

Memorandum



Date: September 10, 2026

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

From: Daniella Levine Cava
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava".

IITC
Agenda Item No. 3(B)

Subject: Request for a Non-competitive Designated Purchase for Additional Expenditure
Authority to Chillers and Heating Ventilation Air Conditioning Equipment

Executive Summary

This item is for additional expenditure authority to allow the Water and Sewer Department (WASD) to continue purchasing inspections, preventive maintenance, emergency repair, and routine repair of chillers and Heating, Ventilation, and Air Conditioning (HVAC) equipment installed at various WASD's facilities. The additional expenditure authority is necessary to support 15 newly constructed and renovated facilities delivered as part of WASD's ongoing expansion under the Consent Decree and Ocean Outfall Legislation (OOL) projects, increasing the total number of facilities from 65 to 80.

Chiller and HVAC systems are monitored 24/7 to ensure continuous, reliable operation. All equipment performance parameters – including temperatures, pressures, flow rates, and load conditions – are actively trended and reviewed in real time. Alarms, faults, and abnormal conditions are immediately flagged for investigation, and the system status is continuously logged to verify that equipment is operating within established thresholds.

These services are critical to the continuous operation of a wide range of facilities, including water and wastewater treatment plants, administrative buildings, maintenance facilities, and booster and lift stations. HVAC systems at these locations support essential treatment processes, protect sensitive equipment, and ensure safe working conditions. Any prolonged outages or system failures could adversely impact operational stability, disrupt treatment processes, and affect WASD's ability to provide reliable water and wastewater services to the public. Maintaining properly functioning chillers and HVAC systems is therefore essential for ensuring operational reliability, maintaining regulatory compliance, safeguarding public health, and minimizing long-term repair and energy.

Recommendation

It is recommended that the Board of County Commissioners (Board) approve a non-competitive designated purchase for additional expenditure authority, pursuant to Section 2-8.1(b)(3) of the Code of Miami-Dade County (Code), by two-thirds vote of the Board members present, under *Contract No. EVN0000385, Chillers and Heating Ventilation Air Conditioning Equipment*, in the amount of \$3,462,442 for WASD.

Background

This competitive contract was awarded by the Board via Resolution No. R-876-23 on October 3, 2023 for a six-year term. WASD uses this contract to purchase a comprehensive range of services, including monthly preventative maintenance, annual inspections, refrigerant leak detection, microbiological control, chemical delivery, testing, adjustment and lubrication, cleaning, and the repair or replacement of parts and components necessary to maintain equipment in optimal operating conditions. These services also include emergency and routine repair services for approximately 65 facilities, including water and wastewater treatment plants, pump stations, laboratories, and maintenance facilities.

These services are critical in maintaining WASD infrastructure and equipment, including variable frequency drives, electrical motor control center rooms, laboratories, and computerized control systems, that directly support treatment operations. Additional expenditure authority is being requested to support 15 newly constructed and renovated facilities delivered as part of WASD's expansion under the Consent Decree and OOL projects. The addition of these facilities has increased the demand for maintenance and repair services, necessitating additional resources to ensure safe, reliable, and uninterrupted operations.

Competition for these services is not practicable at this time. Outreach was conducted to the industry to determine interest in providing the required specialized maintenance and repair services. No firms expressed interest in performing the work; therefore, a competitive solicitation was not advertised. Per Section 2.0, Special Terms and Conditions, Paragraph 2.14, Addition/Deletion/Modification of Equipment and Sites of the solicitation, the County may at its option add new equipment and/or sites to this contract. The requested expenditure authority is necessary to continue services under the existing competitively awarded contract, ensuring continuity of operations while avoiding unnecessary delays, potential service disruptions, and increased operational risks to essential water and wastewater treatment functions. Accordingly, it is in the County's best interest to approve this designated purchase pursuant to Section 2-8.1(b)(3) of the Code to continue purchasing these required services.

Scope

The impact of this item is countywide in nature.

Delegated Authority

The County Mayor or the County Mayor's designee will have the authority to exercise all provisions of the contract, including any cancellation or extensions, pursuant to Section 2-8.1 of the County Code and Implementing Order 3-38.

Fiscal Impact/Funding Source

The contract expires on October 31, 2029, and has a current cumulative allocation of \$10,712,100. If this request is approved, the contract will have a modified cumulative allocation of \$14,174,542. The requested increase in expenditure authority is based on the department's current and anticipated needs for the remainder of the contract term.

Department	Existing Cumulative Allocation	Additional Allocation Requested	Modified Cumulative Allocation	Funding Source	Budgeted
WASD	\$10,712,100	\$3,462,442	\$14,174,542	Wastewater Renewal and Replacement Fund / Water Renewal and Replacement Fund	FY2025-26 Adopted Budget, Volume 3, Page 118, Wastewater Treatment Plants - Replace and Renovate, Program# 9653261 / FY2025-26 Adopted Budget, Volume 3, Page 125, Water Treatment Plant - Replacement and Renovations, Program# 9650161
Total	\$10,712,100	\$3,462,442	\$14,174,542		

Track Record/Monitor

Robert Mendoza of the Strategic Procurement Department (SPD) is the Procurement Contracting Manager.

Awarded Vendor

Vendor	Principal Address	Local Address	Principal
Johnson Controls, Inc.	5757 N Green Bay Avenue Milwaukee, WI	None	Christopher E. Osborne

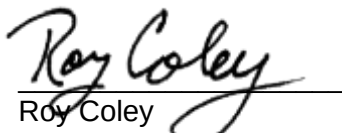
Due Diligence

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.

Applicability of Ordinances and Contract Measures

- The two percent User Access Program applies.
- The Small Business Enterprise Trade Set-Aside for Electrical and Insulation Services applies. The vendor is in compliance with Resolution No. R-1001-15, as no electrical work has been performed (compliance memo is attached).
- The Living Wage Ordinance does not apply.
- The Responsible Wages and Benefits Ordinance applies.

Attachment


Roy Coley
Deputy Mayor

Memorandum



Date: July 23, 2026

To: Robert Mendoza, Procurement Contracting Manager
Strategic Procurement Department

From: Alice Hidalgo-Gato, Section Chief
Contract Monitoring and Compliance Section
Strategic Procurement Department

Subject: Contract No. EVN0000385 (0000012387), Chillers and HVAC Equipment for WASD

Contract No. EVN0000385 (0000012387), for Chillers and HVAC Equipment for WASD, was awarded with a Small Business Enterprise Bid Preference and a Trade Set-Aside for electrical and installation services. Resolution No. R-1001-15 requires that County contracts with small business measures meet at least 85 percent of the applicable small business goals for the portions of work performed to date before any change order or contract amendment is considered for Board approval.

The Water and Sewer Department has confirmed that, at this time, no funds have been awarded or paid for electrical or installation services under this contract. Therefore, the prime vendor: Johnson Controls, Inc. is in compliance with Resolution No. R-1001-15, as no electrical work has been performed. The SBE-Trade Set-Aside will not apply to Modification No. 1. For additional Information, please contact me at 305-375-3153.

- c: Tracie Auguste, Intergovernmental Affairs Administrator, SPD
Christopher Grant-Henriques, Division Director 2, SPD
Rita Silva, Assistant Director, SPD
Alecia Anderson, Section Manager, SPD
Rotciv Rajadel, Contract Compliance Officer 2, SPD



MEMORANDUM

(Revised)

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

DATE: October 6, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

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.

RESOLUTION NO. _____

RESOLUTION AUTHORIZING A NON-COMPETITIVE DESIGNATED PURCHASE PURSUANT TO SECTION 2-8.1(B)(3) OF THE COUNTY CODE BY A TWO-THIRDS VOTE OF THE BOARD MEMBERS PRESENT, UNDER CONTRACT NO. EVN0000385, CHILLERS AND HEATING VENTILATION AIR CONDITIONING EQUIPMENT; AUTHORIZING ADDITIONAL EXPENDITURE AUTHORITY IN THE AMOUNT OF \$3,462,442.00 FOR A TOTAL MODIFIED CONTRACT AMOUNT OF \$14,174,542.00 FOR THE WATER AND SEWER DEPARTMENT; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE ALL PROVISIONS OF THE CONTRACT, INCLUDING ANY CANCELLATIONS OR EXTENSIONS, 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:

Section 1. This Board finds it is in the best interest of the Miami-Dade County to authorize a non-competitive designated purchase pursuant to section 2-8.1(b)(3) of the County Code, by a two-thirds vote of the Board members present, under Contract No. EVN0000385, Chillers and Heating Ventilation Air Conditioning Equipment, and authorize additional expenditure authority in the amount of \$3,462,442.00 for a total modified contract amount of \$14,174,542.00 for the Water and Sewer Department.

Section 2. This Board authorizes the County Mayor or County Mayor's designee to exercise all provisions of the contract, including any cancellations or extensions, pursuant to section 2-8.1 of the Code of Miami-Dade County, Florida and Implementing Order 3-38. A copy of the contract document is 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
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 this resolution duly passed and adopted this 6th day of October, 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.



Jose Ortega