

Memorandum



Date: September 10, 2026

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

From: Daniella Levine Cava
Mayor 

IITC
Agenda Item No. 3(D)

Subject: Request for Additional Expenditure Authority to Contract for Chillers and Water Treatment Services

Executive Summary

This item is for additional expenditure authority for the purchase of chillers and water treatment services for the People and Internal Operations Department (PIOD) and the Community Services Department (CSD). The additional expenditure authority will allow PIOD to continue to deliver a comprehensive program, inclusive of inspection, testing, preventative maintenance, emergency repairs, and routine repair services for the County's air conditioning chiller and water treatment equipment. CSD is seeking to be added to this contract to secure the specialized services to address reoccurring issues and malfunctions with the chillers and Heating, Ventilation, and Air Conditioning (HVACs) at various facilities. This contract covers preventive maintenance, which is crucial for reducing costly breakdowns, extending equipment life, and minimizing operational disruptions.

Chillers and water treatment systems are needed to provide reliable cooling and protect HVAC equipment that serves multiple County buildings. Regular maintenance keeps the systems operating efficiently, extends equipment life, reduces energy costs, and prevents corrosion, scale buildup, and biological growth. Without proper maintenance, chillers can lose cooling capacity and disrupt operations in multiple County facilities, leading to uncomfortable or unsafe conditions and costly emergency repairs or equipment replacement.

Recommendation

It is recommended that the Board of County Commissioners (Board) approve additional expenditure authority in the amount of \$3,670,000 for *Contract FB-01639, Chillers and Water Treatment Services*, for PIOD and CSD.

Background

This competitively established contract was approved by the Board on July 8, 2021, via Resolution No. R-642-21 and is currently valued at \$14,275,122.

County departments use this contract to purchase turnkey maintenance and water treatment services for air conditioning chillers and auxiliary equipment, such as structural components, chilled water pumps, pneumatic compressors, and associated piping that support building cooling systems located at various County facilities. These systems are used to provide climate control, maintain safe and comfortable working conditions, protect equipment and infrastructure, and support daily operations in multiple County buildings. Regular maintenance and water treatment help prevent equipment failures, reduce energy costs, extend the life of the systems, and minimize disruptions to County services caused by unexpected breakdowns, and avoid more costly emergency repairs and equipment replacement costs. This contract ensures that critical HVAC and cooling systems at County facilities remain reliable, efficient, and operational.

Additional allocation is being requested to support departmental needs as follows:

- PIOD is requesting additional allocation to continue maintaining the chiller systems at multiple County facilities for the remainder of the contract term. The original allocation was depleted quicker than anticipated due to the frequency of auxiliary service expenses incurred at PIOD-managed facilities. The request is based on the current average annual expenditures plus a 5% contingency to cover auxiliary services as needed. These services are essential to safely and effectively maintain the chilled water lines and systems that support 22 buildings housing various County and non-County departments and entities. Without proper water treatment, chiller performance can deteriorate, increasing the risk of equipment failure, unplanned outages, and costly repairs.
- CSD is requesting allocation to access this contract to obtain these specialized services for the Miami-Dade Empowerment Center, Culmer Community Resource Center, and Reverend Dr. Edward T. Graham Community Resource Center. CSD will use this contract to provide services for critical chiller, air conditioning, and water treatment system maintenance, guaranteeing optimal performance and a safe environment for the community.

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 September 30, 2027, and has a cumulative allocation of \$14,275,122. If this request is approved, the contract will have a modified cumulative allocation of \$17,945,122. The requested increase in expenditure authority is based on anticipated needs of the departments.

Department	Existing Cumulative Allocation	Additional Allocation Requested	Modified Cumulative Allocation	Funding Source	Budgeted
CSD	\$0	\$330,000	\$330,000	General Fund	FY 2025-26 Adopted Budget, Volume 3, Page 150, Operating Expenditures, Other Operating
PIOD	\$6,866,650	\$3,340,000	\$10,206,650	General Fund	FY 2025-26 Adopted Budget, Volume 3, Page 339, Operating Expenditures, Contractual Services
Multiple	\$7,408,472	\$0	\$7,408,472	Multiple	
Total	\$14,275,122	\$3,670,000	\$17,945,122		

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 Ave 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 where permitted by funding source.
- A 20% Small Business Enterprise-Construction (SBE-Con) Subcontractor Goal applies. Based on the work performed to date, the contract is not in compliance with the requirements of Resolution No. R-1001-15, and the identified utilization deficit will be addressed through the compliance process set forth in Section 10-33.02 of the Code (see attached Compliance memo).
- The Living Wage Ordinance does not apply.
- The Responsible Wages and Benefits Ordinance applies.

Attachment

A handwritten signature in blue ink, appearing to read 'Carladenise Edwards', is written over a horizontal line.

Carladenise Edwards
Chief Administrative Officer

Memorandum



Date: July 14, 2026

To: Robert Mendoza, Procurement Contracting Manager
Strategic Procurement Department

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

Subject: Contract No. FB-01639, Chillers and Water Treatment Services

Contract No. FB-01639, Chillers and Water Treatment Services was awarded with a 20% Small Business Enterprise – Construction Services (SBE-Con) 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, Johnson Controls, Inc. has performed \$9,469,980 requiring \$1,609,896 in SBE-Con participation for compliance with Resolution No. R-1001-15. The SBE-Con firm has not been utilized to date. As such, Johnson Controls, Inc. is not in compliance with Resolution R-1001-15. The SBE-Con utilization deficit will be addressed with Johnson Controls, Inc. through the compliance process included in Section 10-33.02 of the Code. The SBE-Con goal will not apply to Modification No. 2. For additional information, please contact me at (305) 375-3153.

c: Christopher Grant-Henriques, Division Director 2, SPD
Rita Silva, Assistant Director, 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 \$3,670,000.00 FOR A TOTAL MODIFIED CONTRACT AMOUNT OF \$17,945,122.00 FOR CONTRACT FB-01639, CHILLERS AND WATER TREATMENT SERVICES, FOR THE PEOPLE AND INTERNAL OPERATIONS DEPARTMENT AND COMMUNITY SERVICES DEPARTMENT; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO 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

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 \$3,670,000.00 for a total modified contract amount of \$17,945,122.00 for FB-01639, Chillers and Water Treatment Services, for the People and Internal Operations Department and Community Services Department.

Section 2. This Board authorizes the County Mayor or County Mayor's designee to 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. 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.



Eduardo W. Gonzalez