

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: **April 5, 2022** **Consent** **Regular**
 Ordinance **Public Hearing**

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: an increase in the maximum dollar value of the annual for Heating, Ventilation and Air Conditioning (HVAC) contracts by \$5,000,000 for HVAC services on an as-needed basis through January 6, 2025.

<u>Contractor</u>	<u>Resolution</u>	<u>Status</u>
1) Air Handlers of the Palm Beaches, Inc.	Pending	Local /SBE
2) Air Mechanical & Service Corp	R2020-0229	Non-Local/Non-SBE
3) Bradley Heating & Air Conditioning, Inc.	R2021-0059	Local /SBE
4) Cedars Electro-Mechanical, Inc.	R2020-0019	Local /S/WBE
5) Commercial Cooling Concepts, Inc.	R2020-0230	Local /SBE
6) D.A.C. Air Conditioning Corp.	R2020-0231	Non-Local/Non-SBE
7) E. C. Stokes Mechanical Contractors, Inc.	R2020-0232	Local /Non-SBE
8) Farmer & Irwin Corp.	R2020-0020	Local /Non-SBE
9) Florida Mechanical LLC	R2020-0021	Local /Non-SBE
10) Johnson Controls, Inc.	R2021-1795	Non-Local/Non-SBE
11) Koldaire, Inc.	R2020-0233	Non-Local/Non-SBE
12) Page Mechanical Group, Inc.	R2021-1061	Local /Non-SBE
13) Precision Air System, Inc.	R2020-0022	Local /Non-SBE
14) Quantum Mechanical, LLC	R2020-0234	Local /S/MBE
15) Sailfish Mechanical	R2020-0235	Local /SBE
16) The Airtex Corporation	R2020-0236	Local /SBE
17) Thermal Concepts, Inc.	R2020-0237	Non-Local/Non-SBE
18) Thermo Air, Inc.	R2020-0023	Non-Local/Non-SBE

Summary: On January 7, 2020, the Board of County Commissioners (Board) approved annual HVAC contracts for HVAC services related to system and component installations, upgrades, replacements, modifications and repairs. During the first two (2) years of the contract, the County awarded \$7,839,442.04 in work orders. Staff is requesting the cumulative limit be increased by \$5,000,000 for a total cumulative value of \$13,000,000 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 eighteen (18) 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 presented to the Goal Setting Committee on August 21, 2019 and the committee established Affirmative Procurement Initiatives (API) of sheltered market for projects less than \$100,000 or 10% Small Business Enterprises (SBE) price preference for projects \$100,000 or greater. 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 contract is 31.77%. **(Capital Improvements) Countywide (MWJ)**

Background and Justification: (Continued on Page 3)

Attachments:
Annual Contract – HVAC 19601: Control Sheet

Recommended By: *Danni C. Gal-Melish* 3/11/2022
Department Director Date

Approved By: *W. Bate* 3/31/22
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2022	2023	2024	2025	2026
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
In-Kind Match (County	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>_____*</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes x No _____
 Does this items include use of federal funds? Yes _____ No x

Budget Account No: Fund _____ Dept _____ Unit _____ Object _____ Program _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

* There is no fiscal impact associated with this item. Work Orders requiring Board of County Commissioners (Board) approval will be brought to the Board and fiscal impact will be addressed at that time; otherwise, funding will come from projects previously approved by the Board.

C. Departmental Fiscal Review: Ken Speer

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

Robert Rawe 3/16/22
 OFMB LM 3/15

John J. Jambor 3/30/22
 Contract Development and Control
 3-29-22 TW

B. Legal Sufficiency:
[Signature] 3/31/22
 Assistant County Attorney

C. Other Department Review:

 Department Director

Background and Justification Cont'd: The pre-qualification for this contract was advertised on September 29, 2019. In order to accommodate current and anticipated new projects before the term of this contract expires on January 6, 2025, staff is requesting to increase the maximum dollar value of the annual contracts by \$5,000,000 for a total cumulative value of \$13,000,000.

Annual Contract - HVAC #19601 Control Sheet

All Contractors

Dollar Commitments, Renewals, and Expirations

Procurement Project Implementation Group

PROJECT INFORMATION					DOLLARS				SBE PARTICIPATION							
PROJECT NUMBER	PROJECT NAME	G.C.	W.O. AMOUNT	W.O. #	\$ COMMITMENTS			\$ CAPACITY	\$SBE	%SBE	\$M/WBE	%Minority	\$Black Work Order	\$Hispanic Work Order	\$Native American Work Order	
					TO-DATE	AT RENEWAL	THIS TERM	REMAINING	Work Order	Work Order	Work Order	Work Order	Work Order	Work Order	Work Order	
FYXX - Xst QUARTER																
INSERT ROWS ABOVE HERE ONLY																
Phyllis - 1 copy from column 'J' to Column 'X'																
									2,490,784.69			1,734,351.06		16,300.00	0.00	0.00
W/MBE BREAKDOWN																
HVAC Annual			TOTAL WORK ORDERS						TOTAL SBE \$	TOTAL SBE %	TOTAL W/MBE \$	TOTAL W/MBE %	BLACK	HISPANIC	NATIVE AMERICAN	
Air Handlers of the Palm Beaches, Inc.	Air Handlers		\$0.00					\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	
Air Mechanical & Service Corp	AMSC		\$613,300.00					\$0.00	0.00%	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	
Airtex	Airtex		\$418,557.00					\$418,557.00	100.00%	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	
Bradley Heating & Air Conditioning, Inc.	Bradley		\$0.00					\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	
Cedars Totals	Cedars		\$2,229,479.08					\$1,689,546.85	75.78%	\$1,664,071.06	74.64%	\$16,300.00	\$0.00	\$0.00	\$0.00	
Commerical Cooling	Commercial		\$0.00					\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	
DAC Air Conditioning	DAC		\$625,764.00					\$28,600.00	4.57%	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	
EC Stokes	Stokes		\$793,157.66					\$142,274.84	17.94%	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	
Farmer & Irwin Totals	Farmer		\$670,112.00					\$136,521.00	20.37%	\$49,900.00	7.45%	\$0.00	\$0.00	\$0.00	\$0.00	
Florida Mechanical LLC	Florida		\$1,315,003.03					\$48,245.00	3.67%	\$7,140.00	0.54%	\$0.00	\$0.00	\$0.00	\$0.00	
Johnson Controls, Inc.	Johnson		\$0.00					\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	
Koldaire	Koldaire		\$0.00					\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	
Page Mechanical Group, Inc.	Page		\$0.00					\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	
Precision Air Totals	Precision		\$837,436.77					\$13,800.00	1.65%	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	
Quantum Mechanical	Quantum		\$0.00					\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	
Sailfish Mechanical	Sailfish		\$0.00					\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	
Thermal Concepts	Thermal		\$154,802.00					\$7,180.00	4.64%	\$7,180.00	4.64%	\$0.00	\$0.00	\$0.00	\$0.00	
Thermo Totals	Thermo		\$181,830.50					\$6,060.00	3.33%	\$6,060.00	3.33%	\$0.00	\$0.00	\$0.00	\$0.00	
Total			\$7,839,442.04					\$2,490,784.69	31.77%	\$1,734,351.06	22.12%	\$16,300.00	\$0.00	\$0.00	\$0.00	