

Date: October 3, 2023

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

From: Daniella Levine Cava
Mayor

Daniella Levine Cava

Agenda Item No. 8(P)(6)

Resolution No. R-876-23

Subject: Recommendation for Approval to Award Chillers and Heating Ventilation Air Conditioning Equipment for Water and Sewer Department

Summary

This item is for the award of a contract for the purchase of a comprehensive program of inspections, preventive maintenance, emergency repair, and routine repair of chillers and Heating Ventilation Air Conditioning (HVAC) equipment for the Water and Sewer Department (WASD). The contract provides for labor, materials, and equipment for all water chiller repairs, providing necessary systematic, periodic service, maintenance, and satisfactory repair for all the air-conditioning water treatment equipment and auxiliary equipment. The contract includes approximately 65 sites, and the equipment covered includes, but is not limited to, chillers, cooling towers, pumps, boilers, chiller air compressor stations, valves, gauges, structural components, associated piping, and pneumatic refrigerant monitors. This contract incorporates chillers and HVAC equipment from WASD's plant division not included in the current contract, which represents the addition of approximately 50 sites, including water treatment plants, pump stations and other maintenance and operations buildings that were being serviced by WASD staff as needed. Approval of this item will ensure the equipment is maintained in proper and safe operating condition by trained personnel, in accordance with Original Equipment Manufacturer specifications.

Recommendation

It is recommended that the Board of County Commissioners (Board) approve a competitive contract award, *Contract No. EVN0000385, Chillers and HVAC Equipment for WASD*, to Johnson Controls, Inc., the incumbent vendor, in the amount of \$10,712,100 for a six-year term. This contract will replace contract *FB-00403*, approved by the Board on April 4, 2017, through Resolution No. R-356-17, for a six-year term in the amount of \$1,432,000. The contract was subsequently modified under the Mayor's delegated authority in the amount of \$105,000.

Background

An Invitation to Bid (ITB) was issued under full and open competition on May 8, 2023. On the closing date of June 12, 2023, the County received only one bid from the incumbent. A Bid survey was conducted among potential bidders and it was determined that vendors did not bid due to capacity issues, not being able to perform the scope of work in its entirety at this time. Prior to issuing the solicitation, the Small Business Development (SBD) Division conducted outreach to 136 Small Business Enterprise (SBE) certified firms identified under related commodity codes; however, none responded as being able to meet the project requirements. Additionally, the draft solicitation was posted on the County's website and emails were sent to potential bidders prior to advertisement of the solicitation. The local business tax database was also used to search for additional vendors by commodity code, as well as an internet search. A total of 532 potential bidders were notified of the advertisement through INFORMS. As part of the solicitation process, about 30 parties were in attendance during the pre-bid conference conducted on May 10, 2023, and two potential vendors and their subcontractors attended the site visits on May 15, 16 and 17, 2023.

This contract will provide a continuing comprehensive program of inspections, preventive maintenance, emergency repair and routine repair services to approximately 65 sites, including water treatment plants, pump stations, and maintenance facilities. Services include, but are not limited to, monthly maintenance and annual inspections, refrigerant leak detection program, microbiological control, chemical delivery,

testing, adjusting, lubricating, cleaning, repair or replacement of parts and mechanisms necessary to keep the equipment in optimal operating condition. The contract also includes training to staff and reporting on a monthly, quarterly, and annual basis on the various chillers and HVAC systems being maintained.

Scope

The scope of this item is countywide in nature.

Fiscal Impact/Funding Source

The fiscal impact for the six-year term is \$10,712,100. The current contract is valued at \$1,665,083 for a six-year and six-month term and expires on October 31, 2023. The allocation under the replacement contract is substantially higher than the current contract due to the addition of 50 new sites to the contract, as well as an increase in cost in the industry for the required services. Prices under the replacement contract are over 90 percent higher on average than current contract prices. The pricing offered was reviewed by WASD staff. The allocation requested is based on the projected needs of the department for service of the pre-existing equipment covered under the current contract, which is approximately \$4,465,571, and the addition of equipment as a result of 50 new sites being added, which represents \$6,246,529 of the contract value.

Department	Allocation	Funding Source	Contract Manager
WASD	\$10,712,100	Proprietary Funds	Fredrick Taylor
Total:	\$10,712,100		

Track Record/Monitor

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

Delegated Authority

If this item is approved, the County Mayor or County Mayor's designee will have the authority to give notice of this award to the recommended vendors, issue the appropriate orders to give effect to same, exercise all provisions of the contract, including any cancellation or extension provisions, pursuant to Section 2-8.1 of the County Code and Implementing Order 3-38.

Vendor Recommended for Award

Pursuant to Resolution No. R-477-18, the lowest 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 only a limited number of vendors with the required certifications, licenses, experience, and capacity that can perform these services.

Vendor	Principal Address	Local Address	Number of Employee Residents	Principal
			1) Miami-Dade 2) Percentage*	
Johnson Controls, Inc.	5757 N Green Bay Avenue Milwaukee, WI	None	58	Christopher E. Osborne
			54.7%	

*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.

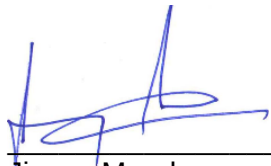
Due Diligence

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 contract reflects the County's current needs. The review included conducting market research, posting a draft solicitation for industry comments, 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.

Applicability of Ordinances and Contract Measures

- The two percent User Access Program applies where permitted by funding source.
- The Small Business Enterprise Bid Preference and Trade Set-Aside for Electrical and Insulation Services applies.
- The Living Wage Ordinance does not apply.
- The Responsible Wages and Benefits Ordinance applies.



Jimmy Morales
Chief Operations Officer



MEMORANDUM

(Revised)

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

DATE: October 3, 2023

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(P)(6)

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)(6)
10-3-23

RESOLUTION NO. R-876-23

RESOLUTION APPROVING AWARD OF CONTRACT NO. EVN0000385 TO JOHNSON CONTROLS, INC. FOR THE PURCHASE OF CHILLERS AND HVAC EQUIPMENT FOR THE WATER AND SEWER DEPARTMENT IN AN AMOUNT NOT TO EXCEED \$10,712,100.00 FOR A SIX-YEAR TERM; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO GIVE NOTICE OF THIS AWARD TO THE RECOMMENDED VENDOR, ISSUE THE APPROPRIATE ORDERS TO GIVE EFFECT TO SAME AND 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

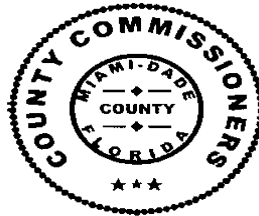
WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board approves award of Contract No. EVN0000385 to Johnson Controls, Inc. for the purchase of chillers and HVAC equipment for the Water and Sewer Department in an amount not to exceed \$10,712,100.00 for a six-year term; and authorizes the County Mayor or County Mayor's designee to give notice of this award to the recommended vendor, issue the appropriate orders to give effect to same and exercise all provisions of the contract, including 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 **Anthony Rodriguez**, who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins** 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 aye
Danielle Cohen Higgins	aye	Eileen Higgins aye
Kionne L. McGhee	aye	Raquel A. Regalado aye
Micky Steinberg	aye	

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of October, 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

Basia Pruna

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Angela F. Benjamin