

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

**Meeting Date:** January 12, 2021  **Consent**  **Regular**  
 **Ordinance**  **Public Hearing**

**Department:** **Facilities Development & Operations**

**I. EXECUTIVE BRIEF**

**Motion and Title: Staff recommends motion to approve:**

- A) An annual contract with Bradley Heating & Air Conditioning, Inc. ("Bradley"), a Palm Beach County Small Business Enterprise (SBE), for heating, ventilation and air conditioning (HVAC) services on an as-needed basis through January 6, 2025; and
- B) An increase in the maximum dollar value of the annual HVAC services contracts by \$3,000,000 to provide services related to system and component installations, upgrades, replacements, modifications and repairs to County properties on an as-needed basis through January 6, 2025.


<u>Contractor</u>	<u>Resolution #</u>	<u>Status</u>
A) Cedars Electro-Mechanical, Inc.	R2020-0019	Local/SBE
B) Farmer & Irwin Corp.	R2020-0020	Local/Non-SBE
C) Florida Mechanical LLC	R2020-0021	Local/Non-SBE
D) Precision Air System, Inc.	R2020-0022	Local/Non-SBE
E) Thermo Air, Inc.	R2020-0023	Non-Local/Non-SBE
F) Air Mechanical & Service Corp.	R2020-0229	Non-Local/Non-SBE
G) Commercial Cooling Concepts, Inc.	R2020-0230	Local/SBE
H) D.A.C. Air Conditioning Corp.	R2020-0231	Non-Local/Non-SBE
I) E. C. Stokes Mechanical Contractor, Inc.	R2020-0232	Local/Non-SBE
J) Koldaire Inc.	R2020-0233	Non-Local/Non-SBE
K) Quantum Mechanical, LLC	R2020-0234	Local/SBE
L) Sailfish Mechanical LLC	R2020-0235	Local/Non-SBE
M) The Airtex Corporation	R2020-0236	Local/SBE
N) Thermal Concepts, Inc.	R2020-0237	Non-Local/Non-SBE

**Summary:** On January 7, 2020, the Board of County Commissioners initially approved the annual HVAC contract for a five (5) year term. The contractor, Bradley, now joins the list of fourteen (14) already prequalified contractors for a total of fifteen (15) prequalified contractors with a contract expiration date of January 6, 2025. The specific requirements of the work shall be determined by individual work orders issued against this annual contract. During the initial year of the contract, the County awarded \$4,205,511.34 in work orders. Staff is requesting the cumulative limit be increased by \$3,000,000 for a total cumulative value of \$8,000,000 in order to accommodate additional anticipated new projects required to be accomplished before the term of this contract expires on January 6, 2025. Work is to be awarded as work orders on a lump-sum, competitively bid basis across all prequalified contractors. Contractors are allowed to qualify at any time and be added to this annual contract before the term ends. Projects \$100,000 and over are advertised on the vendor self-service (VSS) website while projects \$200,000 and over are also advertised in the newspaper. Projects under \$100,000 are bid among the pool of pre-qualified contractors (currently fifteen (15) have pre-qualified) and for projects over \$100,000, the bidding pool is expanded to include any additional bidders responding to the specific project advertisement that submit a qualification application at least ten (10) days before the bid due date. The HVAC annual contract was last presented to the Goal Setting Committee on March 4, 2020, and the Committee established Affirmative Procurement Initiatives (API) of sheltered market for projects under \$100,000 (when three (3) or more small businesses are qualified under the annual contract) or a SBE contractor will be given a price preference if its bid is within 10% of the lowest non-small business bid. Actual Small/Minority/Women Owned Business Enterprise (S/M/WBE) participation will be identified on each work order, and will be tracked cumulatively for each work order issued. Current cumulative S/M/WBE participation for all work orders to-date under the HVAC annual is 36.66%. **(Capital Improvements) Countywide (LDC)**

**(Background and Justification: Continued on Page 3)**

**Attachments:**

- 1. Bradley Heating & Air Conditioning, Inc. – Contract
- 2. Annual Contract- HVAC # 19601: Control Sheet
- 3. Annual HVAC contract – upcoming project list

**Recommended By:**  **Department Director** **Date:** 12/07/20

**Approved By:**  **County Administrator** **Date:** 12/21/2020



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**Background and Justification:** The pre-qualification for this annual contract was advertised on September 29, 2019. Five (5) contractors were initially prequalified under the annual HVAC contract, since then nine (9) additional contractors have joined the annual contract; the contractor, Bradley, has met the established criteria and now joins the list of contractors for a total of fifteen (15) contractors prequalified to provide HVAC installations, upgrades, repair and replacement services to County properties. During the initial year of the existing annual HVAC contract, the County awarded \$4, 205,511.34 in work orders, which amounts to 84.11% of the current cumulative capacity available under the annual contract. In order to accommodate current and anticipated new projects before the term of this contract expires on January 6, 2025, staff is requesting an increase to the maximum dollar value of the annual contracts by \$3,000,000 for a total cumulative value of \$8,000,000.