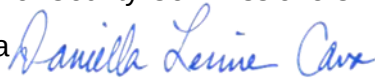


Date: July 6, 2023

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor



Agenda Item No. 8(P)(17)

Resolution No. R-633-23

Subject: Recommendation for Approval to Establish a Prequalification Pool for Manufactured (Modular) Buildings

Summary

This item is for the establishment of a pool to purchase, or lease manufactured (modular) buildings for multiple County departments. The pool will allow County departments to obtain manufactured modular buildings along with installation and delivery services to provide temporary occupancy solutions during constructions projects, to use as security guard and parking booths, sheds, ticket booths at Zoo Miami, Deering Estates, and other facilities as needed. Modular buildings support the County's needs for growth, expansion, and development. Approval of this item will allow County end users to tailor their quotes to their desired specifications that meet current industry and eco-friendly criteria on an as-needed basis.

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the establishment of a prequalification pool, *EVN0000109, Manufactured (Modular) Buildings* for multiple County departments with an allocation of \$1,432,000 for a five-year term. To track pool expenditures by vendor, bidding under this and other prequalification pools will be conducted and monitored in a single platform, INFORMS, effective June 1, 2023, which will allow staff to provide data reports to the Board, as requested.

This pool will replace *RTQ-00266, Manufactured (Modular) Buildings*, which was established under delegated authority on September 18, 2015, for an eight-year term. The pool was subsequently modified under delegated authority for additional expenditure authority of \$75,000 and by the Board for additional expenditure authority of \$1,600,000 through Resolution No. R-1142-16 and \$840,000 through Resolution No. R-633-20. The current pool had three vendors prequalified at the time of establishment. Currently, seven vendors are in the pool, of which one has a local address. Two vendors are being recommended for inclusion in the replacement pool, one of which has a local address. The pool will remain open to allow additional vendors that meet the prequalification criteria to be added throughout the pool's term. Staff will continue to reach out to vendors, including incumbents, to encourage additional participation.

Background

A Request to Qualify was issued on March 21, 2023. Fourteen vendors were notified of the solicitation, and three responses were received on the closing date of April 11, 2023. The pool provides County departments with vendors capable of supplying modular buildings and related goods and services on an as-needed basis. Modular buildings are required to be engineered to Florida Building Commission's specifications for use in the High-Velocity Hurricane Zone from manufacturers that are State of Florida certified by the Manufactured Buildings Program, to include turn-key and/or drop-ship modular buildings.

Scope

The scope of this item is countywide in nature.

Fiscal Impact/Funding Source

The fiscal impact for the five-year term is \$1,432,000. The current pool, *RTQ-00266*, has a cumulative allocation of \$3,015,000 for an eight-year term and expires on September 30, 2023. The allocation in

the replacement pool is lower than the existing pool on an annualized basis and is based on estimated needs of the departments.

Department	Allocation	Funding Source	Contract Manager
Internal Services	\$1,157,000	Internal Service Funds/CIIP/GOB	Juanita Times
Parks, Recreation and Open Spaces	\$150,000	General Fund	Fernando L. Robreño
Transportation and Public Works	\$125,000	DTPW Operating Funds	Wendy Morales
Total:	\$1,432,000		

Track Record/Monitor

Alonzo Joseph of the Strategic Procurement Department (SPD) is the Procurement Contracting Manager.

Delegated Authority

Upon approval of this item, a pool of prequalified vendors will be established to participate in spot market competitions. The County Mayor or the County Mayor's designee will have the authority to solicit pricing and award contracts up to an aggregate amount of the allocation authorized by the Board. The County Mayor or the County Mayor's designee will also have the authority to (a) 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 (b) add vendors to the pool at any time, subject to ratification by the Board on a bi-annual basis.

Vendors Prequalified for Pool

Two vendors are being recommended for inclusion in the pool as set forth in the table below. Pursuant to Resolution No. R-477-18, fewer than 75 percent of vendors recommended are local due to lack of vendors locally that can provide the required modular buildings.

Vendor	Principal Address	Local Address	Principal
McGrath Rent Corp dba Mobile Modular Management, Corp	5700 Las Positas Road Livermore, CA	None	Melodie K. Craft
W.W. Grainger, Inc.	100 Grainger Parkway Lake Forest, IL	7200 NW 37 Avenue Miami, FL	Joanne C. Hughes

Vendor Not Prequalified for Pool

The vendor in the below table is not being recommended for prequalification. However, SPD is providing guidance to the vendor that did not meet the prequalification requirements so they can provide the required information and documentation. Upon submission of the required documents and/or verification of information, the vendor may be added to the pool.

Vendor	Local Address	Reason for not Recommending
Modlav LLC	Yes	The vendor did not submit the required documents to satisfy the pre-qualification criteria.

Due Diligence

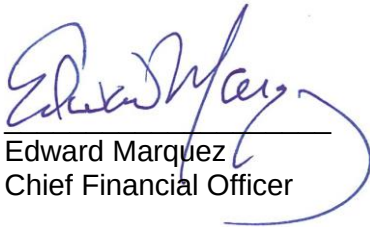
Pursuant to Resolution No. R-187-12, due diligence was conducted in accordance with SPD's Procurement Guidelines to determine vendor responsibility, including verifying corporate status and that there are no performance and compliance issues through various vendor responsibility lists and a keyword internet 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.

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 pool reflects the County's current needs. The review included conducting market research, posting a draft solicitation for industry comment, and drafting sessions with the user departments.

Applicable Ordinances and Contract Measures

- The two percent User Access Program provision applies.
- The Small Business Enterprise (SBE) measures will be determined prior to advertising each spot market competition. Local Preference will be applied at the time of spot market competition. All spot market competitions shall be submitted to the Small Business Development Division for review.
- Applicability of Responsible Wages will be determined at the time of the spot market competition.



Edward Marquez
Chief Financial Officer



MEMORANDUM

(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: July 6, 2023

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(P)(17)

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(P)(17)
7-6-23

RESOLUTION NO. _____ R-633-23

RESOLUTION AUTHORIZING ESTABLISHMENT OF PREQUALIFICATION POOL EVN0000109, FOR MULTIPLE DEPARTMENTS FOR A FIVE-YEAR TERM IN A TOTAL AMOUNT UP TO \$1,432,000.00 FOR THE PURCHASE OF MANUFACTURED (MODULAR) BUILDINGS; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO SOLICIT PRICING, AWARD CONTRACTS, EXERCISE ALL PROVISIONS OF THE SOLICITATION DOCUMENTS AND ANY RESULTING CONTRACTS PURSUANT TO SECTION 2-8.1 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA 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

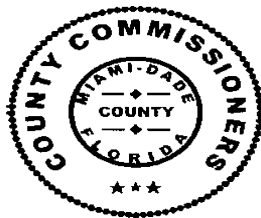
WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board authorizes the establishment of Prequalification Pool EVN0000109 for multiple departments for a five-year term in a total amount up to \$1,432,000.00 for the purchase of manufactured (Modular) buildings; and authorizes the County Mayor or County Mayor's designee to (a) solicit pricing and award contracts up to an aggregate amount of the allocation authorized by the Board, (b) exercise all provisions of the solicitation documents and any resulting contracts pursuant to section 2-8.1 of the Code of Miami-Dade County, Florida and Implementing Order 3-38, and (c) add vendors to the pool at any time, subject to ratification by the Board on a bi-annual basis.

The foregoing resolution was offered by Commissioner **Danielle Cohen Higgins** , who moved its adoption. The motion was seconded by Commissioner **Juan Carlos Bermudez** and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman	aye		
Anthony Rodríguez, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	Sen. René García	absent
Roberto J. Gonzalez	aye	Keon Hardemon	absent
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Kionne L. McGhee	aye	Raquel A. Regalado	absent
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of July, 2023. 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: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Eduardo W. Gonzalez