

Memorandum



Date: April 15, 2026

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

Agenda Item No. 2(B)(10)
May 5, 2026

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Annual Status Report Regarding Projects Authorized Pursuant to the Master Services Agreement with Florida Power & Light Services, LLC – Directive No. 241760

Executive Summary

This report is being presented in response to Resolution No. R-1090-23, sponsored by Commissioner Raquel A. Regalado, and adopted as amended by the Board of County Commissioners (Board) on December 12, 2023. The resolution approved a Master Services Agreement (MSA) with Florida Power & Light (FPL) Services, LLC for electrical infrastructure projects over a 20-year term and automatic renewable periods of 12 months in an amount not to exceed \$912,00,000.00. Pursuant to the Board's directive, this report is being presented to the County Infrastructure, Operations, and Innovations Committee (CIOIC) or its successor Committee, the Infrastructure, Innovation and Technology Committee (IITC), and the Board in accordance with sections 6 and 8 of the said resolution.

Section 6 of Resolution No. R-1090-23 directs the County Mayor or County Mayor's designee to provide annual reports to the Board throughout the term of the MSA of all work projects authorized under the MSA which reports shall identify implemented projects, monies spent on such projects, and the utilization of small business participation goals on projects authorized under the MSA and place the completed annual reports on agendas of the full Board without committee review pursuant to rule 5.0-6(j) of the Board's Rules of Procedure.

Section 8 of Resolution No. R-1090-23 directs the County Mayor or County Mayor's designee to provide written reports to the CIOIC as the FPL tariff agreements, contracts, work orders, statements of work and other authorizations made pursuant to the MSA and authorized under the resolution are being implemented. Such reports shall describe implemented projects and agreements, the monies spent on projects and the utilization of the small business participation goals on the projects the County Mayor or County Mayor's designee shall place the completed reports on agendas of the CIOIC pursuant to rule 4.01(v) of the Board's Rules of Procedure.

This report includes information regarding the monies spent, utilization of small business participation goals, information on implemented projects, including details regarding the execution of tariff agreements, contracts, statements of work and authorizations with respect to projects being implemented under three separated feasibility studies conducted pursuant to the MSA. Those projects include Feasibility Study #1- FPL Electrical Sustainability and Resiliency, Miami International Airport 3090 Building – OSPS Tariff, Feasibility Study #2 – OSPS Terminal E FIS, and Solar Feasibility Study #1. No monies have been spent to date on the above referenced projects, as they have not yet been commissioned. The implementing agreements as detailed above have been executed and work is approximately 10% complete on each of the above referenced projects.

This report is responsive to the Directive [No. 241760](#) outlined in Sections 6 and 8 of Resolution No. [R-1090-23](#) and prepared by DERM staff.

Background

Resolution No. [R-1090-23](#) approved the MSA with FPL Services, LLC for a resilient infrastructure, electrical hardening, sustainability, and electric vehicle (EV) services feasibility study and implementation services thereunder through FPL under the tariff programs. The MSA is for a 20-year term with automatic renewal periods of 12 months in an amount not to exceed \$912,000,000.00. The Resolution authorized the County Mayor or County Mayor's designee to execute the MSA and exercise all provisions therein, including the execution of Statements of Work (SOW) and tariff agreements with FPL for implementation of the approved projects. The County's obligation to pay applicable monthly Service payment shall begin on the Commercial Operation Date, which date FPL provides notice that the equipment is ready for commercial operation. The Commercial Operation Date, also referred to as commissioning of the project, has not yet occurred with respect to any of the authorized projects. Therefore, no monies have been spent towards the implementation of the MSA.

The implementation of the MSA by FPL will assist the County in the modernization of aging systems and help to make these systems more economical, resilient, and energy efficient. The work FPL will implement under the MSA includes all aspects of operating and maintaining the electrical infrastructure system at the sites identified for normal and emergency power, as well as EV charging stations.

When Resolution No. [R-1090-23](#) was originally approved by the Board it was written under the premise that there would be one Feasibility Study encompassing all \$912,000,000 in projects at 120 sites. In practice, the work has been broken up into multiple Feasibility Studies, with three disclosed to the Board and having recently initiated implementation.

For the purposes of expediting project delivery and conserving County resources, County staff and FPL collectively decided to segment the Feasibility Report and subsequent implementation projects into several packages. As the MSA includes a wide range of projects varying in size and cost, the phasing of the Feasibility Reports and connected project implementation provides for the prioritization of projects and allocation of staff time and resources over time. This report includes details of three (3) initial sets of MSA projects for which implementation has started. There are additional Feasibility Studies that are forthcoming to support the implementation of additional projects to be completed under the MSA.

Project Implementation Status

The projects that have advanced to date under the MSA have been pursuant to the Optional Supplemental Power Services (OSPS) Tariff, also known as the "Resiliency as a Service Tariff", and the Solar Vantage Tariff. Both tariffs and tariff agreements have been approved by the Florida Public Services Commission.

Feasibility Study #1- FPL Electrical Sustainability and Resiliency, Miami International Airport 3090 Building – OSPS Tariff

The Feasibility Study for FPL Electrical Sustainability and Resiliency, Miami International Airport 3090 Building, entitled Feasibility Report # 1, was disclosed and accepted by the Board January 22, 2025 with [File No. 242307](#).

The Statement of Work and OSPS Tariff Agreement connected with Feasibility Study # 1 were executed by Chief Roy Coley on behalf of the County on March 19, 2025. In order to save time and resources in competitive procurement, the work being implemented pursuant to Feasibility Study #1 FPL accessed a previously executed agreement between PJV Engineers (PJV) and the Miami-Dade Aviation Department (MDAD) for the selection of PJV to be the Engineer of Record (EOR) for this work.

The access agreement to allow FPL to access the County's existing agreement with PJV Engineering to implement the work pursuant to Feasibility Study # 1 was executed by Chief Coley on August 14, 2025. FPL issued a new contract to PJV, using scope and pricing from the previously awarded MDAD contract, as part of FPL OSPS' project deliverables. The justification is based on FPL's understanding that MDAD has previously satisfied its procurement policies related to professional engineering services for the MDAD Building 3090, MDAD Project.

There have been no monies spent to date in connection with Feasibility Study #1. The project is in the engineering phase with 100% drawings pending, starting public notice for construction in January. The target completion date is June 2027. No costs will incur to the County until the system is commissioned. FPL and its vendors have completed 10% of work in connection with Feasibility Study #1, as of January 1, 2026, as reported by FPL.

Feasibility Study #2 – OSPS Terminal E FIS

The second Feasibility Report pursuant to the OSPS tariff, entitled OSPS Feasibility Report #2 was accepted by the Board at the July 16, 2025 meeting as [File No. 251527](#).

The Statement of Work and Tariff Agreement for Terminal E FIS was executed by Chief Roy Coley on September 8, 2025. In order to save time and resources in competitive procurement, the work being implemented pursuant to Feasibility Study #2, FPL accessed a previously executed agreement between BR+A Consulting Engineers (BR+A) and MDAD for the selection of BR+A to be the Engineer of Record (EOR) for this work. The access agreement to allow FPL to access the County's existing agreement with BR+A to implement the work pursuant to Feasibility Study # 2 was executed by Chief Coley on October 21, 2025. FPL issued a new contract to BR+A, using scope and pricing from the previously awarded MDAD contract, as part of FPL OSPS' project deliverables. The justification is based on FPL's understanding that MDAD has previously satisfied its procurement policies related to professional engineering services for the MDAD Terminal E FIS, MDAD Project.

The project is in the engineering phase with 60% drawings pending completion. The target completion date is December 2027. No costs will incur to the County until the system is commissioned. As of January 1, 2026, the work connected with OSPS Feasibility Study #2 is 10% completed.

Solar Feasibility Study #1

The Solar Feasibility Report #1 was accepted by the Board at the July 16, 2025 meeting as [File No. 251527](#).

The Statement of Work and Tariff Agreement to implement Solar Feasibility Report #1 were executed by Chief Coley on September 8, 2025. An RFP for the Solar Havens was issued by FPL and a vendor selected.

The work is expected to be completed in the first quarter of 2026. As of January 1, 2026, the work connected with Solar Vantage Feasibility Report #1 is 10 % completed. There have been no monies spent to date in connection with Solar Feasibility Study # 1. The project is in the engineering phase and no costs will incur to the County until the system is commissioned.

Small Business Participation

When Resolution No. R-1090-23 approving the MSA with FPL was adopted by the Board there were requirements related to small business participation goals included in the MSA and reporting requirements related to small business participation goals included in sections 6 and 8 of the resolution. However, since the Board approved the MSA and prior to the implementation of work pursuant to the MSA, Governor DeSantis signed [SB 1694](#) on May 21, 2025, which preempted many of the County's small business participation requirements. In consultation with the County Attorney's Office and Small Business staff, it was determined that small business participation targets do not apply to the work conducted pursuant to the MSA. As such, small business participation requirements could not be included in the Statements of Work for projects implemented pursuant to the MSA. FPL may still report on the status of small business participation. However, FPL does not have data connected to small business participation in connection with current MSA projects at this time.

Conclusion

A summary of the reporting details for the work underway to date pursuant to the MSA is attached hereto in Exhibit A. The Administration anticipates providing another status report on the MSA projects in the first quarter of 2027. Should you require additional information, please contact Loren Parra, Director, Department of Environmental Resources Management and Chief Resilience Officer, at Loren.Parra@miamidade.gov.

Attachments

Exhibit A- Resolution No. R-1090-23 Sections 6 and 8 Reporting

- c: Geri-Bonzon Keenan, County Attorney
- Jess M. McCarty, First Assistant County Attorney
- Office of the Mayor Senior Staff
- Office of Policy and Budgetary Affairs
- Yinka Majekodunmi, Commission Auditor
- Basia Pruna, Director, Clerk of the Board
- Eugene Love, Agenda Coordinator
- Loren Parra, Director, Department of Environmental Resources Management
- Ralph Cutie, Director and CEO, Miami-Dade Aviation Department

Exhibit A.

No.	Miami-Dade County Project	Miami-Dade County Department Requestor	% Implemented	Monies Spent (as of Jan. 1, 2026)	Monthly Service Payment (High Range)	Utilization of Small Business Participation	Feasibility Study	FPL Tariff	Contracts	Work Orders	Statements of Work	Other Authorizations	Notes
1	MIA 3090 Building	MDAD	10%	0	\$77,684.00	TBD	Complete	OSPS	Fully Executed	N/A	Fully Executed	N/A	Project is in Engineering Phase. No cost to MDC until the system is commissioned.
2	MIA Terminal E FIS	MDAD	10%	0	\$173,142.00	TBD	Complete	OSPS	Fully Executed	N/A	Fully Executed	N/A	Project is in Engineering Phase. No cost to MDC until the system is commissioned.
	MIA Central Garden Solar Havens	MDAD	10%	0	\$8,600.00	TBD	Complete	Solar Vantage	Fully Executed	N/A	Fully Executed	N/A	Project is in Engineering Phase. No cost to MDC until the system is commissioned.