

Memorandum



Date: September 8, 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".

ASC
Agenda Item No. 3(C)

Subject: Request for Additional Expenditure Authority to Contract for Building Management System (BMS)

Executive Summary

This item is for additional expenditure authority to allow the Miami-Dade Aviation Department (MDAD) to continue purchasing Building Management System (BMS) services for Miami International Airport (MIA), General Aviation Airports, and MDAD buildings. The BMS is the computer-based system installed in these airport facilities to control and monitor mechanical and electrical equipment, such as heating, ventilation, and air conditioning (HVAC) systems, and other mechanical, safety, and security systems, including fire alarm systems and smoke evacuation systems.

The additional expenditure authority is needed to cover unexpected maintenance and repair costs due to aging infrastructure and obsolete control systems, as well as the maintenance of newly added/renovated airport spaces and recently acquired facilities. This request is also driven in part by the need to comply with National Fire Protection Association (NFPA) requirements, which includes costs as a result of increased inspection, testing, and certification frequencies.

Recommendation

It is recommended that the Board of County Commissioners (Board) approve additional expenditure authority in the amount of \$16,004,764 for *Contract No. X027A, Building Management System (BMS)*, for MDAD.

Background

This contract was awarded by the Board on November 7, 2017, via Resolution No. R-980-17 for a 10-year term with one five-year option to renew and is valued at \$112,023,768 for the current term. MDAD uses this contract to acquire BMS services to monitor and manage essential airport infrastructure, including HVAC, fire/smoke safety systems, and electrical services. This 24-hour monitored system optimizes energy efficiency and ensures safety across airport facilities.

Additional allocation is being requested to support MDAD's needs through the remainder of the current contract term to address depletion of funds, as obsolete control systems and deteriorating equipment in older airport facilities have resulted in an unexpected increase in system deficiencies, equipment failures, and fire code violations. These issues have significantly increased the scope and cost of repairs and replacements required to maintain smoke evacuation, air conditioning, and ventilation control systems in operational condition. This additional allocation will also provide for maintaining newly added passenger and support areas, renovated spaces, non-terminal buildings, and recently acquired facilities. The aforementioned factors were not anticipated in the original allocation. The requested allocation will ensure uninterrupted BMS services, safeguard public health, and sustain compliance with local, state, and federal regulatory requirements, including compliance with NFPA requirements.

Honeywell International, Inc. is the original equipment manufacturer (OEM) of the County's existing BMS. The system relies on Honeywell's proprietary software, hardware, and system architecture which cannot be provided or supported by another vendor without compromising compatibility, functionality, and system operational integrity.

Scope

MIA is located within District 6, which is represented by Commissioner Natalie Milian Orbis; however, the impact of this item is countywide in nature.

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, renewal, or extensions, pursuant to Section 2-8.1 of the County Code and Implementing Order 3-38.

Fiscal Impact/Funding Source

The current contract term expires on December 18, 2027. The remaining option to renew valued at \$50,209,841 was approved under Resolution No. R-980-17; therefore, the existing cumulative allocation is \$162,233,609. If this request is approved, the contract will have a modified cumulative allocation of \$178,238,373. The requested increase in expenditure authority is based on the department's anticipated needs for the remainder of the current contract term.

Department	Existing Cumulative Allocation	Additional Allocation Requested	Modified Cumulative Allocation	Funding Source	Budgeted
MDAD	\$162,233,609	\$16,004,764	\$178,238,373	Proprietary Funds	FY 2025-26 Adopted Budget, Vol. 3, Page 203, Contractual Services
Total	\$162,233,609	\$16,004,764	\$178,238,373		

Track Record/Monitor

Marie S. Williams of the Strategic Procurement Department (SPD) is the Procurement Contracting Manager.

Awarded Vendor

Vendor	Principal Address	Local Address	Principal
Honeywell International, Inc.	855 S. Mint Street Charlotte, NC	None	Vimal Kapur

Due Diligence

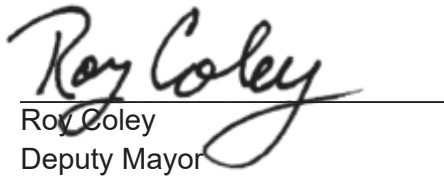
Pursuant to Resolution No. R-187-12, due diligence was conducted in accordance with SPD's Procurement Guidelines to determine vendor responsibility, including verifying corporate status and that there are no performance and compliance issues through various vendor responsibility lists and a keyword internet 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 is not applicable.
- A 15.75% Small Business Enterprise-Construction (SBE-CON) goal and a 1% Small Business Enterprise-Goods & Services (SBE-G&S) goal applies. Pursuant to Resolution No. R-1001-15, the vendor is not in compliance with the SBE-CON goal and the deficit will be addressed through the compliance process included in Section 10-33.02 of the Code. While not in compliance with the 85% threshold for the SBE-G&S goal, the vendor has complied with its commitment to utilize the SBE-G&S vendor for any needed engineering services. Attached is the compliance memo.
- The Living Wage Ordinance does not apply.
- The Responsible Wages and Benefits Ordinance applies.

Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners
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Attachment


Roy Coley
Deputy Mayor

Memorandum



Date: July 14, 2026

To: Justin Espagnol, CPPB, FCCM
Strategic Procurement Department

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

Subject: Contract No. X-027A, Building Management System for the Miami-Dade Aviation Department

Contract No. X-027A, Building Management System for Miami-Dade Aviation Department was awarded with a 15.75% Small Business Enterprise – Construction Services (SBE-Con) and 1% Small Business Enterprise – Goods and Services (SBE-G&S) goal. Resolution No. R-1001-15 requires County contracts with small business measures meet at least 85 percent of the small business goals applicable to the portion(s) of the contract work performed to date before a change order or contract amendment is considered by the Board for approval.

The prime, Honeywell has performed \$71,450,400 requiring \$9,565,422 in SBE-Con and \$607,328 in SBE-G&S participation for compliance with Resolution No. R-1001-15. The SBE-Con firms have performed \$6,032,080 which is below the 85% threshold and not in compliance with R-1001-15. The SBE-Con utilization deficit will be addressed with Honeywell through the compliance process included in Section 10-33.02 of the Code.

The SBE-G&S firm has performed \$118,574 to date which is below the 85% threshold. The SBE-G&S firm was scheduled to perform engineering services. Honeywell explained, and the Aviation Department confirmed, that the engineering services are only needed when there are construction modifications that require signed and sealed documentation from a professional engineer. While not in compliance with the 85%, Honeywell has complied with its commitment to the SBE-G&S firm by utilizing it for needed engineering services. For additional information, please contact Yanira Bravo at (305) 375-3108.

c: Isaac Smith, Assistant Aviation Director, Facilities Management & Engineering, MDAD
Sylvia Novela, Assistant Director, Procurement & Materials Management, MDAD
Victor Fernandez-Cuervo, Division Director, Facilities Management & Engineering, MDAD
Jorge Gonzales, Division Director, Facilities Development/Program Controls, MDAD
Maria Najera-Matos, PGTS Coordinator, Facilities Development/Program Control, MDAD
Claudia Portocarrero, Aviation Senior Procurement Contracting Officer, MDAD
Marie Williams, Procurement Contracting Manager, SPD
Rita Silva, Assistant Director, SPD
Yanira Bravo, Section Manager, 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 ADDITIONAL EXPENDITURE AUTHORITY IN THE AMOUNT OF \$16,004,764.00 FOR A TOTAL MODIFIED CUMULATIVE CONTRACT AMOUNT OF \$178,238,373.00 FOR CONTRACT NO. X027A, BUILDING MANAGEMENT SYSTEM, FOR THE MIAMI-DADE AVIATION DEPARTMENT; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE ALL PROVISIONS OF THE CONTRACT, INCLUDING ANY CANCELLATION, RENEWAL, 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 authorizes additional expenditure authority in the amount of \$16,004,764.00 for a total modified cumulative contract amount of \$178,238,373.00 for Contract No. X027A, Building Management System, for the Miami-Dade Aviation Department.

Section 2. This Board authorizes the County Mayor or County Mayor's designee to exercise all provisions of the contract, including any cancellation, renewal, 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.



David M. Murray