

Memorandum



Date: November 2, 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-1033-21

Subject: Request for Approval of a Designated Purchase under Contract No. BW-10141,
Conveyance Equipment Maintenance and Repair Services

Recommendation

It is recommended that the Board of County Commissioners (Board) approve this request for a designated purchase under *Contract No. BW-10141, Conveyance Equipment Maintenance and Repair Services*, for multiple County departments. Approval of a designated purchase, by a two-thirds vote of the Board members present, is being requested pursuant to Section 2-8.1(b)(3) of the Miami-Dade County Code to authorize an additional six months and \$670,644 in expenditure authority to ensure continuity of services and allow sufficient time to award the replacement contract, Request for Proposals No. RFP-01615, Maintenance and Repair Services for Conveyance Equipment. Board approval is required as the additional time and expenditure authority exceeds the authority of the County Mayor.

This contract was awarded under delegated authority on June 1, 2021 for a six-month term. County departments and entities use this contract to purchase full maintenance and repair services for conveyance equipment located at Miami-Dade County buildings. TK Elevator Corporation was awarded contract BW-10141, as it is the incumbent vendor maintaining this equipment and the cost of changing the vendor, for the short term, outweighs the potential benefits of additional competition. To ensure there is adequate allocation for any unforeseen repairs, the amount requested is higher than the current allocation. The departments seeking the highest allocation increase, representing 81 percent of the total, are as follows:

- Aviation is requesting \$200,000 for the maintenance and repair of 27 conveyance equipment units across various Aviation Buildings. The additional allocation is necessary to ensure continuity of vital repair and maintenance services needed for safe and reliable operations. The operation and maintenance of conveyance units at the Miami International Airport (MIA) is critical to the movement of passengers throughout MIA's facilities and for the subsequent flight operations of Aviation's partners.
- Transportation and Public Works is requesting \$346,429 for the maintenance and repair of 28 conveyance equipment units. Conveyance Equipment included under this request is primarily located at Metrorail Stations. The equipment at these outdoor facilities are exposed to the elements, extreme temperatures, wind-blown rain and flooding, and as a result the equipment has higher frequencies of repair. Water penetration into the elevator systems creates oxidation and deterioration of components and wiring, which increases equipment malfunctions. Damage from vandalism such as graffiti, jamming of control buttons, and equipment used for other than its intended design function increases repair frequencies.

Competition is not practicable because a competitive solicitation has already been issued. Additional time and expenditure authority are needed to allow for completion of the evaluation and award of RFP-01615. The RFP was advertised on April 28, 2021, after a detailed and thorough vetting and preparation of the scope of work and other requirements by various County departments. The detailed scope of

work was prepared in consideration of the issues and concerns experienced by the County under previous contracts, and as a result the process took almost two years to complete.

On August 6, 2021, eight proposals were received in response to the RFP-01615. As a part of the evaluation of proposals, the County is examining the qualifications of the proposers, the proposers’ approach to providing services, as well as their past performance, proposed repairs, schedule, and proposal pricing. This RFP process has been lengthier than the usual low bid approach because the County has allowed potential proposers the opportunity to conduct surveys of the County’s existing equipment, which in excess of 170 units. If approved, the additional time and expenditure authority will allow for proper evaluation and negotiation processes for RFP-01615. The award and implementation of services is anticipated to occur by Spring 2022.

Accordingly, it is in the County’s best interest to approve this designated purchase pursuant to Section 2-8.1(b)(3) of the County Code to ensure the continuity of services. Pursuant to Resolution No. R-391-17, while competition is not feasible, the contract contains all current Board mandated terms.

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 term expires on November 30, 2021 and has a current cumulative allocation of \$250,000. If this request is approved, the contract will have a modified cumulative allocation of \$920,644 and will expire on May 31, 2022. The requested increase in expenditure authority is based on departments’ current and anticipated usage.

County Departments and Entities	Existing Cumulative Allocation	Additional Allocation Requested	Modified Cumulative Allocation	Funding Source	Contract Manager
Aviation	\$151,532	\$200,000	\$351,532	Proprietary Revenue	Neivy Garcia
Community Action and Human Services	\$1,919	\$7,500	\$9,419	General Fund	Brad Skinner
Corrections and Rehabilitation	\$742	\$3,500	\$4,242	General Fund	Zuleika Davidson
Cultural Affairs	\$4,322	\$4,900	\$9,222	Proprietary Funds	Regla Lee
Internal Services	\$5,115	\$52,500	\$57,615	Internal Service Funds	Jennyfer Calderon
Jackson Health System*	\$16,553	\$0	\$16,553	Public Health Trust Fund	Kenneth Robertson
Library System	\$7,215	\$7,215	\$14,430	Library District	Kimberly Craig
Parks, Recreation and Open Spaces	\$1,969	\$10,600	\$12,569	General Fund	Fernando L. Robreño
Police	\$2,026	\$8,500	\$10,526	General Fund	Esmeralda Nieves-Giron

County Departments and Entities	Existing Cumulative Allocation	Additional Allocation Requested	Modified Cumulative Allocation	Funding Source	Contract Manager
Public Housing and Community Development	\$3,558	\$10,000	\$13,558	Federal Funds	Indira Rajkumar-Futch
Transportation and Public Works	\$48,388	\$346,429	\$394,817	Operating Revenue	Angela Mathews-Tranumn
Water and Sewer	\$6,661	\$19,500	\$26,161	Proprietary Funds	Susan Pascul
Total:	\$250,000	\$670,644	\$920,644		

***Public Health Trust, not a County department**

Track Record/Monitor

Vanessa Stroman of the Internal Services Department is the Procurement Contracting Manager.

Awarded Vendor

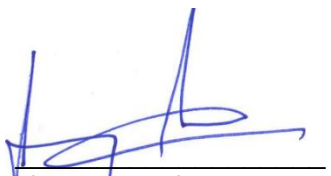
Vendor	Principal Address	Local Address	Principal
TK Elevator Corporation	11605 Haynes Bridge Road Suite 650 Alpharetta, GA	7481 NW 66 Street Miami, FL	Kevin Lavallee

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 contractor responsibility, including verifying corporate status and review of performance and compliance issues. The lists referenced include convicted vendors, debarred vendors, delinquent contractors, suspended vendors, and federal excluded parties. There were no adverse findings relating to contractor responsibility. County Staff have identified performance issues regarding preventative maintenance; meetings have been conducted and corrective action plans have been implemented. No identified issues have resulted in a default of the contract.

Applicable Ordinances and Contract Measures

- The two percent User Access Program provision applies.
- The Small Business Enterprise measures and Local Preference do not apply.
- The Living Wage does not apply, as this is not a service covered under the Living Wage Ordinance.



Jimmy Morales
Chief Operations Officer



MEMORANDUM

(Revised)

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

DATE: November 2, 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)
11-2-21

RESOLUTION NO. R-1033-21

RESOLUTION AUTHORIZING DESIGNATED PURCHASE PURSUANT TO SECTION 2-8.1(B)(3) OF THE COUNTY CODE BY A TWO-THIRDS VOTE OF THE BOARD MEMBERS PRESENT; AUTHORIZING ADDITIONAL TIME OF SIX MONTHS AND ADDITIONAL EXPENDITURE AUTHORITY IN AN AMOUNT NOT TO EXCEED \$670,644.00 TO CONTRACT NO. BW-10141 FOR THE PURCHASE OF CONVEYANCE EQUIPMENT MAINTENANCE AND REPAIR SERVICES FOR MULTIPLE DEPARTMENTS; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE ALL PROVISIONS OF THE CONTRACT, INCLUDING ANY CANCELLATION OR EXTENSION PROVISION, PURSUANT TO SECTION 2-8.1 OF THE COUNTY CODE 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:

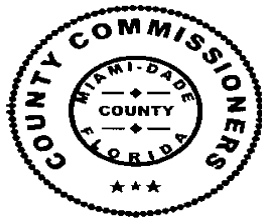
Section 1. This Board finds it is in the best interest of Miami-Dade County to authorize additional time of six months and additional expenditure authority in an amount not to exceed \$670,644.00 to Contract No. BW-10141, for the purchase of Conveyance Equipment Maintenance and Repair Services for multiple departments, pursuant to Section 2-8.1(b)(3) of the Code of Miami-Dade County, by a two-thirds vote of the Board members present.

Section 2. This Board authorizes the County Mayor or County Mayor's designee to exercise all provisions of the contract, including any cancellation or extension provision, pursuant to Section 2-8.1 of the County Code and Implementing Order 3-38.

The foregoing resolution was offered by Commissioner **Joe A. Martinez**,
 who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa**
 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	aye	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Joe A. Martinez	aye
Kionne L. McGhee	aye	Jean Monestime	absent
Raquel A. Regalado	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of November, 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

Melissa Adames

By: _____
 Deputy Clerk

Approved by County Attorney as
 to form and legal sufficiency.

Oren Rosenthal