Memorandum

MIAMI-DADE COUNTY

Date:	November 12, 2026
To:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners
From:	Daniella Levine Cava Mayor
Subject:	Request for Additional Time and Expenditure Authority to Prequalification Pool for Building Materials and Related Items

IITC
Agenda Item No. 3(F)

Executive Summary

This item is for a five-year extension of the prequalification pool, and additional expenditure authority for the purchase of building materials and related items for multiple County departments. This pool allows departments to purchase various types of building materials, such as lumber, doors, plaster, cement, and metals which are necessary for routine repairs and enhancements to County facilities. The additional time and expenditure authority will allow departments to continue issuing spot market competitions for these materials and other related items.

Departments have confirmed that the pool meets their needs, and there is healthy participation from the pre-qualified vendors. The pool requirements have not changed, and it is further anticipated that if the pool was resolicited, the same vendors would prequalify. As this is an open pool, market research and outreach were conducted to identify additional vendors via INFORMS and DemandStar notices however, no additional vendors responded. This extension will allow existing prequalified vendors to remain in the pool provided they continue to meet the requirements, resulting in greater efficiency for both existing vendors and the County due to a reduction in administrative work. Continuing with the current pool will allow existing vendors to focus on accessing bid opportunities, as opposed to repeating pre-qualification documentation. This pool will remain open and additional qualified vendors may be added at any time. To encourage participation, outreach events are held on an ongoing basis to inform vendors about pool opportunities and the benefits of becoming prequalified. Therefore, a five-year extension is being requested to take advantage of on-going efforts and efficiencies built under the existing pool, ensuring continued growth and effectiveness. Extension of the pool will continue to streamline processes and reduce time to procure these goods and services, saving the County time and money and reducing administrative barriers for our vendors.

Recommendation

It is recommended that the Board of County Commissioners (Board) approve extending *Prequalification Pool No. RTQ-01583, Building Materials and Related Items* for five years and $66,025,218 in additional expenditure authority for multiple County departments. An extension of the current pool is recommended to allow departments to competitively solicit building materials for repairs and enhancements to their facilities. Currently there are fifty-two vendors within the pool, nineteen are certified Small Business Enterprise (SBE) and thirty-eight have local addresses.

Background

This pool was approved by the Board through Resolution No. R-35-22 on January 19, 2022 for a five-year term. County departments rely on this pool to procure essential building materials needed to support the safety, functionality, and continuity of various County facilities, including Miami International Airport (MIA), PortMiami, water treatment plants and pumping stations, and transit facilities. The pool provides access to a broad range of materials needed for repairs, installations, construction projects, system rehabilitations, equipment maintenance, and infrastructure improvements.

The major users of this pool include:

- Department of Transportation and Public Works (DTPW) purchases materials and supplies,

including guardrail components, galvanized steel materials, paints, sealants, adhesives, and other consumables to support the repair and maintenance at Metrorail and Metromover stations, bus facilities, roadways, bridges, and sidewalks, and other transportation-related infrastructure.

- Miami-Dade Aviation Department (MDAD) primarily purchases paint, paint-stripping products, drywall, insulation, and related materials to maintain and improve facilities throughout MIA as well as supplies needed for terminal beautification initiatives and preparations for major events, such as the upcoming G-20 Summit.
- Miami-Dade Fire Rescue Department (MDFR) purchases plastics, plexiglass, cabinet materials, and miscellaneous building supplies, including sand, concrete bags, and concrete blocks to support routine repairs and maintenance at multiple fire stations throughout the County.
- Parks, Recreation and Open Spaces Department (PROS) purchases building materials and supplies, including lumber, steel fasteners and structural components, and other consumables to maintain and repair parks, community centers, golf courses, marinas and other PROS infrastructure.
- People and Internal Operations Department (PIOD) purchases essential building materials and related supplies, including bolts, fasteners, aluminum plates, ceiling tiles, and pressure treated lumber and boards to support routine repairs, building upgrades, capital improvement projects, and other facility-related enhancements across all PIOD-managed facilities, as well as to fulfill service tickets and work orders for client departments. Additionally, the pool supports emergency preparedness and response efforts, including the purchase of plywood and other materials needed for hurricane preparedness and response activities.
- Water and Sewer Department (WASD) purchases building materials and supplies, including steel, anchors, drywall sheets, general lumber, and pressure treated materials to support the maintenance, repair, and operation of sewer pump stations, wastewater treatment plants, and related facilities.

By maintaining this pool, County departments have the ability to request quotes for a wide range of building materials as needed, allowing them to address ongoing construction, repair, maintenance, and infrastructure needs in a timely manner.

Scope
The impact of this item is countywide in nature.

Delegated Authority
There is no additional delegation of authority sought in this item as the authority to solicit pricing and award contracts up to an aggregate amount of the allocation authorized by the Board, exercise all provisions of the solicitation documents and any resulting contracts pursuant to Section 2-8.1 of the County Code and Implementing Order 3-38, and add vendors to the pool at any time, subject to ratification by the Board on a bi-annual basis, was granted when the pool was established. Any contract award under the prequalification pool exceeding $5,000,000, or $1,500,000 for MDAD, is subject to ratification by the Board.

Fiscal Impact/Funding Source
The pool term expires on January 31, 2027, and has a cumulative allocation of $52,258,034. If this request is approved, the pool will have a modified cumulative allocation of $118,283,252 and will expire on January 31, 2032. The requested allocation is based on prior spending during the initial term of the pool, including cost escalations where applicable, and reflects consistent and sustained demand for these materials across all user departments.

Department	Existing Cumulative Allocation	Additional Allocation Requested	Modified Cumulative Allocation	Funding Source	Budgeted***
Animal Services	$75,000	$50,000	$125,000	General Fund	FY 2026-27 Proposed Budget, Volume 2, Page 144, Other Operating
MDAD	$3,421,000	$6,718,466	$10,139,466	Proprietary Funds / Federal Funds	FY 2026-27 Proposed Budget, Volume 2, Page 48, Contractual Services
Community Services	$1,536,000	$1,689,600	$3,225,600	General Fund / Federal Funds	FY 2026-27 Proposed Budget, Volume 2, Page 157, Other Operating
Corrections & Rehabilitation	$850,000	$1,200,000	$2,050,000	General Fund	FY 2026-27 Proposed Budget, Volume 2, Page 179, Other Operating
Cultural Affairs	$85,000	$85,000	$170,000	Proprietary Funds	FY 2026-27 Proposed Budget, Volume 2, Page 195, Other Operating
Environmental Resource Management	$36,500	$125,000	$161,500	Proprietary Revenues	FY 2026-27 Proposed Budget, Volume 3, Page 154, Other Operating
MDFR	$2,056,000	$4,750,000	$6,806,000	Fire District	FY 2026-27 Proposed Budget, Volume 2, Page 214, Other Operating
Housing and Community Development	$6,060,000	$5,545,000	$11,605,000	Federal / State / HCD Local Funds	FY 2026-27 Proposed Budget, Volume 2, Page 78, Other Operating
Library	$705,000	$500,000	$1,205,000	Library District	FY 2026-27 Proposed Budget, Volume 2, Page 261, Other Operating
PROS	$5,491,000	$7,200,000	$12,691,000	General Fund	FY 2026-27 Proposed Budget, Volume 2, Page 298, Other Operating

Department	Existing Cumulative Allocation	Additional Allocation Requested	Modified Cumulative Allocation	Funding Source	Budgeted***
PIOD	$5,205,000	$4,605,000	$9,810,000	Internal Service Funds	FY 2026-27 Proposed Budget, Volume 3, Page 229, Other Operating & Charges for County Services
Regulatory and Economic Resources	$131,500	$78,000	$209,500	Proprietary Revenues	FY 2026-27 Proposed Budget; Vol.2, Page 103, Other Operating
Seaport	$2,200,000	$2,476,119	$4,676,119	Proprietary Funds	FY 2026-27 Proposed Budget, Volume 2, Page 118, Other Operating
Solid Waste Management	$568,000	$568,000	$1,136,000	Proprietary Funds	FY 2026-27 Proposed Budget, Volume 3, Page 14, Other Operating
DTPW	$3,649,000	$5,100,000	$8,749,000	DTPW Operating / FTA 5307 Grant / PTP Surtax** / SGT and Stormwater Utility	FY 2026-27 Proposed Budget, Volume 3, Page 59, Other Operating FY 2026-27 Proposed Budget, Volume 3, Pages 85, 88, 78 and 83
WASD	$20,044,700	$25,335,033	$45,379,733	Proprietary Funds	FY 2026-27 Proposed Budget, Volume 3, Page 112, Other Operating
Multiple*	$144,334	$0	$144,334	Multiple	Multiple
Total	**$52,258,034**	**$66,025,218**	**$118,283,252**		

*Includes approximately $129,333 for Miami-Dade Sheriff's Office.
**CITT and Board approval to be requested at a later date, upon award of an applicable spot market competition.
***The FY 2026-27 Adopted Budget Book was not finalized at the time this item was drafted. Therefore, the budget information above is based on the Proposed Budget Book.

Track Record/Monitor
Roberto Mendoza of the Strategic Procurement Department (SPD) is the Procurement Contracting Manager.

Prequalified Vendors
See Attachment 1, Prequalified Vendors. There are currently 52 active prequalified vendors, of which 42 have local addresses and 20 are certified SBE firms.

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.
- Small Business Enterprise measures will be determined prior to advertising each spot market competition. Local Preference will be applied at the time of spot market competition where permitted by funding source.

Attachment

Roy Coley
Deputy Mayor

Prequalified Vendors

Vendor	Principal Address	Local Address	Principal
A & B Hardware Inc.	2652 NW 29 Street Miami, FL	Same	Daniel Llerena
A Thru Z Consulting & Distributing, Inc	8620 E. Old Vail Road, Suite 100 Tucson, AZ	None	Sean Stoddard
Abelas LLC (SBE)	10948 SW 75 Terrace Miami, FL	Same	Adriana Varela
American Fastener Corp	7323 NW 66 Street Miami, FL	Same	Manuel Benitez
American Plumbing & Electrical Supply Co Inc.	1735 Alton Road Miami Beach, FL	Same	Maxwell Gross
American Sealants INC	2483 Riverside Parkway Grand Drive Junction, CO	None	Jerry Smith
Baro Hardware Inc.	7230 NW 72 Avenue Miami, FL	Same	Alan Baro
Belzona Florida LLC	14300 NW 60 Avenue Miami Lakes, FL	Same	Joel Svendsen
C & R Metals, Inc.	2991 NW North River Drive Miami, FL	Same	Dawn Matson
Caribbean Paint Co Inc. (SBE)	5295 NW 79 Avenue Miami, FL	Same	Silvia Milian
Condo Electric Industrial Supply Inc. (SBE)	3746 East 10 Court Hialeah, FL	Same	Jose Espinola
Corcel Corp. (SBE)	2461 NW 23 Street Miami, FL	Same	Ray Corona
D&B Tile and Related Enterprises Inc	14200 NW 4 Street Sunrise, FL	8369 NW 36 Street Miami, FL	Rodolfo Llerena
DNE Mechanical & Plumbing Supply INC (SBE)	4700 SW 74 Avenue Miami, FL	Same	Hanzel Hernandez
Dolphin Glass Specialists LLC	5301 NW 161 Street Miami Gardens, FL	Same	Luis Elias Garranchan Rodeiguez
Door and Window Guard Systems, Inc.	8770 W Bryn Mawr Avenue, Suite 1300 Chicago, IL	None	Brandon Buhai
DSV Logistics LLC (SBE)	1 Grove Isle Drive Miami, FL	Same	Diana Vargas
E&T Plastics of Florida INC	2830 NW 55 Court Fort Lauderdale, FL	None	Gary Tahl
Electropower Utility Sales Co (SBE)	9075 SW 87 Avenue Suite 407 Miami, FL	Same	Ivonne Cabrera
Everglades Steel Corp.	5901 NW 74 Avenue Miami, FL	Same	Orlando Garcia
Fastenal Company	8200 Theurer Boulevard Winona, MN	1860 NW 21 Terrace Miami, FL	Charles Miller

Vendor	Principal Address	Local Address	Principal
Fernich Inc dba The Paint Spot (SBE)	983 NW 58 Street Suite 140 Doral, FL	Same	Fernando Enriquez
Florida Level and Transit Co	809 Progresso Drive Fort Lauderdale, FL	None	Terry Mckay
Force Fasteners International LLC (SBE)	8556 NW 93 Street Medley, FL	Same	Michael Switzer
Hi Line Electric Co	2121 Valley View Lane Dallas, TX	None	Terry Kimball
Independent Hardware Inc.	14 A. Front Street Philadelphia, PA	None	Frank Stanco
Industrial Shadeports Inc.	6600 NW 12 Avenue, Suite 220 Fort Lauderdale, FL	None	Stanley Breitweiser
International Design Carpentry Corp.	836 W 18 Street Hialeah, FL	Same	Ruben Rodriguez
Inversiones Papelmania 2000 Inc d/b/a Papelmania USA (SBE)	3120 West 84 Street, Unit 5 Hialeah, FL	Same	Aileen Crespo
Lanco and Harris Corp d/b/a Lanco Paints and Coatings	600 MID Florida Drive Orlando, FL	5883 NW 37 Avenue Miami, FL	Gabriela Blanco
Lockey Supply LLC	7288 NW 25 Street Miami, FL	Same	Jay Wiener
MCG Mims Construction Group, LLC (SBE)	590 NW 88 Street El Portal, FL	Same	Gary Mims
MicKinsey Steel & Supply of Florida	817 NW 5 Avenue Fort Lauderdale, FL	None	Marlene Thomas
Midwest Motor Supply Co	4800 Roberts Road Columbus, OH	None	Patrick Mc Curdy III
Paradise Awnings Corporation	4310 NW 36 Avenue Miami, FL	Same	Manuel Alcibar
Pirta LLC	2701 North Thanksgiving Way #100 Lehi, Utah	None	Mike Fleming
Prime Industrial Group, LLC (SBE)	4235 NW 37 Court Miami, FL	Same	Erika Reyes
Prison Rehabilitative Industries and Diversified Enterprises INC	2807 Remington Green Circle, Suite 216 Tallahassee, FL	None	James Upchurch
Ramos Decor & Lumber LLC	601 SW 71 Avenue Miami, FL	Same	Ariday Ramos
Rock Int'l Distributors Inc. (SBE)	8279 NW 66 Street Miami, FL	Same	Maria Cpres Ortiz
Shell Lumber & Hardware Company	2733 SW 27 Avenue Miami, FL	Same	Orlando Valdes
Southern Carlson, Inc.	3226 SW 30 Avenue Dania Beach, FL	None	Takazo Kato

Vendor	Principal Address	Local Address	Principal
Stein Paint Co (SBE)	545 West Flagler Street Miami, FL	Same	Lance Turner
Sunshine Cordage Corporation	7190 NW 12 Street Miami, FL	Same	Ellison Joel
Supply Solutions Intl Crop. (SBE)	15736 SW 145 Terrace Miami, FL	Same	Anthony Figueroa
Supreme Roofing & Construction Inc (SBE)	15976 NW 8 Avenue Miami Gardens, FL	Same	Deric Smith
TinyMobileRobots US LLC	1634 Cobb International Boulevard NW Kennesaw, GA	None	Rachel Letendre
The Tools Man Inc dba Tools Man Industrial Supply (SBE)	2503 John P Lyons Lane Pembroke Park, FL	1951 NW 141 Street #11 Opa Locka, FL	Pers Rafael Gonzalez
Tool Place Corp. (SBE)	9383 NW 13 Street Miami, FL	Same	Edgardo Bischoff
Traeger Brothers & Associates Inc.	12405 SW 130 Street Miami, FL	Same	Howard Traeger
W.W. Grainger	2255 NW 89 Place Doral, FL	Same	Joanne Chun Hughes
World of Frameless Glass, Inc. (SBE)	20341 NE 30 Avenue Suite 122 Aventura, FL	Same	Stephanie Rosado

MEMORANDUM

(Revised)

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

DATE: January 20, 2027

FROM: Geri 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 Agenda Item No.
Veto _____
Override _____

RESOLUTION NO. _____

RESOLUTION AUTHORIZING ADDITIONAL TIME OF FIVE YEARS WITH EXPENDITURE AUTHORITY UP TO $66,025,218.00 FOR A TOTAL MODIFIED CUMULATIVE POOL AMOUNT OF $118,283,252.00 FOR PREQUALIFICATION POOL NO. RTQ-01583, BUILDING MATERIALS AND RELATED ITEMS, FOR MULTIPLE COUNTY DEPARTMENTS; PROVIDED THAT ANY CONTRACT AWARD UNDER THE POOL EXCEEDING $5,000,000.00, OR $1,500,000.00 FOR MIAMI-DADE AVIATION DEPARTMENT, IS RATIFIED BY THE BOARD

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 authorizes additional time of five years with expenditure authority up to $66,025,218.00 for a total modified cumulative pool amount of $118,283,252.00 for Prequalification Pool No. RTQ-01583, Building Materials and Related Items, for multiple County departments; provided that any contract award under the pool exceeding $5,000,000.00, or $1,500,000.00 for Miami-Dade Aviation Department, is ratified by the Board. A copy of the pool documents 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 20th day of January, 2027. 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