

# Memorandum



**Date:** March 4, 2025

Agenda Item No. 8(P)(1)

**To:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**From:** Daniella Levine Cava  
Mayor  


**Subject:** Recommendation to Access a Sourcewell Contract for the Purchase of Facility Maintenance, Repair, Operation (MRO), Industrial, Building-Related Supplies, and Equipment

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## **Summary**

This item is for the purchase of a wide variety of facility maintenance, repair, and operation supplies (Facility MRO) to include public safety and emergency management equipment, industrial and building-related supplies, and equipment to support the operational needs of multiple County departments. Product categories to be purchased under this contract include, but are not limited to, air filters, cleaning supplies, electrical and electronic supplies, appliances, fasteners, hand tools, HVAC supplies, lab supplies, lighting, motors, paint, plumbing, pumps, safety, security, welding, and other categories.

This contract was awarded to W.W. Grainger, Inc. (Grainger) by Sourcewell, a public corporation and agency created under the laws of the state of Minnesota. As part of Grainger's Disadvantaged Business Enterprise (DBE) Program and other diversity initiatives, they are partnering with five or more Miami-Dade County certified Small Business Enterprise (SBE) firms engaged in the resale of Facility MRO. The goal is for these SBE firms to become Grainger's authorized resellers, affording the County the option to drive the majority of the County's spend under this contract through these SBE firms in accordance with the terms and conditions of the contract. Grainger has approved five authorized and certified SBE resellers; however, Grainger's program is open to all qualified County certified SBE firms. As more certified SBE firms become authorized resellers, Grainger will align them by category, based on their expertise and business capabilities.

By fostering a partnership between Grainger and local SBE firms, this initiative supports job creation and economic growth, allowing small businesses to scale up while ensuring that the County's diverse needs can be met efficiently. While Grainger will provide comprehensive supply chain and inventory management, SBE firms will be responsible for providing a full range of services including, but not limited to, managing sales, customer service, billing, and returns. This collaboration enhances supplier diversity, fosters innovation through local expertise, strengthens community ties, and creates a more resilient supply chain. It also positions the County as a model for inclusive economic development while enabling SBE firms with the support of Grainger to deliver tailored, high-quality solutions that drive long-term sustainability and mutual success.

## **Recommendation**

It is recommended that the Board of County Commissioners (Board) approve accessing a competitively established contract by Sourcewell, *Contract No. 091422-WWG, Facility MRO, Industrial, Building-Related Supplies, and Equipment*, with Grainger in the cumulative amount of \$15,745,771 for the remainder of the initial term, which expires on November 8, 2026, and the two, one-year extension periods, for multiple County departments. This contract will replace a competitively established access contract by OMNIA Partners, *Contract No. 192163, Maintenance Repair and Operations (MRO) Supplies, Parts, Equipment*, which was approved under the Mayor's delegated authority; however, the allocation has been nearly exhausted. The recommended Sourcewell contract offers greater advantages, including higher savings and enhanced partnerships with SBEs. This contract will enable the County to achieve greater flexibility, improved efficiency, and more favorable pricing for the purchase and delivery of a wide variety of Facility MRO supplies and equipment. An alternate procurement method

could have been to establish a pool of prequalified vendors; however, accessing this contract was deemed more efficient for County operations.

### **Background**

A Request for Proposals was issued under full and open competition on the Sourcewell Purchasing Portal on July 26, 2022. Twenty proposals were submitted in response, and Grainger was the highest-ranked proposer. Sourcewell, previously known as the National Joint Powers Alliance (NJPA), offers cooperative procurement solutions to government entities. Grainger's headquarters is in Illinois, but it has two-physical locations within the County and offers a comprehensive number of products in Facility MRO, offering discounts and uninterrupted service during emergency situations.

Overall, Sourcewell provides a higher total discount rate compared to the current OMNIA contract. Additionally, Grainger offers an Incentive Program to increase Category Discounts by 3% if total purchases increase by 12% during the previous year or if purchases total at least \$25,000. These incremental savings and additional benefits will enable the County to achieve greater flexibility, improved efficiency, and convenient means for departments to place regular and special orders via the web, phone, or by email. This capability is very important, especially during hurricane season, for urgent departmental needs to protect infrastructure and personnel, as well as to maintain safety equipment.

### **Scope**

The scope of this item is countywide in nature.

### **Fiscal Impact/Funding Source**

The fiscal impact for the remainder of the initial term expiring on November 8, 2026 is \$7,872,886. Should the County choose to exercise, at its sole discretion, the two, one-year extensions, the estimated cumulative value will be \$15,745,771 and expire on November 8, 2028. The current contract is valued at \$1,000,000 for a two-year and six-month term and expires on June 30, 2025. The allocation under the new access contract is higher than the current contract as the current contract was established under delegated authority to gauge usage and benefits for the departments.

<b>Department</b>	<b>Allocation</b>	<b>Funding Source</b>	<b>Contract Manager</b>
Animal Services	\$38,400	General Fund / Proprietary Funds	Lia Portilla
Aviation	\$613,812	Proprietary Funds	Sylvia Novela
Community Action and Human Services	\$147,307	General Fund / Federal Funds	Adrian Frazier
Corrections and Rehabilitation	\$1,000,000	General Fund	Alessandra Linares
Fire Rescue	\$3,200,000	Fire District	Marianela Betancourt
Housing and Community Development	\$486,957	Federal Funds	Indira Rajkumar-Futch
Library System	\$360,000	Library District	Kimberly Craig
Medical Examiner	\$4,000	General Fund	Aylin Concepcion
Parks, Recreation and Open Spaces	\$2,000,000	General Fund	Bernie Rodriguez
People and Internal Operations	\$2,263,600	Internal Service Funds	Lashonne Williams-Canty
PortMiami	\$416,459	Proprietary Funds	Frank Ramirez
Regulatory and Economic Resources	\$80,000	Proprietary Funds	Joel Arango, Jr.
Solid Waste Management	\$426,604	General Fund / Proprietary Funds	Karina Careaga
Strategic Procurement	\$40,000	General Fund	Kyndal Campbell

Department	Allocation	Funding Source	Contract Manager
Transportation and Public Works	\$1,378,096	DTPW Operating	Alonzo Joseph
Water and Sewer	\$3,290,536	Proprietary Funds	Fredrick Taylor
<b>Total</b>	<b>\$15,745,771</b>		

Note: This contract contains termination for convenience provisions and assignment clauses which can be exercised if the commodities in this item are affected by the establishment of the constitutional offices. Equipment purchased under this item will be included in the inventory report as a part of the transition plan for constitutional offices. As new contracts or allocations are approved, the inventory report will be updated accordingly.

#### **Track Record/Monitor**

Jonathan Desverguñat of the Strategic Procurement Department (SPD) is the Procurement Contracting Manager.

#### **Delegated Authority**

If this item is approved, the County Mayor or County Mayor's designee will have the authority to (a) exercise all provisions of the contract, including any cancellation, renewals, or extensions, pursuant to Section 2-8.1 of the County Code and Implementing Order 3-38; (b) add vendors to the contract at any time once they are approved by Grainger as authorized resellers; and (c) remove vendors from the contract at any time if they are no longer authorized resellers or a certified SBE firm.

#### **Vendor Recommended for Award**

Vendor	Principal Address	Local Address	Number of Employee Residents	Principal
			1) Miami-Dade	
			2) Percentage*	
W.W. Grainger, Inc.	100 Grainger Parkway Lake Forest, IL	2255 NW 89 Place Miami, FL	100%	
			63	Donald G. Macpherson
			0.24%	

\*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.

#### **SBEs Recommended as Resellers**

Vendor**	Principal Address	Local Address	Number of Employee Residents	Principal
			1) Miami-Dade	
			2) Percentage*	
A & B Pipe & Supply, Inc. (SBE)	6500 NW 37 Avenue Miami, FL	Same	29	Enrique J. Collazo
			85%	
Corcel Corp. (SBE, DBE)	2461 NW 23 Street Miami, FL	Same	6	Ray L. Corona
			100%	
NOW Interactives LLC (SBE, DBE, ACDBE)	3635 NE 1 Avenue Suite 1409 Miami, FL	Same	3	Nicholas Williams
			100%	
Paramount Electric and Lighting, Inc. (SBE)	8510 NW 66 Street Miami, FL	Same	0	Dario M. Borges
			0%	
Rock Int'l Distributors, Inc. (SBE, DBE)	8279 NW 66 Street Miami, FL	Same	5	Maria C. Ortiz
			100%	

Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners  
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\*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.

\*\*Certified SBE firms currently approved by Grainger as authorized resellers under the contract.

**Due Diligence**

Pursuant to Resolution No. R-187-12, due diligence was conducted in accordance with SPD's Procurement Guidelines to determine vendor responsibility, including verifying corporate status and that there are no performance and compliance issues through various vendor responsibility lists and a keyword internet search. The lists that were referenced included convicted vendors, debarred vendors, delinquent contractors, suspended vendors, and federal excluded parties. There were no adverse findings relating to vendor responsibility.

**Applicable Ordinances and Contract Measures**

- The two percent User Access Program will be applied where permitted by the funding source.
- The SBE Bid Preference and Local Preference do not apply.
- The Living Wage Ordinance does not apply.

  
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Roy Coley  
Chief Utilities and Regulatory Services Officer



# MEMORANDUM

(Revised)

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**TO:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**DATE:** March 4, 2025

**FROM:**   
Gina Bonzon-Keenan  
County Attorney

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

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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 \_\_\_\_\_, majority plus one \_\_\_\_\_, 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) \_\_\_\_\_, CDMP 9 vote requirement per 2-116.1(4)(c) (2) \_\_\_\_\_) to approve**

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**Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

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

Mayor

Agenda Item No. 8(P)(1)  
3-4-25

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

RESOLUTION AUTHORIZING ACCESS OF CONTRACT NO. 091422-WWG, FACILITY MRO, INDUSTRIAL, BUILDING-RELATED SUPPLIES, AND EQUIPMENT, WITH W.W. GRAINGER, INC., IN A TOTAL AMOUNT NOT TO EXCEED \$15,745,771.00 FOR THE REMAINING INITIAL TERM EXPIRING ON NOVEMBER 8, 2026 AND TWO, ONE-YEAR EXTENSIONS FOR MULTIPLE COUNTY DEPARTMENTS; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO (A) EXERCISE ALL PROVISIONS OF THE CONTRACT, INCLUDING ANY CANCELLATION OR EXTENSIONS, PURSUANT TO SECTION 2-8.1 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA AND IMPLEMENTING ORDER 3-38; (B) ADD OTHER AWARDEES AS THEY ARE APPROVED AND AWARDED A CONTRACT BY W.W. GRAINGER, INC. AND PROVIDE THE COUNTY THE REQUIRED DOCUMENTS AND/OR VERIFICATION OF INFORMATION; AND (C) REMOVE VENDORS FROM THE CONTRACT AT ANY TIME IF THEY ARE NO LONGER AUTHORIZED RESELLERS OR A CERTIFIED SMALL BUSINESS ENTERPRISE FIRM

**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:

**Section 1.** This Board approves the access of Contract No. 091422-WWG, Facility MRO, Industrial, Building-Related Supplies, and Equipment, with W.W. Grainger, Inc., in an amount not to exceed \$15,745,771.00 for the remaining initial term expiring on November 8, 2026 and two, one-year extensions for multiple County departments.

**Section 2.** This Board authorizes the County Mayor or County Mayor's designee to (a) exercise all provisions of the contract, including any cancellation or extensions, pursuant to section 2-8.1 of the Code of Miami-Dade County, Florida and Implementing Order 3-38; (b) add other awardees as they are approved and awarded a contract by W.W. Grainger, Inc. and provide the County the required documents and/or verification of information; and (c) remove vendors from the contract at any time if they are no longer authorized resellers or a certified Small Business Enterprise firm. A complete set of the contract documents are on file with and available upon request from the Strategic Procurement Department.

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:

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Kevin Marino Cabrera	Sen. René García
Oliver G. Gilbert, III	Roberto J. Gonzalez
Keon Hardemon	Danielle Cohen Higgins
Eileen Higgins	Raquel A. Regalado
Micky Steinberg	

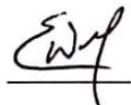
The Chairperson thereupon declared this resolution duly passed and adopted this 4<sup>th</sup> day of March, 2025. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an 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

JUAN FERNANDEZ-BARQUIN, CLERK

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

Approved by County Attorney as  
to form and legal sufficiency.



Eduardo W. Gonzalez