

# Memorandum



**Date:** July 8, 2021

Agenda Item No. 8(F)(6)

**To:** Honorable Chairman Jose "Pepe" Diaz  
and Members, Board of County Commissioners

**From:** Daniella Levine Cava  
Mayor

**Subject:** Recommendation for Approval to Award Contract No. FB-01556 HVAC Chillers, Equipment and Water Treatment Full Service Contract

## **Recommendation**

It is recommended that the Board of County Commissioners (Board) approve a competitive contract award, Contract No. FB-01556, *HVAC Chillers, Equipment and Water Treatment Full Service Contract*, for Miami-Dade Aviation Department (Aviation). This contract will replace a competitively solicited contract, FB-00123, which was awarded by the Board on March 3, 2015, for a six-year term, through Resolution No. R-207-15.

The Contract provides 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 facilities. Award is being recommended to the responsive and responsible bidders who offered the lowest price by site in accordance with the method of award listed in the solicitation. The vendors being recommended for award are required to deliver a comprehensive preventive maintenance program per awarded site, including all necessary labor, transportation, materials and equipment for the safe operation of chillers, cooling towers, pumps, and air compressors. In addition to the equipment maintenance, vendors will institute a complete water treatment program needed to protect air conditioning, heating equipment and piping from deterioration.

Eight bids were received in response to the solicitation and four are being recommended for award. Two of the four vendors recommended have local addresses. Upon advertisement of the solicitation, 7,607 vendors were notified in BidSync, of which 126 viewed the solicitation. Additionally, a local database was used to search for additional vendors by commodity code. As a result, 249 vendors were identified and notified of the solicitation.

## **Scope**

Miami International Airport is located within District 6, which is represented by Commissioner Rebeca Sosa; however, the impact of this item is countywide.

## **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, including any cancellation or extension provisions, pursuant to Section 2-8.1 of the County Code and Implementing Order 3-38.

## **Fiscal Impact/Funding Source**

The fiscal impact for the six-year term is \$8,245,000. The current contract, FB-00123, is valued at \$11,348,458.34 for a six-year and six-month term and expires on September 30, 2021. The allocation under the contract is lower than the previous contract due to a reduction in the scope of work and elimination of the pre-qualification pool, which was included in the previous contract. Aviation will utilize an established open pre-qualification pool, RTQ-00299, to allow competitive quotes for purchase, replacement and installation of HVAC equipment and related controls.

Department	Allocation	Funding Source	Contract Manager
Aviation	\$8,245,000	Proprietary	Neivy Garcia

Department	Allocation	Funding Source	Contract Manager
<b>Total:</b>	<b>\$8,245,000</b>		

**Track Record/Monitor**

Basia M. Pruna of the Internal Services Department is the Assistant Division Director.

**Vendors Recommended for Award**

An Invitation to Bid was issued under full and open competition. Eight bids were received in response to the solicitation. The Local Preference was applied and best and final offers were solicited, resulting in a locally headquartered vendor being recommended for additional sites.

Pursuant to Resolution No. R-477-18, two of the four vendors recommended for award are non-local due to the limited number of vendors with the required certifications, licenses, permits and experience required to perform the work, and due to the large number, size, and complexity of the chillers and related equipment at the Aviation facilities. As a result, a limited number of bids were received from local vendors.

Vendor	Principal Address	Local Address*	Number of Employee Residents	Principal	Awarded Sites
			1) Miami-Dade 2) Percentage*		
Johnson Controls, Inc.	5757 N Green Bay Avenue Milwaukee, WI	None	36	Christopher E. Osborne	10, 11, 12, 13, 15, 25, 28
			37%		
RGEN Enterprises LLC dba Cool Water Air Conditioning**	5716 NE 4 Avenue Miami, FL	Same	14	Ramon Genemaras	1, 2, 4, 7, 8, 14, 16, 17, 18, 19, 20, 22, 23, 24, 27
			66%		
Southeastern Chiller of Miami dba Southeastern Chiller Services	3800 NW 126 Avenue Coral Springs, FL	None	2	Phillip LaRoche	9, 21
			13%		
Supa Air and Heat Inc.***	2830 NW 208 Street Miami Gardens, FL	Same	5	Gregg O. Williams	3, 5, 6, 26
			36%		

\*Provided pursuant to Resolution No. R-1011-15. Percentage of employee residents is the percentage of vendor's employees who reside in Miami-Dade County as compared to the vendor's total workforce.

\*\*Deemed ineligible for award for sites 6, 11, 12 and 13

\*\*\*Deemed non-responsive by the County Attorney's Office for Site 19 (opinion attached)

**Vendors Not Recommended for Award**

Vendor	Local Address	Reason for Not Recommending
Daikin Applied Americas Inc.	No	Higher than lowest bid
Optimal Air, LLC	Yes	
Siemens Industry	No	
Weathertrol Maintenance Co	Yes	

**Due Diligence**


Pursuant to Resolution No. R-187-12, due diligence was conducted in accordance with the Internal Services Department's Procurement Guidelines to determine vendor responsibility, including verifying corporate status and that there are no performance and compliance issues. The lists that were

referenced included convicted vendors, debarred vendors, delinquent contractors, suspended vendors, and federal excluded parties. There were a few adverse findings with regards to Johnson Controls, Inc. which were reviewed by staff and were addressed satisfactorily by the firm. Pursuant to Resolution No. R-140-15, prior to re-procurement, a full review of the scope of services was conducted to ensure the replacement contract reflects the County's current needs. The review included conducting market research, posting a draft solicitation for industry comment, and holding meetings and drafting sessions with the user department. The scope of services was updated to include current list of equipment to be serviced.

**Applicable Ordinances and Contract Measures**

- The two percent User Access Program provision does not apply.
- The Small Business Enterprise-Construction (SBE-CON) Trade Set-Aside shall apply to the area of Electrical Contractors.
- The Local Preference was applied
- Responsible Wages applies.

Attachment



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Jimmy Morales  
Chief Operations Officer

COUNTY ATTORNEY  
MIAMI-DADE COUNTY, FLORIDA



David M. Murray  
Assistant County Attorney  
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MEMORANDUM

TO: Pablo Martinez  
Procurement Contracting Officer  
Internal Services Department

FROM: David M. Murray  
Assistant County Attorney

DATE: April 14, 2021

SUBJECT: Responsiveness Opinion - FB-01556  
HVAC Chillers Equipment and Water Treatment Services

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You have asked whether or not Supa Air and Heat, Inc. (Supa) is responsive. Supa did not bid on all items with respect to Site #19. The solicitation requires bidders to submit pricing on all items per site, and price comparisons cannot be made without such pricing. As Supa did not provide pricing for all elements on Site # 19, it is not eligible for award on Site # 19.

Notwithstanding, as awards will be made to the lowest bidder on each site, Supa remains eligible for award on sites for which Supa has submitted complete bids.

DMM/ram



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Jose "Pepe" Diaz  
and Members, Board of County Commissioners

**DATE:** July 8, 2021

**FROM:**   
Gen Bonzon-Keenan  
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
- 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 present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) \_\_\_\_ ) 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)  
7-8-21

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

RESOLUTION APPROVING AWARD OF CONTRACT NO. FB-01556 FOR THE PURCHASE OF HVAC CHILLERS, EQUIPMENT AND WATER TREATMENT FULL SERVICE CONTRACT FOR THE MIAMI-DADE AVIATION DEPARTMENT WITH AN AMOUNT NOT TO EXCEED \$8,245,000.00, FOR A SIX-YEAR TERM, CONSISTING OF \$5,114,560.00 TO JOHNSON CONTROLS, INC. FOR SITES 10, 11, 12, 13, 15, 25 AND 28, \$2,018,510.00 TO RGEN ENTERPRISES LLC DBA COOL WATER AIR CONDITIONING FOR SITES 1, 2, 4, 7, 8, 14, 16, 17, 18, 19, 20, 22, 23, 24 AND 27, \$389,160.00 TO SOUTHEASTERN CHILLER OF MIAMI DBA SOUTHEASTERN CHILLER SERVICES FOR SITES 9 AND 21, AND \$722,770.00 TO SUPA AIR AND HEAT, INC. FOR SITES 3, 5, 6, AND 26; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO GIVE NOTICE OF THIS AWARD TO JOHNSON CONTROLS, INC., RGEN ENTERPRISES LLC DBA COOL WATER AIR CONDITIONING, SOUTHEASTERN CHILLER OF MIAMI DBA SOUTHEASTERN CHILLER SERVICES, AND SUPA AIR AND HEAT, INC., ISSUE THE APPROPRIATE PURCHASE ORDERS TO GIVE EFFECT TO SAME AND EXERCISE ALL PROVISIONS OF THE CONTRACT, INCLUDING ANY CANCELLATION OR EXTENSION PROVISIONS, PURSUANT TO SECTION 2-8.1 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA AND IMPLEMENTING ORDER 3-38

**WHEREAS**, this Board desires to accomplish the purposes 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-01556 for the purchase of HVAC chillers, equipment and water treatment full service contract for the Miami-Dade Aviation Department with an amount not to exceed \$8,245,000.00, for a six-year term, consisting of \$5,114,560.00 to Johnson Controls, Inc.

for sites 10, 11, 12, 13, 15, 25 and 28, \$2,018,510.00 to RGEN Enterprises LLC dba Cool Water Air Conditioning for sites 1, 2, 4, 7, 8, 14, 16, 17, 18, 19, 20, 22, 23, 24 and 27, \$389,160.00 to Southeastern Chiller of Miami dba Southeastern Chiller Services for sites 9 and 21, and \$722,770.00 to Supa Air And Heat, Inc. for sites 3, 5, 6, and 26; and authorizes the County Mayor or County Mayor's designee to give notice of this award to Johnson Controls, Inc., RGEN Enterprises LLC dba Cool Water Air Conditioning, Southeastern Chiller of Miami dba Southeastern Chiller Services, and Supa Air and Heat, Inc., issue the appropriate purchase orders to give effect to same and exercise all provisions of the contract, including any cancellation or extension provisions, pursuant to Section 2-8.1 of the Code of Miami-Dade County, Florida and Implementing Order 3-38. A copy of the contract documents are on file with and available upon request from the Internal Services Department, Strategic Procurement Division.

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:

Jose "Pepe" Diaz, Chairman	
Oliver G. Gilbert, III, Vice-Chairman	
Sen. René García	Keon Hardemon
Sally A. Heyman	Danielle Cohen Higgins
Eileen Higgins	Joe A. Martinez
Kionne L. McGhee	Jean Monestime
Raquel A. Regalado	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared this resolution duly passed and adopted this 8<sup>th</sup> day of July, 2021. 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.



Oren Rosenthal