


# Memorandum



**Date:** April 21, 2026

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

**From:** Daniella Levine Cava   
Mayor

**Subject:** Resolution Authorizing Replenishment of the County's Contingency under Contract No. Z000205-T with Johnson Controls, Inc. for the new Civil and Probate Courthouse – to fund construction work through Final Completion, including BDA/DAS antenna

Agenda Item No. 8(F)(1)

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**This item was amended at the March 11, 2026, Intergovernmental and Economic Impact Committee (IEIC) with the following changes: (1) the Mayor's memorandum was updated to clarify that the contractor is in compliance with the contract's small business measure requirements; and (2) Exhibit A, an attachment to the Mayor's memorandum, which detailed the noncompliance findings, was removed.**

## **Executive Summary**

This item is to replenish the contingency in the amount of \$885,141.95 for Contract No. Z000205-T with Johnson Controls, Inc. (JCI) for the new Civil and Probate Courthouse Project (Courthouse), increasing the total contract value from \$18,587,981.00 to \$19,473,122.95. The County's contingency of \$885,142 for Contract No. Z000205-T was largely depleted due to directives from the Authority Having Jurisdiction (AHJ) to incorporate the 700 MHz public-safety radio frequency into the building's Bi-Directional Amplifier/Distributed Antenna System (BDA/DAS), as well as the County's direction to integrate the FirstNet public-safety broadband network—both of which were not part of the original contractual scope of work. Replenishment is necessary to fund ongoing construction work through Final Completion, including AHJ-directed BDA/DAS revisions and related commissioning work. The Courthouse is a cornerstone of the County's community services, ensuring accessible justice and efficient resolution of civil matters for residents and businesses alike.

## **Recommendation**

It is recommended that the Board of County Commissioners (Board) approve replenishment of the County's contingency in the amount of \$885,141.95 under Contract No. Z000205-T with JCI. This replenishment will allow payment for construction activities necessary to achieve Final Completion and the Final Certificate of Occupancy, including AHJ-directed revisions to the BDA/DAS and related commissioning work. It will also provide the County with the flexibility to address unforeseen costs that may arise as the project approaches Final Completion, ensuring that all technology and life-safety systems are fully functional and compliant with applicable standards.

The total value of open JCI Change Orders currently under review is approximately \$462,943.68, exclusive of potential delay-related claims. Any delay-related claims submitted by JCI to the County will be pursued by the County against Plenary Justice Miami, LLC (Plenary), the developer of the Courthouse. Immediate replenishment of the contingency is required to maintain progress and achieve the Final Certificate of Occupancy, ensuring the timely completion of all technology and life-safety systems in compliance with AHJ requirements, and to address other unforeseen items that may arise as the project approaches final completion.

## **Background**

On December 19, 2019, this Board approved Resolution No. R-1343-19 awarding Contract No. RFP-00953 to Plenary as the developer for the design, build, finance, operation, and maintenance

MDC001

of the Courthouse project. Referenced in Resolution No. R-1343-19 was the County's desire to ensure greater control and flexibility over public safety and network security for the new courthouse, and therefore, the County retained as the County's responsibility, the purchase and installation of all information technology systems and equipment. In order to maintain pace with the project schedule and avoid delays for this critical work, and to ensure the highest quality and functionality, the County pursued approval of a contract with JCI directly.

On July 7, 2022, the Board approved Resolution No. R-620-22, awarding Contract No. Z000205-T to JCI for Telecommunication, Audio/Visual, Public Address, and Mass Notification Systems for the Courthouse Project in an amount not to exceed \$18,587,981, inclusive of a five-percent County contingency of \$885,141.95.

During construction, the AHJ required the addition of the 700 MHz public-safety radio frequency to the BDA/DAS to ensure compatibility with regional emergency communication systems. This enhancement, together with the integration of the FirstNet public-safety broadband network, were not part of the original contractual scope of work. These changes primarily depleted the County's contingency, along with other unforeseen conditions that arose during coordination of the Information Technology Department (ITD) and Audio/Visual and Low-Voltage (AV/LV) systems.

Additional coordination and system commissioning have since revealed the need for further adjustments to antenna locations, signal strength, and network configurations to meet AHJ performance requirements. While certain costs associated with these efforts may be recoverable from Plenary in accordance with the Project Agreement, replenishment of the County's contingency is required at this time to maintain timely payments to JCI, avoid disruption to ongoing work, and support completion of all systems necessary to obtain the Final Certificate of Occupancy.

### **Scope**

The Courthouse Project is located in Commission District 5, which is represented by Commissioner Vicki L. Lopez. However, the scope of this item is countywide in nature.

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

The fiscal impact for this item is \$885,141.95, representing the replenishment of the County's contingency under Contract No. Z000205-T with JCI. Funding will be provided from the Building Better Communities General Obligation Bond (BBC-GOB) Program Project No. 376 – Miami-Dade County Court Facilities Upgrades and Improvements.

This action increases the total contract value from \$18,587,981.00 to \$19,473,122.95, but does not increase the overall Courthouse Project budget, as the funds are being drawn from existing BBC-GOB allocations for the project. The original award to JCI resulted in significant cost savings to the County compared to market pricing for comparable systems, and even with this contingency replenishment, the County continues to realize net savings relative to the original estimated cost of these systems. Any unspent contingency funds will revert to the project's BBC-GOB allocation upon Final Completion.

### **Track Record/Monitor**

Maria Casuscelli, Manager, Architecture and Engineering Services Section in the People and Internal Operations Department (PIOD), is managing the Courthouse Project on behalf of the Administrative Office of the Courts. The Courthouse Project was developed in collaboration with the Chief Judge of the Eleventh Judicial Circuit, the Clerk of Courts, and other key stakeholders.

**Delegated Authority**

This item authorizes the County Mayor or Mayor's designee to execute all necessary documents and to exercise the provisions of Contract No. Z000205-T on behalf of the County to implement the intent of this item. The authority of the County Mayor or County Mayor's designee to execute and implement this replenishment is consistent with the authorities previously granted under the County Code and the Project Agreement. Approval of this item does not result in any new or additional delegations of authority.

**Applicable Ordinances and Contract Measures**

Contract No. Z000205-T, Technology Work for the new Civil and Probate Courthouse, was awarded to Johnson Controls, Inc. (JCI) with a five percent Small Business Enterprise-Goods (SBE-Goods) goal. Based on work performed to date, the contractor achieved a participation of 2.69% with an SBE-Goods firm and the 2.31% balance with an SBE-Construction subcontractor. It is recommended that the goal be modified accordingly. The SBE-Goods goal will not apply to this amendment, as the amendment is limited to contingency funds intended to address unforeseen conditions or unanticipated requests, for which the specific scope of work and vendors to be utilized could not be identified in advance.



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Carladenise Edwards  
Chief Administrative Officer



**MEMORANDUM**  
(Revised)

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

**DATE:** April 21, 2026

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

**SUBJECT:** Agenda Item No. 8(F)(2)

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**
- Requires more than a majority vote (i.e., 2/3’s present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5’s \_\_\_\_, unanimous \_\_\_\_, majority plus one \_\_\_\_, CDMP 7 votes (majority of membership) \_\_\_\_, CDMP 2/3 members present but not less than 7 votes (majority of membership) \_\_\_\_, CDMP 9 votes (2/3 membership) \_\_\_\_\_) 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)(2)  
4-21-26

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

RESOLUTION AUTHORIZING REPLENISHMENT OF THE COUNTY'S CONTINGENCY UNDER CONTRACT NO. Z000205-T BETWEEN MIAMI-DADE COUNTY AND JOHNSON CONTROLS, INC. (JCI) FOR THE NEW CIVIL AND PROBATE COURTHOUSE PROJECT; INCREASING THE TOTAL CONTRACT AMOUNT BY \$885,141.95 (FROM \$18,587,981.00 TO \$19,473,122.95) TO BE FUNDED FROM BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM FUNDS; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE INTENT OF THIS RESOLUTION AND ENFORCE ALL PROVISIONS CONTAINED THEREIN

**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 the replenishment of the County's contingency under Contract No. Z000205-T between Miami-Dade County and Johnson Controls, Inc. for the new Civil and Probate Courthouse Project, to increase the contract amount by \$885,141.95 (from \$18,587,981.00 to \$19,473,122.95), to be funded from Building Better Communities General Obligation Bond Program Project No. 376 – Miami-Dade County Court Facilities Upgrades and Improvements. This Board further authorizes the County Mayor or the County Mayor's designee to execute all necessary documents and to exercise the provisions of Contract No. Z000205-T on behalf of Miami-Dade County to implement the intent of this Resolution.

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
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared the resolution duly passed and adopted this 21<sup>st</sup> day of April, 2026. 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.

Monica Rizo Perez