

Memorandum



Date: March 9, 2017

To: Gary Harfield, Division Director
Internal Services Department, Small Business Development

From: Milton L. Collins, Associate Director *MLC*
Miami-Dade Aviation Department, Minority Affairs Division

Subject: Recommendation of Contract Measures: Building Management System for MIA
by Honeywell International, Inc. Legacy Agreement
Project No. X027A (Legacy)

RECOMMENDATION:

This is a request for Small Business Development (SBD) to approve the subject project in order for the Department to proceed with the approval for the Legacy Agreement Building Management System (Honeywell), Project No. X027A (Legacy). The Minority Affairs Division and the User Division have evaluated the subject project and are recommending an **SBE-Construction Goal of 15.7%**. A **1% SBE-Goods & Services** Participation Goal is also being recommended. This project has a **10% Community Workforce Program Goal**, as required by the Community Workforce Program (CWP) Participation Provisions. CWP will be Work Order Driven. Breakdown of these services to be performed are attached.

The Estimated Project Fee will be \$90,000,000.00 for Initial Contract Term of 10 Years, \$45,000,000.00, for one (1) 5-year Option to Renew, at the County's Discretion. The Funding Source will be from Airport Operating Funds and Reserve Maintenance Funds.

BACKGROUND:

On February 17, 2009, Board of County Commissioners approved, through Resolution No. R-112-09, the award of the Building Management System (BMS) Contract to Honeywell International, Inc. The BMS system includes the Heating, Ventilation and Air Conditioning (HVAC) systems as well as other controlled mechanical and security systems and the Fire Alarm System (FAS) for Miami International Airport and General Aviation Airports. The contract term is Ten (10) years for a total of \$65,041,042.22 and expires in 2019.

The MIA Terminal and GAA Facilities BMS are comprised of approximately 1,000 air conditioning units with an average of 16 controls and monitoring Honeywell points each, for a total of 16,000 points reporting to the data control panels and the main BMS.

The MIA Terminal and GAA Facilities Fire Alarm Systems encompass approximately 120 fire alarm panels with an average of (500) controls and monitoring Honeywell points per panel, for a total of 60,000 reporting points to the fire alarm panels and the main fire control system. Currently the total BMS point count exceeds 102,000 points. The BMS is comprised of Automation, Fire Alarm, and Security systems, as a whole, and it is one of the largest Honeywell Installations in the World.

SCOPE OF SERVICES:

The intent of this contract includes 1) performing preventive maintenance and fire inspections to satisfy code and safety requirements and 2) completing HVAC and Fire Alarm System (FAS) components of other construction projects which require these systems to work together with MDAD's existing BMS system.

Many Services acquired through this contract, to include BMS Repairs/Projects and Mechanical/Miscellaneous Repairs and Projects, are Work Order-driven and issued at MDAD's discretion. Estimated allocations are based on anticipated projects.

During a portion of the seven (7) year period that this Contract has been in effect, MIA was in the midst of the North Terminal Expansion Project, as well as the completion of the South Terminal Expansion Project. During the construction of these two projects, there were many items that were pending which Honeywell completed, at MDAD's request to expedite the completion of these projects. Honeywell's work on these construction projects totaled approximately \$17 million over the course of the seven (7) years that the contract has been in effect. There were also new maintenance expansion programs added to this Contract which were required by the Fire Department as a result of the enactment of new ordinances and additional services that were required to maintain MIA's systems totaling additional expenses of approximately \$600,000.00 annually. These new programs and services included Fire Alarm Runner Response, Air Compressor Maintenance and Hi-Pressure system coverage. Furthermore, over the last year, Honeywell has also performed work in support of MDAD's E-Satellite Renovation Project.

Honeywell's software and hardware are proprietary in nature. Honeywell is an appropriately licensed contractor that is best suited to continue this work in that Honeywell is the BMS manufacturer and provides certified personnel to test, inspect, and repair the system as required by code to maintain the required certifications. Honeywell, as the System Manufacturer, is the vendor with the qualifications to best certify the BMS, per Ordinance 08-27 which 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.

TYPES OF SERVICES:

Fire Alarm & Building Management Service/Repairs to include the provision of materials, tools, labor, new equipment, hardware, firmware, software (including required licenses) and the design, development, delivery, configuration completion, installation, testing, commissioning, training, warranty and maintenance/tenant support of fully operational Building Management and Fire Alarm Systems for existing and upcoming projects.

Please advise our office if additional information in order to obtain the Project Worksheet for the Building Management System Legacy Agreement Project No. X027A (Legacy).

With Attachments

c: L. Johnson, SBD
R. Cutie, MDAD
M. Clark-Vincent, MDAD
K. Guillen, MDAD
C. Corrales, MDAD
File

MDAD'S CONTRACT MEASURES AND ANALYSIS WORKSHEET

To: Gary Hartfield, Division Director
Internal Services Department, Small Business Development

From: Milton L. Collins, Division Director
Miami-Dade Aviation Department
Minority Affairs Division



PROJECT/CONTRACT TITLE: Building Management System for MIA by Honeywell International Inc. Legacy Agreement

PROJECT/CONTRACT NUMBER: X027A (Legacy)

DEPARTMENT: Miami Dade Aviation Department

ESTIMATED PROJECT COST: \$90,000,000.00 for Initial Contract Term of (Ten) 10 Years \$45,000,000.00 for one (1) 5-year Option to Renew at the County's Discretion

FUNDING SOURCE: Airport Operating/Reserve Maintenance

DESCRIPTION OF PROJECT/BID:
TYPES OF SERVICES:

Fire Alarm & Building Management Service/Repairs to include: the provision of materials, tools, labor, new equipment, hardware, firmware, software (including required licenses) and the design, development, delivery, configuration completion, installation, testing, commissioning, training, warranty and maintenance/tenant support of fully operational Building management and Fire Alarm Systems for existing and upcoming projects.

CONTRACT MEASURES RECOMMENDATION:

Measures: **SBE/Construction 15.7%**

SBE-G&S- 1%

CWP-10% (Work Order Driven)

REASONS FOR RECOMMENDATION:

Analysis of the factors contained in Implementing Order #3-22 indicates that the SBE-Construction Program Goal and Implementing Order #3-41 indicate that an SBE-G&S and I.O. 3-37 indicates that a 10% CWP Program goal is appropriate for this contract.

DESCRIPTION OF SERVICES (BREAKDOWN)			
DESCRIPTION OF SERVICES (BREAKDOWN)	PRIME WORK %	SUB WORK %	TOTAL % OF WORK REQUIRED
1 Fire Alarm Testing	100%	0%	27%
2 Building Management Testing	100%	0%	21%
3 Fire Alarm Repair & Projects	65%	35%	18%
4 Building Management Repairs & Projects (Work Order Driven)	70%	30%	19%
5 Mechanical Repairs and Projects (Work Order Driven)	70%	30%	10%
6 Miscellaneous Repair Projects (Security, Radar, ETC)	85%	15%	5%
7 CWP : This project has a 10% Community Workforce Program Goal, as required by the Community Workforce Program (CWP) Participation Provisions. CWP will be Work Order Driven.			
User PM (Initial)		15.7% of Total Contract Value	TOTAL 100%

NOTE: To arrive at the 15.7%: Take the % of sub work (second column) and multiply it by the total % of work required (third column) and that = X. When you sum all the X's in this calculation, you get the 15.7%.

SBE G&S Breakdown Recommendation by USER
Project No. X027A (LEGACY)

CATEGORY	SBE RECOMME NDATION %	DOLLAR AMOUNT OF RECOMMENDATION (of Initial Contract Term)
Professional Services	.7%	
Office Supplies, General 61500	.3%	
TOTAL USER RECOMMENDATION	1%	

The Breakdown of the total \$90 million allocation below:

Breakdown:

\$48,000,000 (Testing & Inspection Services)

\$42,000,000 (BMS Repairs & Projects and Mechanical &
Miscellaneous Repairs and Projects on a Work Order-Basis at
MDAD's discretion)

\$225,000 for Inspector General

\$90,225,000 TOTAL Allocation

Existing Contract Breakdown			Proposed Revised Contracts	
Contract Number	Description	Annual Price	Add / Deduct	Proposed Price
40127976	MDDAD Attune Advisory	\$ 97,500	0%	\$ 97,500
40104383	MDDAD CONTROLS	\$ 467,591	0%	\$ 467,591
40104405	MDDAD DCAD - Front End	\$ 655,323	-10%	\$ 589,791
40104427	MDDAD FIRE	\$ 1,248,356	-5%	\$ 1,185,938
40104382	MDDAD HI PSI	\$ 43,163	0%	\$ 43,163
40104384	MDDAD LOW PSI	\$ 619,835	0%	\$ 619,835
40104426	MDDAD MIA - RUNNER RESPONSE SRV CONTRACT	\$ 386,970	15%	\$ 445,016
40163456	MDDAD MIA-Compressors Full Service Maintenance	\$ 159,383	0%	\$ 159,383
40104422	MDDAD SMOKE EVAC	\$ 1,141,498	-10%	\$ 1,027,348
		\$ 4,819,619		\$ 4,635,565
New Service Contract Adds				
New Contract	RVS - Front End	\$		38,900
New Contract	RVS - Radar	\$		12,200
New Contract	Lift Stations Monitoring	\$		35,594

Original Contracts Total Amount	\$4,819,619
Original Contracts Revised Proposed Total Amount	\$4,635,565
New Proposed Service Contracts Total Amount	\$86,694
Total Service Contracts Amount	\$4,722,259