

**Date:** July 2, 2024

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

**From:** Daniella Levine Cava   
Mayor

Agenda Item No. 8(P)(13)

Resolution No. R-607-24

**Subject:** Recommendation for Approval to Establish a Prequalification Pool for HVAC Equipment Rentals, Parts, and Supplies

### **Summary**

This pool is for the purchase of Heating, Ventilation, and Air Conditioning (HVAC) goods and related equipment, controls, materials, and necessary rentals for multiple County departments. To be procured are items such as blowers, compressors, capacitors, regulators, and evaporators, to name a few. It's important to note, the items acquired through this pool are critical to departments' operation of County facilities including but not limited to temperature-regulated electronic rooms for mechanical facilities, airport terminals, seaport terminals, treatment plants, park facilities, cultural affairs theaters, animal enclosures, laboratory facilities, Metrorail/People Mover, and other working areas that must continue to operate at peak performance for not only County employees, but also our residents and animals.

Due to the corrosive environment at some sites, the life expectancy of most of the HVAC equipment is significantly reduced. Thus, there is a need to maintain and have access to parts/supplies in case of force majeure events to ensure operational readiness of equipment are at an optimal level.

### **Recommendation**

It is recommended that the Board of County Commissioners (Board) approve the establishment of a prequalification pool, *EVN0000614, HVAC Equipment Rentals, Parts, and Supplies*, for multiple County departments with an allocation of \$89,602,000 for a ten-year term. Establishment of a pool is recommended due to the wide range of HVAC related items being purchased throughout the County and the varying needs of departments. A pool will allow for the competition of different size projects for the purchase of HVAC supplies and rentals as the need arises, making projects accessible to small and local vendors.

This pool will replace *RTQ-00299, HVAC and Controls* established by the Board through Resolution No. R-373-16. The pool was subsequently modified under delegated authority and by the Board through Resolution Nos. R-1147-18 and R-99-20 for additional expenditure authority. The current pool has 42 prequalified vendors, 28 of which are local, including 18 certified Small Business Enterprise (SBE) firms.

There are four vendors being recommended for inclusion in the pool, all of which have a local address, including three certified SBE firms. The pool will remain open to allow additional vendors that meet the prequalification criteria to be added throughout the pool's term. Staff is working with existing vendors to get them prequalified in the pool. The scope of this pool was updated to consolidate all HVAC parts and supply needs and eliminates the procurement of services which will now be obtained through the Miscellaneous Construction Contracts Program. Due to these material changes in scope, a decision was made to replace the current pool in lieu of extending it.

### **Background**

A Request to Qualify (RTQ) was issued under full and open competition on December 26, 2023. On the closing date of January 10, 2024, the County received 13 submittals, including 11 from local firms. Additional outreach efforts occurred after the solicitation closed, included contacting vendors identified through market research as well as notifying incumbent vendors of the opportunity. This resulted in three additional vendors submitting after the due date.

Departments rely on this pool for purchase of HVAC equipment, and related components, refrigeration parts/supplies, and/or related auxiliary equipment and parts to provide and maintain adequate temperature and indoor air quality for the benefit of occupants, electronics, and animals in various County facilities.

### **Scope**

The scope of this item is countywide in nature.

### **Fiscal Impact/Funding Source**

The fiscal impact for the ten-year term is \$89,602,000. The current pool is valued at \$35,433,949 for an eight-year and six-month term and expires on November 30, 2024. *Prequalification Pool No. 6750-5/17, Air Conditioning and Refrigeration Parts and Supplies*, was valued at \$43,578,000 for a fifteen-year and six-month term and expired last year and was consolidated into the current pool. The replacement pool will cover goods from both pools. The annualized allocation under the replacement pool is slightly higher than the combined annualized allocation of both pools due to price inflation of supplies and parts, with the Producer Price Index for Air-Conditioning, Refrigeration, and Forced Air Heating Equipment Manufacturing increasing approximately 66 percent from April 2014 to March 2024.

| Department                               | Allocation          | Funding Source                               | Pool Manager            |
|------------------------------------------|---------------------|----------------------------------------------|-------------------------|
| Animal Services                          | \$562,000           | General Fund                                 | Lia Portilla            |
| Aviation                                 | \$11,200,000        | Proprietary Funds                            | Maria Carballeira       |
| Community Action and Human Services      | \$2,000,000         | Federal Funds / General Fund                 | Brad Skinner            |
| Corrections and Rehabilitation           | \$6,221,000         | General Fund                                 | Alessandra Linares      |
| Cultural Affairs                         | \$1,342,000         | Proprietary Funds                            | Regla Lee               |
| Fire Rescue                              | \$4,200,000         | General Fund / Federal Funds / Fire District | Marianela Betancourt    |
| Internal Services                        | \$22,804,000        | General Fund                                 | Lashonne Williams-Canty |
| Library                                  | \$1,500,000         | Library District                             | Kimberly Craig          |
| Parks, Recreation and Open Spaces        | \$4,700,000         | General Fund                                 | Fernando Robreno        |
| Police                                   | \$1,460,000         | General Fund                                 | Nicholas Santos         |
| PortMiami                                | \$3,740,000         | Proprietary Funds                            | Jessica Pereira         |
| Public Housing and Community Development | \$2,700,000         | Federal Funds                                | Indira Rajkumar-Futch   |
| Transportation and Public Works          | \$4,720,000         | DTPW Operating                               | Alonzo Joseph           |
| Water and Sewer                          | \$22,453,000        | Proprietary Funds                            | Susan Pascul            |
| <b>Total</b>                             | <b>\$89,602,000</b> |                                              |                         |

Note: The resultant contracts will contain termination for convenience provisions and assignment clauses, which can be exercised if the commodities in this item are affected by the establishment of the constitutional offices.

### **Track Record/Monitor**

Jonathan Desverguñat 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. Any contract award under the prequalification pool exceeding \$5,000,000, or \$1,500,000 for Miami-Dade Aviation Department, is subject to ratification by the Board.

### **Vendors Prequalified for Pool**

| <b>Vendor</b>                                        | <b>Principal Address</b>                     | <b>Local Address</b> | <b>Principal</b>   |
|------------------------------------------------------|----------------------------------------------|----------------------|--------------------|
| Blizzard Air Conditioning, LLC<br>(ACDBE, DBE, SBE)  | 12201 SW 128 Court<br>Suite 107<br>Miami, FL | Same                 | Roberto Villaverde |
| Condo Electric Industrial Supply,<br>Inc. (DBE, SBE) | 3746 E 10 Court<br>Miami, FL                 | Same                 | Hector Gomez       |
| DNE Mechanical & Plumbing<br>Supply, Inc. (SBE)      | 4700 SW 74 Avenue<br>Miami, FL               | Same                 | Hanzel Hernandez   |
| Filter King LLC                                      | 7301 NW 36 Court<br>Miami, FL                | Same                 | Richard Hoskins    |

### **Vendors Not Prequalified for Pool**

SPD is providing guidance to vendors that did not meet the prequalification requirements. Upon submission of the required documents and/or verification of information, the vendor(s) may be added to the pool. Outreach efforts will continue to encourage additional vendor participation.

| <b>Vendor</b>                             | <b>Local Address</b> | <b>Reason for Not Recommending</b>                                                     |
|-------------------------------------------|----------------------|----------------------------------------------------------------------------------------|
| Allied Controls, Inc.                     | No                   | Vendor did not submit the required documents to satisfy the prequalification criteria. |
| Azipa Global LLC                          | Yes                  |                                                                                        |
| Century AAA LTD dba AAA Supply            | Yes                  |                                                                                        |
| Cooling Power Corp.                       | Yes                  |                                                                                        |
| Economic Electric Motors, Inc.*           | Yes                  |                                                                                        |
| HVAC/R International, Inc.                | Yes                  |                                                                                        |
| Lavcor LLC                                | Yes                  |                                                                                        |
| Maintenance Services 360 LLC              | Yes                  |                                                                                        |
| Mechanical Cooling Services LLC           | Yes                  |                                                                                        |
| Ozone Air Design LLC*                     | Yes                  |                                                                                        |
| Quigar Electric d/b/a Ace Pump and Supply | No                   |                                                                                        |
| Supreme Roofing & Construction Inc.*      | Yes                  |                                                                                        |

\*Provided submittal after due date.

### **Due Diligence**

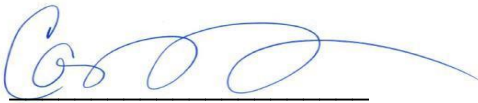
Pursuant to Resolution No. R-187-12, due diligence was conducted in accordance with SPD's Procurement Guidelines to determine vendor responsibility, including verifying the corporate status and that there are no performance and compliance issues through various vendor responsibility lists and a keyword 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. The replacement pool was updated to consolidate the needs of related pools and eliminates the procurement of services which will now to be obtained through the Miscellaneous Construction Contracts Program.

**Applicability of Ordinances and Contract Measures**

- The two percent User Access Program applies where permitted by the 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.
- The Living Wage Ordinance does not apply.



Carladenise Edwards  
Chief Administrative Officer



# MEMORANDUM

(Revised)

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

**DATE:** July 2, 2024

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 8(P)(13)

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)(13)  
7-2-24

RESOLUTION NO. R-607-24

RESOLUTION AUTHORIZING ESTABLISHMENT OF PREQUALIFICATION POOL NO. EVN0000614 FOR MULTIPLE COUNTY DEPARTMENTS FOR A 10 YEAR TERM IN A TOTAL AMOUNT UP TO \$89,602,000.00 FOR HVAC EQUIPMENT RENTALS, PARTS, AND SUPPLIES; 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; 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 the establishment of Prequalification Pool EVN0000614 for multiple County departments for a 10 year term in a total amount up to \$89,602,000.00 for HVAC Equipment Rentals, Parts, and Supplies; 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; 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 **Kevin Marino Cabrera**, who moved its adoption. The motion was seconded by Commissioner **Anthony Rodriguez** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 2<sup>nd</sup> day of July, 2024. 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