

Date: July 8, 2021

To: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

Agenda Item No. 8(F)(9)

From: Daniella Levine Cava
Mayor



Resolution No. R-642-21

Subject: Recommendation for Approval to Award Contract No. FB-01639 Chillers and Water Treatment Services

Recommendation

It is recommended that the Board of County Commissioners (Board) approve a competitive contract award, *Contract No. FB-01639, Chillers and Water Treatment Services*, for multiple County departments. This contract will replace a competitively solicited contract, FB-00074, which was awarded by the Board on March 3, 2015 through Resolution No. R-206-15 for a six-year term.

The contract will provide for turnkey maintenance and water treatment services for air conditioning chillers and auxiliary equipment (i.e. structural components, chilled water pumps, pneumatic compressors, associated piping) located at various County facilities. The solicitation has nine groups (Groups A-I), one for each department included in the contract. The recommended vendor will be required to deliver a comprehensive preventive maintenance program, including all necessary labor, transportation, materials and equipment for the safe operation of chillers, cooling towers, pumps, and auxiliary equipment. In addition to the equipment maintenance, the recommended vendor shall institute a complete water treatment program needed to protect air conditioning, heating equipment and piping from deterioration.

Four bids were received in response to the solicitation, including two "No Bids." Upon advertisement of the solicitation, 10,183 vendors were notified in BidSync, of which 92 vendors viewed the solicitation. Additionally, the local business tax database was used to search for additional vendors by commodity code. The solicitation is being awarded to the lowest, responsive and responsible bidder.

The Internal Services Department has the highest allocation on this contract because the department maintains chiller systems in both the Central Support Facility and the North District Chiller Plant using the services on this contract, which are required to safely and adequately service the chilled water lines and systems of 12 buildings currently housing more than 40 different County and non-County departments and entities. Most of the buildings are in the downtown area such as Overtown Village North and South, Children's Courthouse, Courthouse Center, Hickman, West Lot Garage, Central Support Facility, Cultural Center/Plaza, Stephen P. Clark Center, Dade County Courthouse, 140 West Flagler building, and will also maintain the future New Civil and Probate Courthouse. In addition, the chiller systems managed by the Internal Services Department service two other buildings: the American Airlines Arena and Equinox Data Center.

The Miami-Dade Aviation Department has a separate contract for chillers and water treatment services tailored specifically to Airport facilities that includes different equipment and levels of service than the remainder of the County facilities. Aviation's contract FB-01556 is traveling separately but within the same timing as this contract award, as they were both resolicited at the same time.

Scope

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 extension provisions, pursuant to Section 2-8.1 of the County Code and Implementing Order 3-38.

Fiscal Impact/Funding Source

The fiscal impact for the six-year term is \$12,145,122. The current contract, FB-00074, is valued at \$9,047,134 for a six-year and six-month term and expires on September 30, 2021. The allocation under the contract is higher than the current contract due to changes in the scope of work, to include increased service frequency and additional equipment to be serviced for some County departments.

Department	Allocation	Funding Source	Contract Manager
Corrections and Rehabilitation	\$998,059	General Fund	Zuleika Davidson
Cultural Affairs	\$261,649	Proprietary Funds	Regla Lee
Fire Rescue	\$34,121	Fire District	Marianela Betancourt
Internal Services	\$6,366,650	Capital Funds	Jennyfer Calderon
Library System	\$182,425	Library District	Kimberly Craig
Parks, Recreation, and Open Spaces	\$193,045	General Fund	Fernando Robreno
Police	\$684,916	General Funds	Laura Romano
PortMiami	\$2,984,344	Proprietary Funds	Gyselle Pino
Transportation and Public Works	\$439,913	DTPW Operating	Angela Mathews-Tranumn
Total:	\$12,145,122		

Track Record/Monitor

Jessica Tyrrell of the Internal Services Department is the Procurement Contracting Manager.

Vendor Recommended for Award

An Invitation to Bid was issued under full and open competition. Four bids were received in response to the solicitation including two "No Bids." One of the bidders was deemed non-compliant to the Small Business Program, and therefore ineligible for award.

Pursuant to Resolution No. R-477-18, the lowest priced, responsive and responsible bidder is recommended in accordance with the method of award per the solicitation and is non-local. No local vendors responded to the solicitation because there are limited number of vendors with the required certifications, licenses, permits and experience who can perform these services.

Vendor	Principal Address	Local Address*	Number of Employee Residents	Principal	Awarded Groups
			1) Miami-Dade 2) Percentage*		
Johnson Controls, Inc.	5757 N Green Bay Ave Milwaukee, WI	None	36	Christopher E. Osborne	All Groups (Groups A-I)
			37%		

*Provided pursuant to Resolution No. R-1011-15. Percentage of employee residents is the percentage of vendor's employees who reside in Miami-Dade County as compared to the vendor's total workforce.

Vendors Not Recommended for Award or Did Not Bid

Vendor	Local Address	Reason for Not Recommending
American Safety Utility Corp.	No	No Bid*
Weathertrol Maintenance Corp.	Yes	
Southeastern Chillers of Miami dba Southeastern Chiller Services	No	Vendor failed to submit their Certificate of Assurance with their bid documents and was deemed non-compliant to the Small Business Program and ineligible for award

*A "No Bid" means the vendor responded indicating that it will not be providing an offer.

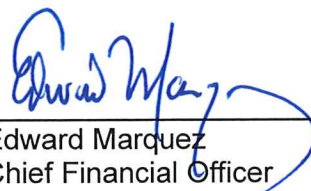
Due Diligence

Pursuant to Resolution No. R-187-12, due diligence was conducted in accordance with the Internal Services Department's Procurement Guidelines to determine vendor responsibility, including verifying corporate status and that there are no performance and compliance issues. The lists that were referenced included convicted vendors, debarred vendors, delinquent contractors, suspended vendors, and federal excluded parties. There were a few adverse findings with regards to Johnson Controls, Inc. which were reviewed by staff and were addressed satisfactorily by the firm.

Pursuant to Resolution No. R-140-15, prior to re-procurement, a full review of the scope of services was conducted to ensure the replacement contract reflects the County's current needs. The review included conducting market research, posting a draft solicitation for industry comment, and holding meetings and drafting sessions with the user department. The scope of services was updated to include a current list of equipment to be serviced, service frequencies, and revision of ambiguous language to ensure clarity.

Applicable Ordinances and Contract Measures

- The two percent User Access Program provision applies.
- The Small Business Enterprise 20 percent Subcontracting Goal and Local Preference were applied.
- The Living Wage does not apply.
- Responsible Wage applies.



Edward Marquez
Chief Financial Officer



MEMORANDUM (Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: July 8, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(F)(9)

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
- ☒ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ 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. 8(F)(9)
7-8-21

RESOLUTION NO. _____ R-642-21

RESOLUTION APPROVING AWARD OF CONTRACT NO. FB-01639 TO JOHNSON CONTROLS, INC. FOR GROUPS A THROUGH I FOR THE PURCHASE OF CHILLERS AND WATER TREATMENT SERVICES FOR MULTIPLE DEPARTMENTS WITH AN AMOUNT NOT TO EXCEED \$12,145,122.00, FOR A SIX-YEAR TERM; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO GIVE NOTICE OF THIS AWARD TO JOHNSON CONTROLS, INC. FOR GROUPS A THROUGH I, ISSUE THE APPROPRIATE PURCHASE ORDERS TO GIVE EFFECT TO SAME AND EXERCISE ALL PROVISIONS OF THE CONTRACT, INCLUDING ANY CANCELLATION, RENEWAL, OR EXTENSION PROVISIONS, 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,

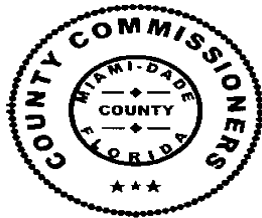
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board approves award of Contract No. FB-01639 to Johnson Controls Inc. for Groups A through I for the purchase of chillers and water treatment services for multiple departments with an amount not to exceed \$12,145,122.00, for a six-year term; and authorizes the County Mayor or County Mayor's designee to give notice of this award to Johnson Controls, Inc. for Groups A - I, issue the appropriate purchase orders to give effect to same and exercise all provisions of the contract, including any cancellation, renewal, or extension provisions, 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 Internal Services Department, Strategic Procurement Division.

The foregoing resolution was offered by Commissioner **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Joe A. Martinez** and upon being put to a vote, the vote was as follows:

Jose "Pepe" Diaz, Chairman	aye		
Oliver G. Gilbert, III, Vice-Chairman	aye		
Sen. René García	aye	Keon Hardemon	aye
Sally A. Heyman	absent	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Joe A. Martinez	aye
Kionne L. McGhee	absent	Jean Monestime	aye
Raquel A. Regalado	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 8th day of July, 2021. 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

HARVEY RUVIN, CLERK

By: **Melissa Adames**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Eduardo W. Gonzalez