

# DEPARTMENTAL INPUT

## CONTRACT/PROJECT MEASURE ANALYSIS AND RECOMMENDATION

☒ New
 ☐ OTR
 ☐ Sole Source
 ☐ Bid Waiver
 ☐ Emergency

Previous Contract/Project No.

FB-00320

Contract

☐ Re-Bid
 ☐ Other

LIVING WAGE APPLIES: ☐ YES ☒ NO

Requisition No./Project No.: RQID1700058

TERM OF CONTRACT 3 YEAR(S) WITH 2 YEAR(S) OTR

Requisition /Project Title: ACCESS CONTROL POINT BARRIERS MAINT AND REPAIR

Description:

To establish a contract for a full service for preventive maintenance (PM), inspections, and repair of Access Control Point Barrier Systems and traffic gate arm systems for Miami-Dade County Aviation Department

Issuing Department: AV

Contact Person: Summer Johnson

Phone: 305-876-7319

Estimate Cost: \$2,700,000

GENERAL

FEDERAL

OTHER

Funding Source:

Proprietary

### ANALYSIS

Commodity Codes:

93600

93637

Contract/Project History of previous purchases three (3) years

Check here ☐ if this is a new contract/purchase with no previous history.

	EXISTING	2 <sup>ND</sup> YEAR	3 <sup>RD</sup> YEAR
Contractor:			
Small Business Enterprise:			
Contract Value:	\$	\$	\$

Comments:

Continued on another page (s): ☐ YES ☒ NO

### RECOMMENDATIONS

	Set-aside	Sub-contractor goal	Bid preference	Selection factor
SBE				

Basis of recommendation:

Signed:

NATALYA VASILYEVA

Date sent to SBD: 02/28/2017

Date returned to DPM:

*[Signature]* 02/28/2017  
Natalya Vasilyeva

### **SECTION 3 – TECHNICAL SPECIFICATIONS**

#### **3.1 SCOPE OF WORK**

The purpose of this invitation to bid is to establish a full service contract to include onsite staffing to respond to trouble calls to make routine repairs, perform preventive maintenance (PM), inspections, and replacement of Access Control Point Barrier Systems (ACPB) and the traffic gate arm systems (TGAS) for Miami-Dade County Aviation Department (MDAD) at Miami International Airport. (MIA). Daily (7 days a week) onsite staffing shall be provided from 06:00AM to 10:00PM.

Bidder shall furnish all labor (personnel), travel, equipment (materials), general service tools, and supervision necessary to perform the preventive maintenance service (PM) and repairs in accordance with the project specifications. The ACPB security equipment are located at various locations at MIA, the systems included are:

- A. (4) NMSB III-D 14 ft. Clear Opening Hydraulic Operable Steel-Plate Barrier Systems
- B. (9) NMSB III-D 12 ft. Clear Opening Hydraulic Operable Steel-Plate Barrier Systems
- C. (32) Traffic Gate Arm Systems
- D. (4) Oil/Water separators and connective drain lines

It is noted that Bidder preventative maintenance and repairs apply to the MDAD MIA facility existing ACPB and TGAS.

The Tasks described in this section are not exhaustive or all inclusive. It shall be the Bidder responsibility, as industry experts, to ensure that all necessary maintenance tasks are performed in order to maintain the ACPB and TGAS other terms covered under this contract in optimum functional condition.

#### **3.2 PREVENTIVE MAINTENANCE**

Preventive maintenance and inspection of the ACPB and TGAS equipment shall be conducted on a monthly basis as well as regularly throughout the performance of the contract. All maintenance is to be performed in accordance with the ACPB TGAS manufacturer's manual. At the conclusion of all maintenance and inspections, all ACPB's and TGAS must be fully operational and the area left in a clean and presentable manner. Work site shall be kept clean and free of debris at all times for safety of aircraft reasons. Bidder will provide maintenance as per Original Equipment Manufacturer (OEM) recommendations or as necessary to maintain operational readiness.

##### **3.2.1 Monthly Preventative Maintenance Services shall include but not be limited to:**

Bidder shall perform monthly the following hydraulic, mechanical, and electrical checks on the ACPB and TGAS, and indicate the status of the equipment on the Bidder monthly PM checklist.

Bidder shall develop a (PM) checklist to include but not be limited to the following.

- A. Check oil/hydraulic lines for kinks, contact wear, bulging, cracking, seeping and/or defects.
- B. Check oil/hydraulic fluid levels are adequate for the equipment, and are maintained at the manufacturer's recommended levels. Check oil level and condition (ex. if oil is too dark, this condition may be an indicator that the oil needs to be changed).
- C. Fill oil to proper levels with approved oil type as specified by the OEM Nasatka Barrier, Inc.

- D. Clean all excess oil and debris from hydraulic pump units (HPU) to include HPU housing enclosures.
- E. Check and lubricate (if necessary) all joint, hinges, limit switch brackets, pivot points, and clevis locking pins, and check for signs of wear and tear.
- F. Check hydraulic cylinder pins, mounting pins, and proximity sensors for signs of wear and tear.
- G. Oil/lube all cylinder rams to prevent rusting. Remove all rust or corrosion from cylinder rams. Check cylinder for leaks.
- H. Check operating pressure, lube bearing blocks and clean operating components.
- I. Test motor starter overloads
- J. Check all valves, fittings, and connections. Adjust as necessary.
- K. Check all traffic signal light functions and lamps operation. Replace as required.
- L. Gate Arm mechanisms: Inspect linkage, drive belt, tension on the belt, security of the enclosure, and locks on the enclosure to ensure optimal functionality.
- M. Check all traffic gate-arm functions and recommend necessary repairs and upgrades.
- N. Check all electrical connections. Check loop detectors. Check relays for light and photo beam functionality.
- O. Check circuit panels, intentionally trip 24 VDC and 120 VAC to verify that the circuit breakers disconnect power. Verify that the main panel's disconnect switch is not broken and is functional.
- P. Test output to verify step-up converter 12-24VDC is functional.
- Q. Check battery connections for signs of corrosion or loose connections.
- R. Repair or replace as necessary any electrical components, bulbs and/or switches other than power and control wiring. If replacement of equipment is necessary, the County will provide the equipment from the spare parts inventory or purchase OEM parts from the Bidder if not available in inventory.
- S. Clean lenses on photo eyes of traffic light. Check electrical, photo beams for cleanliness, proper mounting, alignment and functionality.
- T. Check connectivity of all control panels to ensure all systems are working from the control panel(s), to include Master and Remote control panel stations.
- U. Check and calibrate all integrated solutions for proper operation function.
- V. Raise barriers and drain covers, clean/remove all water, dirt, sand, and debris from beneath/around barrier, including under the gate plate.
- W. Check hardware, locks and slide door operation on hardware enclosure. Clean the inside of the hardware enclosure, and clean any debris around equipment.
- X. Clean barrier pits and drains as needed, inspect all foundation voids, frames, and flush or snake drains using vacuum pressure washer if necessary. Visual check oil/water separator drains and multiple inspection ports on the drain system to ensure that it is clean.
- Y. Pump out water from the oil separators as needed (Coordinate with MDAD to assist with VAC truck)
- Z. Check vehicle detection loops for proper function.
- AA. Inspect manual operable only open/close function and calibrate as may be required.
- BB. Inspect and touch-up painted or galvanized equipment, as necessary, to prevent rusting or corrosion.
- CC. Inspect hydraulic operable barrier shroud covers for wear and tear.
- DD. Function check the entire system upon completion of each site visit (monthly required maintenance), inclusive, but not limited to, standard operation cycle time of 3-5 seconds per open/close cycle.
- EE. Verify and adjust operating speeds, limit switches, and vehicle detectors as may be required.
- FF. Inspect hydraulic system for leaks and proper operating pressure. Check the hose connections, accumulator pressure is at least 1800 psi, and check for leaks.
- GG. Inspect hydraulic operator power unit.
- HH. Inspect striker knee flaps.

- II. Verify battery chargers are operating correctly.
- JJ. Inspect STOP decal on barriers.
- KK. Check all control functions for complete operation of all features, replace bulbs as necessary on indicators
- LL. Check alignment on knee brace flaps, bushings, bolts and pins for security and for signs of wear and tear.
- MM. Operate the entire integrated system for each traffic lane, including the terminal in the control room, to check for functionality of the system, including all electronics. Hydraulic barrier open/close cycle shall be 3-5 seconds.
- NN. Test the emergency features of the ACPB

### 3.3 OFFICE/SHOP/STORAGE SPACE

MDAD shall provide the Bidder office, shop, and storage space. The Bidder shall, at his/her expense, provide and maintain all furniture, equipment, and office supplies to include printer, toner, paper, etc.

### 3.4 ANNUAL RENTAL

The Bidder shall be required to pay rent and sales taxes at the prevailing Class III Terminal rates for the lease of the Facilities pertaining to Commercial Areas, prorated and payable in equal monthly installments in U.S. funds, on the first day of each and every month, in advance and without billing or demand, at the offices of the Department as set forth in 3.5, "Address for Payments." Payment shall commence on the beneficial occupancy date.

The Terminal Class III rental for the office and administrative space post security ramp area (+/- 500 sq. ft.) at \$84.90 per square foot based on rates in effect as of October 1, 2015. Depending on availability space may be pre security.

### 3.6 SPARE PARTS

Bidder shall be responsible for maintaining MDAD's spare parts inventory. The inventory shall be evaluated by Bidder for sufficiency and recommendations made to MDAD to have the necessary replacement parts on hand at all times to allow for minimal downtime in making routine or necessary repairs to maintain operational readiness of the ACPB and TGAS. Successful Bidder shall, within five (5) working days from award, inventory all spare parts, including quantities and serial numbers, currently in MDAD's storage area. Bidder shall then recommend, if necessary, additional parts MDAD should have in order to maintain the system in optimum operating condition. Bidder shall maintain the spare parts inventory on site and staff should have access to the inventory on a 24/7 basis. Bidder shall be responsible for replacing any parts obtained from such inventory. System components found to be defective are to be removed and replaced using replacement components taken from spare parts inventory.

Bidder shall coordinate replacement of defective components with the County's Project Manager or designee.

Replacement parts shall be equal to or better in quality than the replaced item. Bidder(s) shall request a work order to document the need for the purchase of any replacement parts or non-stock items.

Bidder shall on a monthly basis submit copies of all invoices for the purchase of any replacement parts or non-stock items. The reimbursement for replacement parts will be at cost to Bidder with no markup.

The expenditures for spare parts and equipment shall be from a dedicated allowance account. The Bidder shall maintain the inventory of spare parts, equipment and expendables for the ACPB and TGAS at the same level throughout the contract as identified by the MDAD. Stock levels and types of parts, and equipment are subject to change at the sole discretion of the MDAD. The costs for all expendable supplies shall be included in the Contract price for Operation and Maintenance of each ACPB and TGAS. The Bidder shall not be allowed a percentage markup on reimbursing invoices for spare parts and equipment.

### 3.7 REPAIR SERVICE

- A. Bidder shall run diagnostics and troubleshooting of all system components to determine if repairs are necessary.
- B. Bidder shall perform repairs in accordance with accepted commercial practices, using parts and tools specified by the manufacturer and/or distributor.
- C. Bidder shall be responsible for replacement of all components of the ACPB and TGAS as required, to ensure that they are operating at the manufacturer specifications.
- D. Bidder shall replace, repair, and install any necessary hydraulic parts, lines, hoses, and/or required equipment to ensure ACPB is in operation.
- E. Bidder shall indicate time of arrival, departure, and reason for the service visit to the Project Manager and/or his designee.
- F. Bidder shall provide a written estimate for any additional services or repairs needed.
- G. All repairs that will require additional costs must be approved by the County prior to their performance. This includes the ordering of parts, materials, and labor. Replacement parts will be at cost.
- H. Bidder shall keep downtime to a minimum during repairs. Contractor shall notify the County's Project Manager or designee of any projected downtime and an estimated time for repairs.
- I. Bidder shall replace, repair, and install any broken drop arms as needed.

**3.8 FUTURE REPLACEMENTS OF EXISTING SYSTEMS/PARTS** The County may request prices/proposals for future replacements of systems or any major parts. Upon receiving the request from the County's Project Manager or designee, the Contractor shall provide a proposal and/or price for the replacements. The County reserves the right to negotiate the statement of work and prices to be paid by the County for such replacements. The negotiated statement of work and prices will be Note: All work must be scheduled with Miami International Airport's Security Operations Division due to operational requirements only one Barrier can be taken out of service at any time.

### 3.9 RECORDS

Bidder shall keep a written report of repair actions taken or recommended. Following each repair and/or inspection, the report shall list all scheduled maintenance, non-scheduled repairs, identification of any materials replaced or recommended for replacement, any replacement parts used, the date the work was

performed, and the service technician responsible for performing the work. This report shall be submitted on a monthly basis to MDAD along with the monthly invoices, or whenever requested otherwise by MDAD, to evaluate billings and the maintenance performance.

### **3.10 CHECK CHARTS/LOGS**

Bidder shall maintain a record of all preventative maintenance and service calls check chart, indicating the service performed, the date and the time of completion.

Copies of check charts shall be attached to the monthly invoice for services. This information must be available for inspection at all times.

### **3.11 WORKING HOURS**

Bidder's regular daily (7 days a week) staffing working hours under this contract shall be 6:00 am to 10:00 pm EST. All preventative maintenance inspections shall be conducted during that time from 6:00 a.m. to 10:00 pm. Response time for service personnel during regular daily staffing shall be within twenty (20) minutes after notification by the county.

### **3.12 HOURLY RATE**

The hourly rate quoted shall be deemed to provide full compensation to the Bidder for labor, equipment use, travel time, and any other element of cost or price. This rate is assumed to be at straight-time for all labor, except as otherwise noted. The Bidder shall comply with minimum wage standards, and/or any other wage standards specifically set forth in this solicitation and resultant contract, and any other applicable laws of the State of Florida. If overtime is allowable under this contract, it will be covered under a separate item in the special clauses.

### **3.13 EMERGENCY SERVICES / ADDITIONAL REPAIRS**

Bidder shall provide emergency services or additional repairs to the County under the contract. Emergency services under this contract shall be defined as any unforeseen, unanticipated work not listed under the routine PM/repair service. Acceptable response time for emergency service shall not exceed two (2) hours from County notification. The two (2) hour emergency response time shall be applicable during non-regular working hours which are from 10:00 p.m. to 6:00 a.m. daily.

### **3.14 EMERGENCY RESPONSE TIME**

Between the hours of 6:00 a.m. to 10:00 p.m., emergency service personnel to respond to the reported problem location shall be within twenty (20) minutes after notification by the County and two (2) hours after notification by the County any time between 10:00 p.m. and 6:00 a.m.

### **3.15 COMMUNICATION**

MDAD shall provide the Vendor two (2) handheld radios and one (1) charger to afford radio communications with Safety and Security personnel.

### **3.16 TRANSITION PERIOD**

The Contractor acknowledges that the nature of the services provided under the Contract requires continuity and that a transition period may be required at the end of the Contract. The Contractor agrees that the County may, at its discretion, extend the Contract by a period of 30 days under the same conditions to ensure the required transition. The Contractor agrees that, during the extended period of the Contract, it will be paid in accordance with the same terms and conditions as the original contract term.

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