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

Memorandum

MIAMI-DADE COUNTY

Date: March 3, 2015

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Agenda Item No. 8(F)(6)

Subject: Recommendation for Approval to Award: A/C Chillers, Auxiliary Equipment, Water Treatment Full Service Contract

Resolution No. R-207-15

Recommendation

It is recommended that the Board of County Commissioners (Board) approve award of *Contract No. FB-00123, Chillers, Auxiliary Equipment, Water Treatment Full Service Contract* to multiple vendors for turnkey maintenance and water treatment services for air conditioning chillers and auxiliary equipment (i.e., cooling towers, condensate and chilled water pumps, and air compressors) located at various Aviation Department facilities. There are two (2) Groups included in the solicitation: Group 1 - Full Service Maintenance Contract for Various Aviation Facilities and Group 2 - Purchase, Replacement and Installation of Capital Equipment Pre-Qualification.

Under Group 1, the awarded vendors are required to deliver a comprehensive preventive maintenance program per awarded facility, including all necessary labor, transportation, material, and equipment for the safe operation of chiller, cooling towers, pumps and air compressors. In addition to equipment maintenance, the awardees shall institute a complete water treatment program needed to protect air conditioning and heating equipment and piping from deterioration. Under Group 2, the County may purchase, replace, and install capital equipment through spot market quotes among prequalified vendors on an as needed basis at any awarded site

Scope

The impact of this item is countywide in nature.

Fiscal Impact and Funding Sources

The fiscal impact for the six-year term is $8,223,000. The recommended contract consolidates two (2) contracts for these services: (a) *6046-2/12* (A/C Chillers and Related Equipment Maintenance and Repair Services) valued at $11,864,254 for seven (7) years, which covers only chiller and related Heating, Ventilating and Air Conditioning (HVAC) equipment maintenance services; and (b) *TBW9742-1/14 (Boiler and Chilled Water Chemical Treatment Services)* valued at $567,600 for one (1) year and nine (9) months, which covers water treatment services for chiller and related HVAC equipment.

The recommended replacement contract only covers services for Aviation Department facilities, which require a more comprehensive, Aviation-specific HVAC maintenance and water treatment services program. A separate contract has been developed for other County departments to access for these services.

Department	Allocation	Funding Source	Contract Manager
Aviation	$8,223,000	Proprietary Funds	Neivy Garcia
Total	**$8,223,000**		

Track Record/Monitor

Yuly Chaux-Ramirez of the Internal Services Department is the Procurement Officer.

Delegated Authority
If this item is approved, the County Mayor or County Mayor's designee will have the authority to exercise all provisions of the contract pursuant to Section 2-8.1 of the County Code and Implementing Order 3-38.

Vendors Recommended for Award
An Invitation to Bid was issued under full and open competition on August 28, 2014. Seven (7) vendors responded to the solicitation. The method of award for Group 1 was to the lowest-priced responsible, responsive bidder per site in the aggregate who met the solicitation's requirements. The method of award for Group 2 was to pre-qualify all responsive and responsible vendors that met the minimum requirements as specified in the solicitation for participation in future spot market competitions. A list of awardees by site for Group 1 and prequalified vendors for Group 2 is attached.

Awardee	Address	Principal
Cool Water Air Conditioning, Inc. (CSBE)	760 South Shore Drive Miami Beach, FL	Stephen J. Kerney
Cool-Breeze Air Conditioning Corporation	13120 SW 130 Terrace Miami, FL	Frank Crawley
Honeywell International, Inc.	9315 NW 112 Avenue Miami, FL	David M. Cote
Weathertrol Maintenance Corp	7250 NE 4 Avenue Miami, FL	Carlos I. Borja
Johnson Controls, Inc.	15901 SW 29 Street, # 801 Miramar, FL	Bruce R. McDonald
Trane U.S., Inc.	2884 Corporate Way Miramar, FL	David Regnery
Southeastern Chiller of Miami, Inc.	3800 NW 126 Avenue Coral Springs, FL	Kathryn Means

Vendors Not Recommended for Award
None

Due Diligence
Pursuant to Resolution R-187-12, due diligence was conducted in accordance with the Internal Services Department's Procurement Guidelines to determine Contractor responsibility, including verifying corporate status and that there are no performance or compliance issues. The lists that were referenced include: convicted vendors, debarred vendors, delinquent contractors, suspended vendors and federal excluded parties. There were no adverse findings relating to Contractor responsibility.

Applicable Ordinances and Contract Measures

- The two (2) percent User Access Program provision applies and will be collected on all purchases.
- The Small Business Enterprise Bid Preference was not applied due to insufficient availability of Community Small Business Enterprise (CSBE) firms.
- Local Preference was applied in accordance with the Ordinance but did not impact the outcome.
- The Living Wage Ordinance does not apply.
- The Responsible Wages Ordinance applies to this contract as it is classified as a construction project under the CSBE Program.

Attachment

Jack Osterholt
Deputy Mayor

ATTACHMENT 1

Contract No. FB-00123, Chillers, Auxiliary Equipment, Water Treatment Full Service Contract Awardees by Site

Group 1 – Full Service Maintenance Contract		
Site	**Description**	**Awardee**
1	Building 5A Miami International Airport	Weathertrol Maintenance Corp.
2	Building 33 Miami International Airport	Cool Water Air Conditioning, Inc.
3	Building 43 Miami International Airport	Cool Water Air Conditioning, Inc.
4	Building 60 Miami International Airport	Johnson Controls, Inc.
5	Building 100 Miami International Airport	Johnson Controls, Inc.
6	Building 707 Miami International Airport	Weathertrol Maintenance Corp.
7	Building 720 Miami International Airport	Weathertrol Maintenance Corp.
8	Building 815 Miami International Airport	Weathertrol Maintenance Corp.
9	Building 2208 Miami International Airport	Johnson Controls, Inc.
10	Building 3050 Miami International Airport	Weathertrol Maintenance Corp.
11	Building 3090 Miami International Airport	Johnson Controls, Inc.
12	Building 3099 CCPE Miami International Airport	Johnson Controls, Inc.
13	Concourse G Miami International Airport	Weathertrol Maintenance Corp.
14	Concourse D East - PCA Plant I Miami International Airport	Johnson Controls, Inc.
15	Concourse D Central - PCA Plant II Miami International Airport	Weathertrol Maintenance Corp.
16	Concourse D Extension - PCA Plant III Miami International Airport	Weathertrol Maintenance Corp.
17	Concourse J - PCA Plant IV Miami International Airport	Weathertrol Maintenance Corp.
18	Concourse E - PCA Plant V Miami International Airport	Southeastern Chiller of Miami, Inc.

Group 1 – Full Service Maintenance Contract		
Site	**Description**	**Awardee**
19	Concourse H - PCA Plant VI Miami International Airport	Weathertrol Maintenance Corp.
20	Building 2122 Miami International Airport	Weathertrol Maintenance Corp.
21	MIA MIC Station Miami International Airport	Cool Water Air Conditioning, Inc.
22	GAC Building 841 Miami International Airport	Cool Water Air Conditioning, Inc.
23	Building 716A Miami International Airport	Weathertrol Maintenance Corp.
24	Building 716B Miami International Airport	Weathertrol Maintenance Corp.
25	Building 716D Miami International Airport	Weathertrol Maintenance Corp.
26	Building 716E Miami International Airport	Johnson Controls, Inc.
27	Building 101 Miami International Airport	Weathertrol Maintenance Corp.
28	Opa Locka	Weathertrol Maintenance Corp.

Group 2 – Prequalification of Vendors	
Vendors Prequalified:	Cool Water Air Conditioning, Inc. (CSBE)
	Cool-Breeze Air Conditioning Corporation
	Honeywell International, Inc.
	Weathertrol Maintenance Corp
	Johnson Controls, Inc.
	Trane U.S., Inc.
	Southeastern Chiller of Miami, Inc.

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: March 3, 2015

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 8(F)(6)

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**

_____ **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(F)(6)
3-3-15

RESOLUTION NO. R-207-15

RESOLUTION APPROVING AWARD OF CONTRACT NO. FB-00123 FOR PURCHASE OF A/C CHILLERS, AUXILIARY EQUIPMENT AND WATER TREATMENT SERVICES IN THE TOTAL AMOUNT NOT TO EXCEED $8,223,000.00 FOR THE MIAMI-DADE AVIATION DEPARTMENT; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE SAME AND EXERCISE ANY CANCELLATION, RENEWAL AND OTHER PROVISIONS CONTAINED THEREIN

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board approves award of Contract No. FB-00123 for purchase of air conditioning chillers, auxiliary equipment and water treatment services for the Miami-Dade Aviation Department as set forth in the incorporated memorandum in the total amount not to exceed $8,223,000.00, and authorizes the County Mayor or County Mayor's designee to execute same and exercise any cancellation and other provisions contained therein. A copy of the contract document is available from the Internal Services Department, Procurement Management Services Division.

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

Jean Monestime, Chairman			**aye**
Esteban L. Bovo, Jr., Vice Chairman			**absent**
Bruno A. Barreiro	**absent**	Daniella Levine Cava	**aye**
Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Sally A. Heyman	**aye**	Barbara J. Jordan	**absent**
Dennis C. Moss	**aye**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**aye**	Xavier L. Suarez	**aye**
Juan C. Zapata	**absent**		

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of March, 2015. 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: ***Christopher Agrippa***
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Hugo Benitez