

OFFICE OF THE COMMISSION AUDITOR

COMMISSION AUDITOR'S INFORMATIONAL RESEARCH

BOARD OF COUNTY COMMISSIONERS MEETING

July 19, 2022 9:30 A.M. Commission Chambers

> Yinka Majekodunmi, CPA Commission Auditor

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Pursuant to Resolution No. R-229-09, the Office of the Commission Auditor (OCA) monitors the Miami-Dade Board of County Commissioners' agenda to provide legislative analysis of agenda items that include research findings and additional value-added information, if available, or at the request of a Commissioner.

Item No. 8C1 Research: CB / Reviewer: SC File No. 221082

RESOLUTION APPROVING THE APPOINTMENT OF AN AT-LARGE MEMBER FOR A FOUR-YEAR TERM TO THE MIAMI-DADE COUNTY CULTURAL AFFAIRS COUNCIL

Prime Sponsor: Senator Javier D. Souto, District 10.

Requester: Department of Cultural Affairs

Committee Action Date: 6/08/2022 – Recreation and Culture Committee (RCC)

RESEARCH FINDINGS

OCA completed the required background research regarding the appointment of Kareem Brantley, Albert E. Dotson, Jr., and Larry Spring to serve as at-large members of the Miami-Dade County Cultural Affairs Council and found the following:

• Larry M. Spring: Notice of Federal Tax Lien for \$16,446.12, signed on March 9, 2021; no Certificate of Release found.

Other than the information noted above, OCA's background research did not yield any other adverse informational findings regarding the appointees. This report is being provided as a Supplement to BCC Agenda File Item Number 221082.

FINANCIAL ANALYSIS

N/A

ADDITIONAL INFORMATION

- 1. Bulleted below is the relevant legislation relating to the background research process:
 - Resolution No. R-636-14, adopted on July 1, 2014, requires OCA to conduct background research on applicants being considered to serve on County Boards and Trusts that require nominations or appointments by the BCC.
- 2. In order to vet applicants for County Boards, Trusts, naming, renaming, or codesignation, OCA receives each applicant's full name, including middle name and date of birth. Once that information is received from the entity forwarding the background research request, OCA investigates the following:
 - A. Conducts a Westlaw public records search to check for additional risk factors; these factors include any criminal record or financial judgment that does not have an associated release or acquittal.
 - B. Checks the Miami-Dade Clerk of the Courts website for judgments. Judgments include federal tax liens and criminal court proceedings. Where the tax lien has an associated certificate of release, such information is not considered a finding unless specifically requested by the Board.

Item No. 8F1 Research: VW / Reviewer: SC File No. 220932

RESOLUTION APPROVING DESIGNATED PURCHASE PURSUANT TO SECTION 2-8.1(B)(3) OF THE COUNTY CODE BY A TWO-THIRDS VOTE OF THE BOARD MEMBERS PRESENT; AUTHORIZING ADDITIONAL EXPENDITURE AUTHORITY IN A TOTAL AMOUNT UP TO \$3,528,700.00 FOR A TOTAL MODIFIED CONTRACT AWARD OF \$126,435,954.00 FOR CONTRACT NO. SS1245-3/27-2 TO SCHINDLER ELEVATOR CORPORATION FOR THE PURCHASE OF ELEVATOR AND ESCALATOR MAINTENANCE AND REPAIR SERVICES FOR MULTIPLE COUNTY DEPARTMENTS; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE ALL PROVISIONS OF THE CONTRACT, INCLUDING ANY CANCELLATION, RENEWALS OR EXTENSIONS, PURSUANT TO COUNTY CODE SECTION 2-8.1 AND IMPLEMENTING ORDER 3-38

Prime Sponsor: None

Requester: Internal Services Department (ISD)

Committee Action: 6/9/2022 - County Infrastructure, Operations and Innovations Committee (CIOIC)

RESEARCH FINDINGS

OCA's review of the item yielded the findings enumerated below. Refer to the Contextual Information and Additional Information sections for further information.

1. The Miami-Dade County Office of Elevator Safety has regulatory authority having jurisdiction over all elevators, escalators, moving walks and other conveying systems located within buildings throughout Miami-Dade County in all municipalities, except the City of Miami and City of Miami Beach. On June 17, 2022, OCA requested that ISD provide a list of all elevators County-wide that have been modernized or upgraded over the past 5 years along with a list of elevators with upcoming modernization/upgrade needs which, ISD provided the data on July 18, 2022, which is summarized in the chart below.

Miami-Dade County Elevator Equipment Modernization List 07/18/2022

Department	Total Number	Units Pending	Modernizations In	Modernizations
	of Units	Modernization	Progress	Completed
MDAD	645	34	0	7
DTPW	195	28	1	0
ISD	163	64	6	18
LIB	9	4	0	0
MDCR	18	0	3	2
MDFR	9	3	0	0
MDPD	13	7	0	2
PHCD	49	8	2	2
POM	105	47	0	3
Totals	1206	195	12	34

Source: ISD

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¹ Miami-Dade County Elevator Safety & Regulations https://www.miamidade.gov/global/business/facilitiesandfueling/elevator-safety.page

Item No. 8F1 Research: VW / Reviewer: SC

File No. 220932

CONTEXTUAL INFORMATION

On July 14, 2022, OCA reached out to the ISD Office of Elevator Safety to 1) inquire regarding the methodology and databases used in compiling the Elevator Conveyance Inspections Violations Report for the Miami-Dade Aviation Department (MDAD) (File No. 211436), and 2) the estimated timeline to provide an update of last year's report. The responses are numbered below:

- The ISD Office of Elevator Safety worked with the Information Technology Department (ITD) to create a report in the Elevator Tracking System that would show all violations cited during a specified period by account and unit serial number. Note that the Elevator Tracking System does not track violations by vendor. MDAD was responsible for identifying the number of violations by vendor.
- The report took several weeks to complete on the part of ISD and ITD.

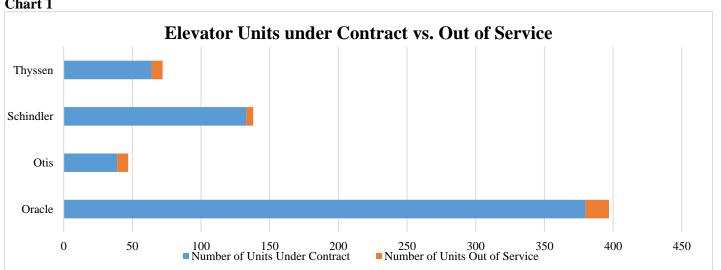
At the July 9, 2021 Airports and Economic Development Committee (AEDC), File No. 211436, the ISD Office of Elevator Safety provided an Elevator Conveyance Inspections Violations Report for the MDAD for the period January 1, 2019 to May 18, 2021. The tables and charts below are based on analysis of the data reported in Exhibit A of the report. Table 1 ranks vendors by the percentage of elevator units out of service at Miami International Airport. Chart 1 breaks down each vendor by number of elevator units under contract versus elevator units out of service.

Table 1

Vendors Ranked by Percentage of Elevator Units Out of Service		
Vendor Percentage of Elevator Units Out of Service		
Otis	21%	
Thyssen	13%	
Schindler	4%	
Oracle	4%	

Source: Calculations based on Exhibit A of Elevator Conveyance Inspections Violations Report for the MDAD

Chart 1



Source: Calculations based on Exhibit A of Elevator Conveyance Inspections Violations Report for the MDAD

Item No. 8F1 Research: VW / Reviewer: SC

File No. 220932

Bulleted below is contextual and background research relevant to this item:

- The following bullets summarize the discussion during the May 8 and September 18, 2007, BCC meetings for Resolution No. R-1028-07:
 - o Former Commissioner Gimenez: Commissioner Gimenez expressed concern regarding the cost per elevator (\$175,000) and noted he would not be supportive of the foregoing proposed resolution. Commissioner Gimenez asked the Department of Procurement Management Director to provide the members of the Commission with a report outlining the cost of maintenance and repair services of elevators and escalators in private buildings. Concerning Commissioner Gimenez's question regarding what the County would owe to Schindler if the contract was terminated, the Facilities Management Director noted that the County would owe Schindler \$3 million based on the \$17 million allocated for preventive maintenance and repairs.
 - Commissioner Diaz: The General Services Administration (GSA) Director noted that negotiations conducted by GSA and Department of Procurement Management staff resulted in an approximate \$5 million price reduction and a \$13.4 million long-term discount for regular maintenance services to be collected by the County over a 20-year contract, should the County exercise all options-to-renew. Commissioner Diaz noted that the Board was locked into this contract for 20 years. He stated that he felt the savings were not adequate to the contributions.
 - Commissioner Martinez: Commissioner Martinez noted that numerous complaints came from the public regarding the elevators and escalators. He questioned why Schindler was recommended as a sole source to restore equipment despite their failure to maintain it. Given that Schindler maintained and serviced the elevators and escalators at Metrorail stations, Commissioner Martinez expressed concerns regarding the use of \$17.6 million in Surtax funds allocated to Miami-Dade Transit for elevator maintenance under the contract while service routes were being cut.
 - Commissioner Sosa: Commissioner Sosa requested that the GSA Director provide members of the Commission with a quarterly status report on the vendor's performance under the terms of the existing contract, as recommended by the Assistant County Attorney. She asked that this report include complaints received from the public and a monitor component.
- On June 17, 2022, OCA inquired with the Internal Services Department (ISD) about: (1) the estimated annual maintenance cost per elevator serviced under the current contract; (2) a list of the elevators serviced under the current contract along with their useful life; (3) whether the department considered the feasibility of moving towards a competitive instead of sole source contract after the expiration of the current contract; (4) a breakdown of the indices used to calculate the price increases for the contract over time; (5) the justification for additional expenditures; and (6) a list of all elevators County-wide that have been modernized or upgraded over the past 5 years and a list of elevators with upcoming modernization/upgrade needs. ISD's response is summarized below.
 - Estimated Annual Maintenance Cost: The average cost per elevator under the contract ranges from \$361.03 to \$2,563.64 per elevator per month (\$4,332.36 to \$30,763.68 annually). Prices vary for escalators, moving walkways, and other types of equipment.
 - o *Elevators Serviced Under Contract*: According to the department, information regarding useful life will need to be collected from the various departments and will take time to compile. ISD provided an award price sheet that includes all elevators serviced under the current contract. Table 2 below provides a breakdown by department of all elevators serviced under the current *Contract No. SS1245-3/27*.

Item No. 8F1 Research: VW / Reviewer: SC File No. 220932

Table 2

Department/Entity	Elevator and Escalator Units	Estimated Annual Maintenance Cost (Labor and Material)
Aviation	131	\$1,730,830
Corrections and Rehabilitation	10	\$168,791
Internal Services	29	\$589,415
Transportation and Public Works	115	\$2,905,818
Seaport	60	\$728,262
Parks and Recreation	2	\$10,972
Adrienne Arsht Center Performing Arts	21	\$119,482
Water and Sewer	1	\$5,487
Cultural Affairs	1	\$5,486
Public Housing and Community Development	1	\$4,332
Jackson Memorial Hospital	25	\$466,682
Jackson South Community Hospital	4	\$48,002

Note: Data updated as of 7/18/2022

- o *Price Indices*: According to *Contract No. SS1245-3/27* the annual price adjustment is computed as the weighted average of the material component, computed as the year-to-year increase or decrease in the latest available *Producer Price Index Industry Data for Elevator and Moving Stairway Manufacturing* published by the Bureau of Labor Statistics; and the labor component, computed as the year-to-year increase or decrease in the labor rate published by the Elevator Contractors of America, Inc. The initial target weighting of the material component shall be 15% of the total annual adjustment and the labor component shall be 85% of the total annual adjustment.
- o *Additional Expenditure Justification*: At the time of this publication, the final response was not received from the department.

ADDITIONAL INFORMATION

Bulleted below is additional research relevant to this item:

• *Payment History*: OCA examined the financial payment history of the subject vendor. Table 3 below provides a synopsis of the cumulative payments made to the subject vendor for the past four years (2018-2022) as of June 2022. <u>Note</u>: The payments reflected may not be inclusive of all payments made to date and are not exclusive of payments under *Contract No. SS1245-3/27*.

Table 3

Vendor Payment History with County (VPI Application/INFORMS)		
Vendor Date Range Total Payments		
Schindler Elevator Corporation	October 2014 – June 2022	\$39,445,377

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File No. 220932

- *Settlement Agreement*: On July 19, 2016 the Board approved Resolution No. <u>R-725-16</u> approving terms of a settlement agreement between the County and Schindler Elevator Corporation in the amount of \$680,942 to be paid to Schindler Elevator Corporation.
- *Due Diligence*: OCA conducted due diligence via Westlaw of the vendor under the contract. Bulleted below is a summary of legal complaints filed against the vendor.
 - o *Mosley v. Schindler Elevator Corporation* the vendor is a co-defendant in a negligence lawsuit (Case No. 2022-CA-002545) filed in the Fourth Judicial Circuit, Duval County on May 6, 2022. According to the complaint, the defendant failed to maintain the elevator in a safe condition, causing the plaintiff to sustain injuries when the elevator door suddenly closed on the right side of his body. The last docket activity as of May 9, 2022 is the demand for a jury trial.
 - o Wert v. Schindler Elevator Corporation et al the vendor is a co-defendant in a negligence lawsuit (Case No. 2021-016963-CA-01) filed in the 11th Judicial Circuit, Miami-Dade County on July 10, 2021. According to the complaint, the defendants negligently maintained their premises and failed to warn about the dangerous condition causing plaintiff's foot to get caught under the escalator's floor plate teeth resulting in injuries. The most recent docket activity is an FWOP hearing scheduled for August 19, 2022. ²
 - Santiago, et al v. Sawgrass Mills Phase III Limited Partnership, et al the vendor is a co-defendant in a negligence lawsuit (CACE19022446) filed in the 17th Judicial Circuit, Broward County on October 29, 2019. According to the complaint the defendant failed to maintain the elevator in the premises in a safe condition that caused plaintiff to fall when the elevator doors suddenly closed resulted in injuries. The last docket activity as of December 24, 2019 is the filing of an Answer and Affirmative Defense to a Cross-Claim.

² A For Want of Prosecution (FWOP) hearing occurs when there has not been any activity in a case for a set period of time. In this case, there was no docket activity for over 10 months.

Exhibit A

Miami-Dade Aviation Department Conveyance Inspection Summary Violations between 1/1/2019 and 5/18/2021

	Number of Units	Numb	Number of Units Out of Service		
Vendor	under Contract	Demolished / Inactive	Under Modernization	Shut Down by ISD	Shut Down by ISD
Oracle	380	7	3	7	1.88%
Otis	39	6	0	2	6.06%
Schindler	133	0	0	5	3.76%
Thyssen	64	2	0	6	9.68%
Total	616	15	3	20	3.33%

Units Demolished / Inactive

Units Shut Down by ISD

Units under modernization

Item No. 11A5
Research: CB / Reviewer: SC
File No. 221081

RESOLUTION APPOINTING, IN ACCORDANCE WITH ORDINANCE NO. 02-216 AND SECTION 163.356, FLORIDA STATUTES, CORNELIUS SHIVER TO SERVE AS A MEMBER OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS; AND DIRECTING THE CLERK OF THE BOARD TO FILE A CERTIFICATE OF APPOINTMENT

Prime Sponsor: Commissioner Kionne L. McGhee, District 9

Requester: None

Committee Action Date: 6/07/2022 – Airports and Economic Development Committee (AEDC)

RESEARCH FINDINGS

OCA completed the required background research regarding the appointment of Cornelius Shiver to serve as a member of the Naranja Lakes Community Redevelopment Agency Board of Commissioners. The research yielded no adverse informational findings for the appointee. This report is being provided as a Supplement to BCC Agenda File Item Number 221081.

FINANCIAL ANALYSIS

N/A

ADDITIONAL INFORMATION

- 1. Bulleted below is the relevant legislation relating to the background research process:
 - Resolution No. R-636-14, adopted on July 1, 2014, requires OCA to conduct background research on applicants being considered to serve on County Boards and Trusts that require nominations or appointments by the BCC.
- 2. In order to vet applicants for County Boards, Trusts, naming, renaming, or codesignation, OCA receives each applicant's full name, including middle name and date of birth. Once that information is received from the entity forwarding the background research request, OCA investigates the following:
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Item No. 11A10 Research: SR, SMC, VW / Reviewer: SC File No. 221616

RESOLUTION AWARDING AGREEMENT(S) TO OBTAIN GOVERNMENTAL REPRESENTATION AND CONSULTING SERVICES BEFORE THE STATE OF FLORIDA'S LEGISLATIVE AND EXECUTIVE BRANCHES; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE AGREEMENTS FOR AND ON BEHALF OF MIAMI-DADE COUNTY, TO EXERCISE ANY CANCELLATION AND RENEWAL PROVISIONS, AND TO EXERCISE ALL OTHER RIGHTS CONTAINED THEREIN

Prime Sponsor: Chairman Jose "Pepe" Diaz, Prime Sponsor, District 12

Requester: None

Committee Action: None

RESEARCH FINDINGS

OCA's review of the item found no substantive legislative, procedural or administrative non-compliance. Refer to the Contextual Information and Additional Information sections for the item's historical and other background information.

CONTEXTUAL INFORMATION

On November 26, 2021, Resolution No. <u>R-1120-21</u> approved the solicitation for contracts to obtain governmental and consulting services before the State of Florida legislative and executive branches. The Board tasked the evaluation committee with recommending which of the five proposers were qualified. OCA reviewed the company websites and the Florida House of Representatives lobbyist registry³ for each vendor and provides a sample of clients for each firm below in Table 1.

Table 1

	Years	Sample of 2022 Clients		
Lobbying Firm	Representing County	Non-public Entities	Public Agencies	
Rutledge and Ecenia P.A.	<u>25+ years</u>	 Molson Coors Beverage Company USA, LLC HCA Healthcare ADT, LLC dba ADT Security Services The Humane Society of the United States T-Mobile USA, Inc. 	 Florida Animal Control Association Town of Jupiter Island Florida High School Athletic Association Marion County Public Schools 	
GrayRobinson P.A.	4+ years	 Bombardier Aerospace Corporation Meta Platforms, Inc. SeatGeek, Inc. Uber Technologies, Inc. and Affiliates SAS Institute, Inc. 	 City of Fort Myers City of Orlando Hendry County Board of County Commissioners Monroe County Board of County Commissioners 	
Akerman LLP	4+ years	 Association of Public Safety Communications Officials Florida Solar and Storage Association 	Town of Lake Clarke Shores, FL	
Ronald L. Book P.A.	19+ Years	 Banyan Health Systems, Inc. Autonation Best Buddies International Carfax, Inc. 	 Bal Harbour Village Brevard County Broward County City of Aventura City of Coral Gables 	

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³ Lobbyist House Appearances Search, <u>Lobbyist House Appearances Search | Florida House of Representatives (myfloridahouse.gov)</u>

BCC Meeting:
July 19, 2022
Research Notes

Item No. 11A10	Research: SR, SMC, VW / Reviewer: SC
File No. 221616	

			City of Cooper City
Capital City Consulting, LLC	None	CVS Health and All AffiliatesKEPROOportun	 Broward County Clerk of Court The School Board of Palm Beach County, Florida
		 Sacred Heart Health System, Inc 	

ADDITIONAL INFORMATION

OCA also conducted due diligence⁴ concerning relevant lawsuits and vendor compliance. The results of the research are bulleted below:

- There are no relevant lawsuits for the five (5) vendors.
- The five (5) vendors are compliant with County requirements.⁵

An Internet search of recommended vendors found the following:

- Rutledge and Ecenia P.A. represents Molson Coors which expanded to China in September 2010.⁶
- GrayRobinson P.A. represents Bombardier Inc. which in 2011 signed a strategic cooperation agreement with COMAC, a Chinese commercial aircraft corporation.⁷
- Akerman LLP represents a Florida commercial project developer being sued by a Chinese businessman represented by the Beijing based law firm, DeHeng Law Offices.⁸

⁴ Pursuant Resolution <u>R-187-12</u>, award recommendations presented by the County Mayor must include due diligence information.

⁵ Pre-Award Vendor Compliance Elements, <u>Miami-Dade County - Strategic Procurement - Pre-Award Vendor Compliance (miamidade.gov)</u>

⁶ Molson Coors Expands in China, 9/22/2010, Molson Coors Expands in China

⁷ COMAC and Bombardier Sign Strategic Agreement on Commercial Aircraft, 3/23/2011, <u>COMAC and Bombardier Sign Commercial Aircraft Agreement</u>

⁸ Foreign Investors Settle EB-5 Fraud Case on the Eve of Trial, 7/12/2022, <u>Foreign Investors Settle EB-5 Fraud</u> Case On Eve of Trial - Law360

Item No. 11A13
Research: CB / Reviewer: SC
File No. 221497

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PREPARE AND FILE INCORPORATION DOCUMENTS FOR A NEW NOT-FOR-PROFIT CORPORATION CALLED THE "FRIENDS OF THE MIAMI INTERNATIONAL AGRICULTURE, HORSE AND CATTLE SHOW, INC.," OR SIMILAR NAME; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PROVIDE IN SUCH DOCUMENTS THAT THE PRIMARY PURPOSE OF THE CORPORATION IS TO SERVE AS THE COUNTY'S PRIMARY FUNDRAISING ARM FOR THE MIAMI INTERNATIONAL AGRICULTURE, HORSE AND CATTLE SHOW (CATTLE SHOW) AND CREATING A BOARD OF DIRECTORS CONSISTING OF (1) WILLIAM D. TALBERT, III; (2) HECTOR ORTIZ; (3) FELIX LASARTE; (4) GENE PRESCOTT; AND (5) MARIO HERNANDEZ;

Prime Sponsor: Senator Javier D. Souto, District 10.

Requester: None

Committee Action Date: 7/13/2022 – Recreation and Culture Committee (RCC)

RESEARCH FINDINGS

OCA completed the required background research regarding the appointment of William D. Talbert, III, Hector Ortiz, Felix Lasarte, Gene Prescott and Mario Hernandez to serve as members of the Friends of the Miami International Agriculture, Horse and Cattle Show, Inc. Board of Directors. The research yielded no adverse informational findings for the appointee. This report is being provided as a Supplement to BCC Agenda File Item Number 221497.

FINANCIAL ANALYSIS

N/A

ADDITIONAL INFORMATION

- 1. Bulleted below is the relevant legislation relating to the background research process:
 - Resolution No. R-636-14, adopted on July 1, 2014, requires OCA to conduct background research on applicants being considered to serve on County Boards and Trusts that require nominations or appointments by the BCC.
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 - B. Checks the Miami-Dade Clerk of the Courts website for judgments. Judgments include federal tax liens and criminal court proceedings. Where the tax lien has an associated certificate of release, such information is notconsidered a finding unless specifically requested by the Board.

REFERENCES

^aMiami-Dade County, Vendor Payment Inquiry Application (VPI Application), https://w85exp.miamidade.gov/VInvoice/1_0a_vendor_login.jsp

^bMiami-Dade County, Integrated Financial Resources Management System (INFORMS), the new Enterprise Resource Planning system launched to modernize and streamline budget, procurement, human resources, and financial operations (Rollout 1 launch date April 2021 and Rollout 2 launch date June 2022), https://informs.miamidade.gov/

 $^cMiami-Dade \quad County, \quad e-Procurement \quad (also \quad known \quad as \quad the \quad Bid \quad Tracking \quad System), \\ \underline{https://s0145200.miamidade.gov/eProcurement/Login.aspx}$

CONTRIBUTORS

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The Office of the Commission Auditor, Miami-Dade Board of County Commissioners

The Office of the Commission Auditor (OCA) was established in September 2002 by Ordinance 03-2 to provide support and professional analysis of the policy, service, budgetary and operational issues before the Miami-Dade Board of County Commissioners. The Commission Auditor's duties include reporting to the Board of County Commissioners on the fiscal operations of County departments, as well as whether the fiscal and legislative policy directions of the Commission are being efficiently and effectively implemented.

These research notes, prepared in collaboration with the Miami Dade County departments as subject matter experts, is substantially less detailed in scope than an audit in accordance with the Generally Accepted Auditing Standards (GAAS). The OCA plans and performs the review to obtain sufficient, appropriate evidence to provide a reasonable basis for its findings and conclusions based on its objectives; accordingly, the OCA does not express an opinion on the data gathered by the subject matter expert(s).