal option, exercise the provisions of the contract and to terminate the contract.

## **Fiscal Impact/Funding Source**

The total amount of the contract is \$143,562,981.22, including the renewal option and Inspector General (IG) audit account. The proposal for this recommended contract keeps pricing fixed for 15 years to include a 10-year initial term and a five-year option to renew. The sources of funding are MDAD Operating and Reserve Maintenance Funds.

## **Track Record/Monitor**

Honeywell has performed satisfactorily under the existing BMS Contract. Miguel Brito, MDAD Business Management Systems Support Manager, will monitor this Agreement.

## **Due Diligence**

Pursuant to Resolution No. R-187-12, due diligence was conducted to determine the responsibility of Honeywell International, Inc., including verifying corporate status and any performance or compliance issues. The lists reviewed included: convicted vendors, debarred vendors, delinquent contractors, suspended vendors, and federal excluded parties. During the due diligence process, allegations of fraud

against Honeywell International, Inc. were found. However, the firm was cleared of all charges. There were no adverse findings relating to responsibility.

### **Background**

The BMS is a computer-based system installed in buildings to control and monitor mechanical and electrical equipment, such as Heating, Ventilation and Air Conditioning (HVAC) systems and other mechanical, safety and security systems, including Fire Alarm Systems and Smoke Evacuation Systems.

MDAD facilities serviced by Honeywell include Miami International Airport (MIA), General Aviation Airports (GAAs) and remote MDAD buildings. MIA comprises nearly 10-million square feet of terminal space, nearly 8-million square feet of which is air conditioned. MDAD cargo and non-terminal facilities account for an additional 4.5 million square feet of space. The MIA Terminal, GAA facilities and remote MDAD buildings comprise more than 100,000 primary monitoring and control points, and more than 300,000 secondary control points that fall under Honeywell's scope of work and require routine inspection and maintenance.

The contract awarded to Honeywell in 2003 was through an open and competitive process for the BMS. Honeywell was the only vendor to respond and the contract amount was below the estimate. The County invested in an Original Equipment Manufacturer (OEM) BMS system by Honeywell, which contains proprietary software and hardware. Since the initial contract, Honeywell has created an Underwriter's Laboratories (UL)-certified Central Station, UL-Certified Dispatch Center and customized applications for Airport Operations Information System (AOIS)/UL-certified fire alarm runner response, air compressor maintenance and high-pressure system coverage.

On February 17, 2009, pursuant to Resolution No. R-112-09, the Board approved the award of a BMS successor contract to Honeywell in the amount of \$65,041,042.22. The contract term was 10 years and expires on March 3, 2019. On February 7, 2017, the first amendment to the contract was approved by the County Mayor, pursuant to his delegated authority under Implementing Order 3-38, and provided \$6 million to continue services. Although 18 months remain in the current contract's term, accelerated depletion of the allocation occurred due to Honeywell's completion of various construction projects that were not foreseen at the time of the contract's initial award in 2009. These projects totalled more than \$17 million, were completed at MDAD's request for the County's benefit, and included the installation of the Baggage Handling System in North and South Terminal Expansion Projects and the E-Satellite Renovation Project.

This contract includes two comprehensive functions for MDAD: i) testing, inspection and preventive maintenance to stay compliant with existing safety regulations; and ii) provision of cost savings by completing Capital Improvement Projects (CIP) directly with the OEM instead of through a general contractor who contracts Honeywell as a third-party at a higher cost.

Ordinance 08-27 requires owners of commercial buildings where alarm or sprinkler systems are required to establish a contract with a licensed alarm contractor to provide maintenance and response by a qualified technician. Honeywell is an appropriately licensed contractor, and, as the system

manufacturer, is the vendor with the qualifications to best certify the BMS. Honeywell provides certified personnel to test, inspect, and repair the system, as required by code to maintain the required certifications.

Below is a partial list of projects performed by Honeywell under the current contract:

- MIA-Square D Power Monitoring
- MIA-North Terminal Emergency Fuel Shut Off (EFSO) Repair
- MIA-CC-J Oil Water Separator Monitoring
- MIA-763 Pre-Condition Air (PCA) Completion
- MIA-NTD Descriptor Changes
- CC-A Smoke Control Repair
- CC-A Fire Alarm Repair
- CC-A Controls Repair
- MIA-Handshake (Communication from Panel to Panel) CC-A & MIA-747B
- MIA-North Terminal Development (NTD) Fire Alarm Paging
- MIA-South Terminal & CC-J T & B
- MIA-South Terminal Duct Modification
- MIA-NTD Fire Command Center (FCC) Workstations
- MIA-Security Rooms in the NTD footprint Fire Suppression
- MIA-Penthouse # 17 Upgrade
- MIA-D Extension Generator Monitoring
- MIA-Fire Command Center Automatic Smoke Control Buttons
- MIA-Jetway Modifications Phase 1-2-3
- MIA-D Extension Terminal EFSO Repair
- MIA-Hotel Lobby Renovations
- MIA-Fuel Farm Fire Alarm Replacement
- MIA-D Extension Expansion of Gates Fire Alarm
- MIA-NTD Re-check additional Fire Alarm Devices
- MIA-E Satellite Repairs
- MIA-Low E Interior renovations
- MIA-Relocation of Immigration and Custom Enforcement Offices Fire Alarm (FA) & BMS
- MIA-Low E Elevator Replacement
- MIA-United Ticket Counter and Offices FA & BMS

MDAD will utilize this new contract to support future and additional work, system upgrades, or expansion, as needed by MDAD. The contract includes the provision of materials, tools, labor, new equipment, hardware, firmware, software (including any and all required licenses), and the design, development, delivery, configuration completion, installation, testing, commissioning, training, warranty, operation and maintenance, and tenant support of a fully operational Building Management System.

Honeywell will:

- maintain all system layouts, documentation and graphics for the BMS;

- obtain all permits required to install conduit and cable, and furnish and install any required BMS component;
- maintain all HVAC, security, workstations, servers and software, and perform required maintenance;
- furnish and install all cabling needed to perform the work required under this contract;
- test and commission all work under this contract; and
- maintain the required UL listing for products of the BMS system and advise MDAD when a non-UL product is acceptable for use.

In order to present the Board with all available options, MDAD requested that U.S. Cost, a third-party cost-estimating firm, produce a cost analysis for the removal and replacement of the existing Honeywell systems used at MDAD facilities. That analysis revealed that replacement of the existing Honeywell system would require an estimated \$516,012,975.00 and a six-year replacement process with highly complex phasing as all systems must remain operational during replacement. This estimate is consistent with standard industry practice, indicating that proprietary systems should remain in place until they fail to operate adequately or are found to be obsolete.

Based on the fact that the current Honeywell system remains robust and upgraded, as required by MDAD and, specifically, on the cost-prohibitive nature of replacement of the existing Honeywell system, it has been determined that competition for these services is not practical at this time. Competition for a new BMS would require the replacement of the entire existing BMS throughout all of MDAD's facilities and significant additional cost to create another proprietary interface without Honeywell. Honeywell's systems significantly enhance fire and life safety at Miami-Dade County and other U.S. airports and optimize energy efficiency and savings through its integrated automated BMS systems.

To further validate this legacy contract, staff conducted additional research revealing other major U.S. airports where Honeywell satisfactorily maintains similar proprietary BMS and Fire Alarm systems including the following:

- Denver International Airport (15+ years);
- McCarran International Airport – Las Vegas (20+ years)
- Phoenix Sky Harbor International Airport (20+ years)
- Dallas/Fort Worth Airport (17+ years)
- Atlanta Hartsfield-Jackson Airport (12+ years)

The availability of competition for these services will be continually monitored so that the need for future legacy purchases is reduced or eliminated as soon as practicable, due to the system becoming inoperable or obsolete. Prior to exercising the option to renew, MDAD will recommend the use of a competitive solicitation to replace the current system, if considered beneficial and practical. Accordingly, it is in the County's best interest to award this legacy contract, pursuant to Section 2-8.1(b)(2) of the County Code, to continue maintenance, support, and construction services for the existing Honeywell system to protect the health, safety, and welfare of the community.

**PROJECT:** Building Management System

**PROJECT LOCATION:** Miami International Airport, General Aviation Airports

**COMPANY NAME:** Honeywell International, Inc.

**COMPANY PRINCIPALS:** Darius Adamczyk: President and Chief Operating Officer

**GENDER, ETHNICITY AND OWNERSHIP BREAKDOWN:** Publicly held Corporation (NYSE: HON)

**LOCATION OF COMPANY:** 9315 NW 112 Avenue, Miami, FL 33178

**YEARS IN BUSINESS:** 111 Years

**PREVIOUS CONTRACTS WITH THE COUNTY:** Existing Contract Number 0115A (2009-2019) \$71,056,042; Contract Number I114A (2004-2009) \$34,881,669 and previous contract which expired in 2004 in the amount of \$750,000.

**TERM OF CONTRACT:** 10 years

**OPTION TO RENEW:** One, five year period

**CONTRACT AMOUNT:** \$93,353,140.84 for the Initial 10-year term, which includes an Allowance Account and Inspector General (IG) fee as follows:  
\$51,120,339.99 (Testing and Inspection)  
\$42,000,000.00 (Dedicated Allowance Account)  
\$ 232,800.85 (Inspector General Audit Account)

\$50,209,840.38 for the five-year option to renew term, which includes an Allowance Account and IG fee as follows:  
\$29,084,628.81 (Testing and Inspection)  
\$21,000,000.00 (Dedicated Allowance Account)  
\$ 125,211.57 (Inspector General Audit Account)

\$143,562,981.22 for the Total Contract Amount, which includes the Option to Renew Term, Allowance Account and IG fee as follows:  
\$80,204,968.80 (Testing and Inspection)  
\$63,000,000.00 (Dedicated Allowance Account)  
\$ 358,012.42 (Inspector General Audit Account)

**CONTRACT MEASURES:** CSBE (SBE/CONS) Goal 15.75 percent  
SBE/GS Goal 1 percent  
CWP Goal (work-order driven) 10 percent

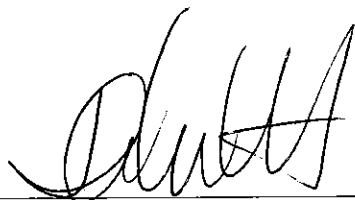
**CSBE (SBE/CONS)  
SUBCONTRACTORS:**

|                                      |              |
|--------------------------------------|--------------|
| Cool Water Air Conditioning, Inc.    | 3.00 percent |
| Ruben Electric Technology, Inc.      | 2.75 percent |
| Accura Electrical Contractor, Inc.   | 2.00 percent |
| Coakley Mechanical Inc.              | 2.00 percent |
| Chi Alarms, Inc.                     | 1.00 percent |
| Clearview Electric, Inc.             | 1.00 percent |
| DAC Air Conditioning Corp.           | 1.00 percent |
| Florida Electrical Contractors, Inc. | 1.00 percent |
| Jador International Corporation      | 1.00 percent |
| J.P. Moran, Inc.                     | 1.00 percent |

**SBE/GS SUBCONTRACTOR:** Tomas C. Armstrong, P.A. 1.00 percent

**INSPECTOR GENERAL:** Provisions included

**USER DEPARTMENT:** Miami-Dade Aviation Department



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Jack Osterholt  
Deputy Mayor

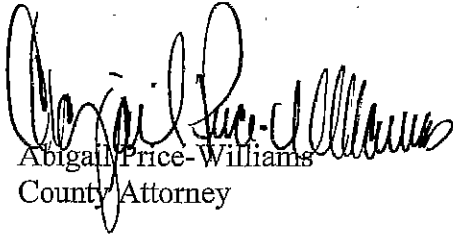


# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**DATE:** November 7, 2017

**FROM:**   
Abigail Price-Williams  
County Attorney

**SUBJECT:** Agenda Item No. 8(A)(1)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(A)(1)  
11-7-17

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AUTHORIZING APPROVAL OF LEGACY CONTRACT X027A FOR THE BUILDING MANAGEMENT SYSTEM FOR THE MIAMI-DADE AVIATION DEPARTMENT BETWEEN MIAMI-DADE COUNTY AND HONEYWELL INTERNATIONAL, INC. IN THE AMOUNT OF \$143,562,981.22 FOR AN INITIAL TERM OF TEN YEARS AND OPTION TO RENEW TERM OF FIVE YEARS; AND AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO EXECUTE THE AGREEMENT AND TO EXERCISE RENEWAL AND TERMINATION PROVISIONS CONTAINED HEREIN

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum and document, copies of which are incorporated herein by reference; and

**WHEREAS**, the Contract Summary is attached hereto, and a complete copy of the contract is on file with the Clerk of the Board and available for inspection,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board (i) authorizes award of a legacy contract pursuant to Section 2-8.1(b)(2) of the County Code with Honeywell International, Inc. for the Building Management System for the Miami-Dade Aviation Department in the amount of \$143,562,981.22 to include an initial term of ten (10) years and one (1), five (5) year Option To Renew Term, all as particularly set forth in the accompanying memorandum from the County Mayor; and (ii) authorize the County Mayor or the County Mayor's designee to execute the contract in substantially the form on file with the Clerk of the Board; and (iii) authorize the County Mayor or the County Mayor's designee to exercise all provisions contained therein, including renewal and termination provisions.



The foregoing resolution was offered by Commissioner who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

- |                                     |                      |
|-------------------------------------|----------------------|
| Esteban L. Bovo, Jr., Chairman      |                      |
| Audrey M. Edmonson, Vice Chairwoman |                      |
| Bruno A. Barreiro                   | Daniella Levine Cava |
| Jose "Pepe" Diaz                    | Sally A. Heyman      |
| Barbara J. Jordan                   | Joe A. Martinez      |
| Jean Monestime                      | Dennis C. Moss       |
| Rebeca Sosa                         | Sen. Javier D. Souto |
| Xavier L. Suarez                    |                      |

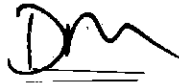
The Chairperson thereupon declared the resolution duly passed and adopted this 7<sup>th</sup> day of November, 2017. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



David M. Murray

**CONTRACT SUMMARY**

**THIS CONTRACT** made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_ 2017, by and between Miami-Dade County, Florida, by its Board of County Commissioners, hereinafter called the Owner and Honeywell International, Inc. hereinafter called the Contractor:

WITNESSETH, that the said Contractor, for and in consideration of the payments hereinafter specified and agreed to be made by the County, hereby covenants and agrees to furnish and deliver all the materials required, to do and perform all the Work and labor, in a satisfactory and workmanlike manner, required to complete this Contract within the time specified, in strict and entire conformity with the General Conditions, Condition of Award Requirements, Plans, Technical Specifications and other Contract Documents, which are hereby incorporated by reference, for:

**PROJECT TITLE:** BUILDING MANAGEMENT SYSTEM

**PROJECT NO.:** X027A

**A. COMPENSATION**

**I. Compensation for First Year Maintenance Activities**

Compensation, inclusive of labor, for the first year of this Contract for Testing and Inspection as more fully described in Section 13801 of the Technical Specifications shall be based on the following lump sum prices:

|    |  |                |
|----|--|----------------|
| 1  | MDAD CONTROLS                                | \$467,591.00   |
| 2  | MDAD HI PSI                                  | \$43,163.00    |
| 3  | MDAD FIRE ALARM                              | \$1,185,938.00 |
| 4  | MDAD SMOKE EVAC                              | \$1,027,348.00 |
| 5  | MDAD DCAD FRONT END                          | \$589,791.00   |
| 6  | MDAD LOW PSI                                 | \$619,835.00   |
| 7  | MDAD RUNNER RESPONSE                         | \$445,016.00   |
| 8  | MDAD COMPRESSOR SERVICE (Materials Included) | \$159,383.00   |
| 9  | MDAD CONNECTED SERVICE                       | \$97,500.00    |
| 10 | RADAR VIDEO SURVEILLANCE (RVS) Front End     | \$38,900.00    |
| 11 | RADAR VIDEO SURVEILLANCE (RVS) Radar         | \$12,200.00    |
| 12 | LIFT STATIONS MONITORING                     | \$35,594.00    |
|    |  | \$4,722,259.00 |

Payment for the above services shall be paid on a pro-rated monthly basis after the work has been performed. The above does not include additional testing and inspection services as may be needed in addition to those required in Section 13801 of the Technical Specification, and any such additional testing shall be authorized and paid for pursuant to section B herein.

**II. Compensation for Annual Maintenance Activities and Allocation for General Allowance Account, Itemized by term, as follows:**

| Initial 10-Year Term                                       |  |  |   |                     |   |
|--|--|--|---|---------------------|---|
| TESTING AND INSPECTION COSTS                               |  |  |   | GENERAL ALLOWANCE   | YEARLY SUBTOTAL<br>(Testing and Inspection and General Allowance Account) |
| Year   | Testing and Inspection Cost by Contract Year | Applicable Annual Escalation Percentage (inclusive of parts and labor) | Annual Testing and Inspection Amount including Escalation | (per contract year) |   |
| Year 1   | \$4,722,259.00                               | 0%   | \$4,722,259.00  | \$4,200,000.00      | \$8,922,259.00  |
| Year 2   | \$4,722,259.00                               | 1.75%  | \$4,804,898.53  | \$4,200,000.00      | \$9,004,898.53  |
| Year 3   | \$4,804,898.53                               | 1.75%  | \$4,888,984.26  | \$4,200,000.00      | \$9,088,984.26  |
| Year 4   | \$4,888,984.26                               | 1.75%  | \$4,974,541.48  | \$4,200,000.00      | \$9,174,541.48  |
| Year 5   | \$4,974,541.48                               | 1.75%  | \$5,061,595.96  | \$4,200,000.00      | \$9,261,595.96  |
| Year 6   | \$5,061,595.96                               | 1.75%  | \$5,150,173.89  | \$4,200,000.00      | \$9,350,173.89  |
| Year 7   | \$5,150,173.89                               | 1.75%  | \$5,240,301.93  | \$4,200,000.00      | \$9,440,301.93  |
| Year 8   | \$5,240,301.93                               | 1.75%  | \$5,332,007.21  | \$4,200,000.00      | \$9,532,007.21  |
| Year 9   | \$5,332,007.21                               | 1.75%  | \$5,425,317.34  | \$4,200,000.00      | \$9,625,317.34  |
| Year 10  | \$5,425,317.34                               | 1.75%  | \$5,520,260.39  | \$4,200,000.00      | \$9,720,260.39  |
| Initial Term Subtotal(s)                                   |  |  | \$51,120,339.99   | \$42,000,000.00     | \$93,120,339.99   |
| Inspector General Fee                                      |  |  |   |                     | \$232,800.85  |
| Total 10-Year Initial Term with Inspector General (IG) Fee |  |  |   |                     | \$93,353,140.84   |

| One (1), 5-Year Option to Renew Term   |  |  |   |                     |   |
|--|--|--|---|---------------------|---|
| TESTING AND INSPECTION COSTS   |  |  |   | GENERAL ALLOWANCE   | YEARLY SUBTOTAL<br>(Testing and Inspection and General Allowance Account) |
| Year   | Testing and Inspection Cost by Contract Year | Applicable Annual Escalation Percentage (inclusive of parts and labor) | Annual Testing and Inspection Amount including Escalation | (per contract year) |   |
| Year 11  | \$5,520,260.39                               | 1.75%  | \$5,616,864.95  | \$4,200,000.00      | \$9,816,864.95  |
| Year 12  | \$5,616,864.95                               | 1.75%  | \$5,715,160.09  | \$4,200,000.00      | \$9,915,160.09  |
| Year 13  | \$5,715,160.09                               | 1.75%  | \$5,815,175.39  | \$4,200,000.00      | \$10,015,175.39   |
| Year 14  | \$5,815,175.39                               | 1.75%  | \$5,916,940.96  | \$4,200,000.00      | \$10,116,940.96   |
| Year 15  | \$5,916,940.96                               | 1.75%  | \$6,020,487.42  | \$4,200,000.00      | \$10,220,487.42   |
| OTR Term Subtotal(s)   |  |  | \$29,084,628.81   | \$21,000,000.00     | \$50,084,628.81   |
| Inspector General Fee  |  |  |   |                     | \$125,211.57  |
| Total for One (1), 5-Year Option to Renew Term with Inspector General (IG) Fee |  |  |   |                     | \$50,209,840.38   |



B. For all other work, such as mechanical repair, UPS maintenance, electrical repair, and any miscellaneous work as necessary to the operations of the Airport systems but excluding that work described in Section A above, compensation for work performed and materials used shall be based on either (1) quantities of priced tasks identified in the schedule of values, as stated on a proposal, (2) on a time and material basis, based on Sections C and D below, or (3) on agreed upon lump sums, as specified in the applicable work or task order. Exclusive of the work described in Section A above, no work shall be performed except as authorized by work order. All work authorized pursuant to this Section shall be paid for from the General Allowance Account.

C. Original Equipment Manufacturer (OEM) parts shall either be list price less 50% discount from Honeywell's published price list or equal to Honeywell offered GSA pricing, whichever is less. OEM parts include one (1) year labor and material warranty. Non-OEM parts shall be at a 15% mark-up from authorized resellers cost, or the lowest of three (3) bids, at the discretion of the County. Non-OEM parts carry only the respective manufacturer's warranty and shall only be used if OEM parts are non-existent or if MDAD approves on an emergency basis due to an operational need.

D. Honeywell hourly labor rates shall not exceed negotiated United States GSA labor rates. The labor rate for year one (1) is fixed. Annual labor rates increase by 1.75% per year, after year one (1). All applicable personnel shall perform work under this Contract on a Time and Material basis as follows:

**Labor Rate (Initial Contract Term: Years 1-10)**

| Job Title                             | Year 1   | Year 2   | Year 3   | Year 4   | Year 5   | Year 6   | Year 7   | Year 8   | Year 9   | Year 10  |
|---------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Technician                            | \$114.11 | \$116.11 | \$118.14 | \$120.21 | \$122.31 | \$124.45 | \$126.63 | \$128.84 | \$131.10 | \$133.39 |
| Fitter                                | \$114.11 | \$116.11 | \$118.14 | \$120.21 | \$122.31 | \$124.45 | \$126.63 | \$128.84 | \$131.10 | \$133.39 |
| Engineer                              | \$131.00 | \$133.29 | \$135.63 | \$138.00 | \$140.41 | \$142.87 | \$145.37 | \$147.92 | \$150.50 | \$153.14 |
| Programmer                            | \$158.00 | \$160.77 | \$163.58 | \$166.44 | \$169.35 | \$172.32 | \$175.33 | \$178.40 | \$181.52 | \$184.70 |
| Project Manager                       | \$170.00 | \$172.98 | \$176.00 | \$179.08 | \$182.22 | \$185.40 | \$188.65 | \$191.95 | \$195.31 | \$198.73 |
| Overtime at x 1.5                     |          |          |          |          |          |          |          |          |          |          |
| Premium Time (Sunday/Holidays) at x 2 |          |          |          |          |          |          |          |          |          |          |

**Labor Rate (Option To Renew Contract Term: Years 11-15)**

| Job Title                             | Year 11  | Year 12  | Year 13  | Year 14  | Year 15  |
|---------------------------------------|----------|----------|----------|----------|----------|
| Technician                            | \$135.73 | \$138.10 | \$140.52 | \$142.98 | \$145.48 |
| Fitter                                | \$135.73 | \$138.10 | \$140.52 | \$142.98 | \$145.48 |
| Engineer                              | \$155.82 | \$158.54 | \$161.32 | \$164.14 | \$167.01 |
| Programmer                            | \$187.93 | \$191.22 | \$194.57 | \$197.97 | \$201.44 |
| Project Manager                       | \$202.21 | \$205.74 | \$209.34 | \$213.01 | \$216.74 |
| Overtime at x 1.5                     |          |          |          |          |          |
| Premium Time (Sunday/Holidays) at x 2 |          |          |          |          |          |

Staffing levels shall be appropriate as to not incur overtime or premium time charges whenever possible. Overtime and Premium Time shall apply only to work taking place after standard business hours with MDAD's prior authorization, in writing.

E. Honeywell shall compensate MDAD in lieu of the rental of the Owner provided office space by providing the following:

1. No charges for travel expenses, lodging, or per diem for those Honeywell employees assigned to work at MIA on either a permanent or temporary basis.
2. No more than 15% charge for work done by subcontractors. Subcontractor's invoices shall not contain a project management fee.
3. Discount as stated in C. above.
4. No processing/administrative fees.

**CONTRACT TERM:** The Contract Term is ten (10) years with one (1) Five (5) year renewal option from the effective date established in the Notice to Proceed.

**LIQUIDATED DAMAGES:** Liquidated Damages will be negotiated and set with each work order, as applicable.

**LIQUIDATED INDIRECT COSTS:** Liquidated Indirect Costs recoverable by the Contractor, shall be negotiated and set with each work order, as applicable and shall not exceed **\$250.00** per day for each day the project is delayed up to 1095 days due to a Compensable Excusable Delay.

**SMALL BUSINESS ENTERPRISE GOODS/SERVICES PROGRAM (SBE-G/S):** The Contractor shall comply with the following Contract Measure: Goods/Services Goal: **1%**. Contract Measures are based on the availability of subcontract work within the Contract Amount, exclusive of the amount for the Inspector General Audit account.

**CONSTRUCTION - SMALL BUSINESS ENTERPRISE (C-SBE) PROGRAM:** The Contractor shall comply with the following Contract Measure: C-SBE Subcontractor Goal: **15.75%**. Contract Measures are based on the availability of subcontract work within the Contract Amount, exclusive of the amount for the Inspector General Audit account.

**COMMUNITY WORKFORCE PROGRAM (CWP)**

The Community Workforce Goal is a requirement that a percentage of the workforce performing construction trades work and labor under a Capital Construction Contract/Work Orders be residents of a Designated Target Area.

The Contractor shall comply with a 10% Community Workforce Goal for this Contract as required by the Community Workforce Program, Special Provisions 3.

**CWP LIQUIDATED DAMAGES:** In the event that at Contract completion the Contractor has not achieved the established local Workforce Goal, Liquidated Damages of a minimum of \$3,000.00 per position by which the Contractor fails to comply with such goal or the wages that would have been payable for such position had the person(s) been hired for the position as listed on the approved Workforce Plan including all approved revisions to the Workforce Plan, whichever is greater, shall be assessed in accordance with Special Provisions 3, Community Workforce Program.

**RESPONSIBLE WAGE AND BENEFITS MIAMI-DADE COUNTY CODE SECTION 2-11.16:** In the event that no Federal Funds are involved in this Contract, the minimum wage rates for laborers, mechanics and apprentices shall be not less than those established by Miami-Dade County in accordance with the Responsible Wages and Benefits requirements of Miami-Dade County Code Section 2-11.16, which are included in Special Provisions 2 and that Contractor acknowledges awareness of the penalties for non-compliance with the said requirements.

**INSURANCE:** Within fifteen (15) calendar days from the date of Notice to Award presented to the Contractor, the Contractor shall deliver to the County, satisfactory evidence of all required insurance coverage. Failure to furnish satisfactory evidence of all insurance coverage within fifteen (15) calendar days from the date of the Notice of Award presented to the Contractor may be considered by the County as an event of default.

**COMPENSATION:** The Contractor accepts as full compensation for all work required to complete the Contract, the prices provided herein. All allocations of money are for budgetary purposes only. The County, in issuing work orders, may transfer monies between such service categories without restraint, subject to the overall contract allocation for this Agreement. The Total maximum Contract amount is subject to such additions and deductions as may be provided for in the Contract Documents. Partial and Final Payments will be made as provided for in the Contract Documents." The breakdown of the General Allowance Account is for illustration purposes only. The County retains the full right to access all General Allowance Account Funds during the term of the agreement. The itemization of the General Allowance Account portions of this contract shall carry forward in the renewal period effectuated by the County. The Owner agrees to pay to the Contractor and the Contractor agrees to accept for all Services rendered pursuant to this Agreement, the amounts determined in accordance with this Contract Summary. The Contractor agrees that all such services can be provided within the awarded amount of this Agreement.

In consideration of these premises, the County hereby agrees to pay to the Contractor for the said Work, when fully completed, the maximum sum of **One Hundred Forty Three Million Five Hundred and Sixty Two Thousand, Nine Hundred Eighty One Dollars and Twenty Two Cents (\$143,562,981.22)** consisting of the following:

|  |                  |
|--|------------------|
| Initial 10-Year Term with IG Fee                               | \$93,353,140.84  |
| One, 5-year Option to Renew (OTR) Term with IG Fee             | \$50,209,840.38  |
| Total Contract Term Inclusive of OTR and Inspector General Fee | \$143,562,981.22 |

Notwithstanding the preceding, the Contractor is not guaranteed any minimum level of payment under this contract. The County at its sole discretion shall determine usage of General Allowance accounts. The County retains all rights to the Inspector General Audit Account Funds. The County may expend the funds at its sole discretion and any funds not used remain the property of the County.

The maximum contract amount is subject to such additions and deductions as may be provided for in the Contract Documents.

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IN WITNESS WHEREOF, the above parties have caused this Contract to be executed by their appropriate officials as of the date first above written.

BOARD OF COUNTY COMMISSIONERS  
OF MIAMI-DADE COUNTY, FLORIDA,

ATTEST: Harvey Ruvin Clerk

By: \_\_\_\_\_  
Mayor or designee

By: \_\_\_\_\_  
Deputy Clerk

(MIAMI-DADE COUNTY SEAL)

CONTRACTOR

\_\_\_\_\_  
Approved for Form and Legal Sufficiency

Honeywell International, Inc.  
(Corporate Name)

By: [Signature]  
President

\_\_\_\_\_  
(Assistant County Attorney)

Attest: \_\_\_\_\_  
Secretary

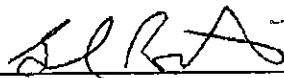
CORPORATE SEAL



CERTIFICATE OF SECRETARY

I, Samuel Rosenstein, do hereby certify as the duly elected and qualified Assistant Secretary of Honeywell International Inc., a corporation organized and existing under and by virtue of the laws of the State of Delaware, that, Matt Singleton, District General Manager for the Building Solutions business unit of Honeywell International Inc., has the authority to sign Building Management System Contract X027A on behalf of Honeywell International Inc.

IN WITNESS WHEREOF, I have affixed my name as Assistant Secretary and have caused the corporate seal of this corporation to be hereunto affixed this 4<sup>th</sup> day of August, 2017.



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Samuel Rosenstein  
Assistant Secretary



Miami-Dade Aviation Department

Rough Order of Magnitude Cost Estimate

**Replacement of Existing Fire Alarm and BMS Systems  
at the Airports in Miami-Dade County**

July 19, 2017

Prepared By:



Prepared For:



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Miami-Dade Aviation Department

## Rough Order of Magnitude Cost Estimate

# Replacement of Existing Fire Alarm and BMS Systems at the Airports in Miami-Dade County

### Introduction

RIB U.S. Cost was tasked by Miami-Dade Aviation Department (MDAD) to provide an Order of Magnitude Cost Estimate to replace the existing Fire Alarm and Building Management System (BMS) proprietary system contractor with a new contractor at the Airports in Miami-Dade County, including Dade-Collier Training and Transition Airport, Miami Executive Airport, Miami Homestead General Aviation Airport, Miami International Airport, Miami-Opa Locka Executive Airport, including office and cargo buildings.

The purpose of this task is to identify the cost for the replacement of the existing Fire Alarm and BMS Systems with a system with similar capabilities and minimizing disruptions of the operations of the MDAD facilities. In addition, some of the existing systems are more than 20 years old and have been operated and maintained by a sole source contractor.

### Approach to Cost Estimate

In order to develop this estimate, RIB U.S. Cost attended meetings and site visits guided by MDAD's Project Managers who explained the scope of work required and showed the existing conditions of the current system. Note that the existing system is owned and operated by a sole source contractor and has been in place at MIA as sole source system for over 20 years. The Estimate recognizes that the replacement of the current system would involve several tasks and coordination efforts between the current contractor, the new system contractor and 3rd party contractors, due to proprietary technology, software compatibility and integration issues.

As provided by the MDAD Team, the **Fire Alarm System** scope of work consists of replacing 26 Terminal Servers, 174 UL Fire Alarm Panels, 76,000 Addressable Fire Alarm Points and 300,000 Annunciating Devices including Strobes, Horn/Strobes, Speakers and Speakers Strobes. The **Building Management System** scope of work consists of replacing 21 Terminal Servers, 920 Building Management Controllers and 25,559 Building Management Points.



Miami-Dade Aviation Department

Rough Order of Magnitude Cost Estimate

## Replacement of Existing Fire Alarm and BMS Systems at the Airports in Miami-Dade County

*The process required to replace the existing Fire Alarm and BMS Systems was not determined at the time this estimate was prepared. It is assumed that this project would require the following phases and process:*

→ **Design System/Software Development** – A completely new network would have to be designed to integrate all of the Device Points that are currently monitored from the Central Station. This would include new hardware and new software design for all locations.

→ **Coordination** – Coordinating the replacement would be a major task for the transition from the current to the new system, as the current live terminals cannot be shut down during the replacement process. Also, the existing and new contractors would need to work together during the system transition. Estimate also includes additional MDAD resources during this replacement process.

→ **Removal and Installation** – Removal and reinstallation of existing devices including rough-in, wiring and cabling. In addition, some systems will need to be duplicated first in order to remove the existing system in place. Considerable building modifications would have to be taken into account during the removal of existing and installation of new equipment. In some cases, various areas of work or entire building will need to be brought up to current code.

→ **Fire Department Inspection** – Each work area would need to be inspected by the Fire Department for compliance. The fire department would require the systems to be retested for close out.

→ **MDAD Training** – MDAD personnel would require training to operate the new system.

→ **Allowances** – Many unknown factors can impact this project. Estimate includes allowances for design development, phasing, interior finishes replacement, overtime and/or shift differential and fire watch.

This cost estimate assumes the replacement process can be accomplished over a six years period and will require complex phasing due to the fact that all airport operations have to be maintained and operational at all times.



Miami-Dade Aviation Department

Rough Order of Magnitude Cost Estimate

**Replacement of Existing Fire Alarm and BMS Systems  
at the Airports in Miami-Dade County**

**Findings**

The cost estimate for the Replacement of Existing Fire Alarm and BMS Systems is highly conceptual since the scope of work was assumed and provided by MDAD Team, meetings and site visit with MDAD Project Managers. No detailed drawings were provided for quantification.

**Cost Summary for the Replacement of Existing Fire Alarm and BMS Systems:**

| DESCRIPTION                               | FIRE ALARM COST       | BMS COST              | TOTAL COST            |
|---|-----------------------|-----------------------|-----------------------|
| Design/Software Development               | \$ 4,747,789          | \$ 292,923            | \$ 5,040,711          |
| Coordination                              | \$ 41,013,338         | \$ 10,774,336         | \$ 51,787,674         |
| Removal and Replacement                   | \$ 132,692,017        | \$ 81,035,110         | \$ 213,727,127        |
| Fire Department Inspection                | \$ 1,784,537          | \$ 981,024            | \$ 2,765,561          |
| MDAD Training                             | \$ 132,693            | \$ 81,035             | \$ 213,728            |
| Allowances                                | \$ 84,191,881         | \$ 35,251,049         | \$ 119,442,930        |
| <b>TOTAL DIRECT COST</b>                  | <b>\$ 244,562,855</b> | <b>\$ 134,416,076</b> | <b>\$ 378,978,931</b> |
| Owner's Allowance                         | \$ 24,450,280         | \$ 13,441,008         | \$ 37,891,288         |
| IC  | \$ 611,407            | \$ 336,040            | \$ 947,447            |
| <b>TOTAL CONSTRUCTION COST</b>            | <b>\$ 269,630,549</b> | <b>\$ 148,193,123</b> | <b>\$ 417,823,672</b> |
| <b>TOTAL CONSTRUCTION COST PER DEVICE</b> | <b>\$ 717</b>         | <b>\$ 5,798</b>       |                       |
| MDAD Soft Costs *                         | \$ 63,303,179         | \$ 34,825,525         | \$ 98,128,704         |
| <b>TOTAL PROJECT COST</b>                 | <b>\$ 332,933,727</b> | <b>\$ 183,019,248</b> | <b>\$ 515,952,975</b> |

\* MDAD Soft Costs include A/E construction Administration, CIS, Permitting Costs, Testing & Inspections, PM, Control Services, HNTB, MDAD, AHJ and AIPP.

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