

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

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**Meeting Date:** August 23, 2022                       **Consent**                       **Regular**  
    **Ordinance**                       **Public Hearing**

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**Department:** Facilities Development & Operations

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**I. EXECUTIVE BRIEF**

**Motion and Title: Staff recommends motion to approve:** an annual contract with the following contractor for Heating, Ventilation and Air Conditioning (HVAC) services on an as-needed basis through January 6, 2025.

<u>Contractor</u>	<u>Status</u>	<u>SBE or Non-SBE</u>
Breezy Cool Air Conditioning Inc.	Local	Non-SBE



**Summary:** On January 7, 2020, the Board of County Commissioners (Board) approved the annual HVAC contract (R2020-0019 through R2020-0023). The work consists of HVAC services related to system and component installations, upgrades, replacements, modifications and repairs. The contractor now joins the list of nineteen (19) prequalified contractors for a total of twenty (20) with a contract expiration date of January 6, 2025. The specific requirements of the work will be determined by individual work orders issued against this annual contract. These contracts are five (5) year indefinite-quantity contracts with a maximum cumulative value of \$13,000,000 across all prequalified contractors. 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. 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 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 10 calendar 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. To date, the cumulative S/M/WBE participation for all work orders under the annual HVAC contract is 36.01%. **(Capital Improvements) Countywide (MWJ)**

**Background and Justification:** The pre-qualification for this contract was advertised on September 29, 2019. The contractor has met the established criteria and now joins the list of nineteen (19) contractors pre-qualified for the contract. For projects under \$100,000, work is awarded as work orders on a lump-sum, competitively bid basis among the pool of pre-qualified HVAC contractors. Additionally projects \$100,000 and over are advertised on VSS, and projects \$200,000 and over are also advertised in the newspaper. Contractors may become pre-qualified and added to the HVAC contract at any time throughout the duration of the annual contract.

**Attachments:**

1. Contract for Breezy Cool Air Conditioning Inc.
2. Annual Contract – HVAC 19601: Control Sheet

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<b>Recommended By:</b>	 Department Director	7/23/22 Date
<b>Approved By:</b>	 County Administrator	8/2/22 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)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>_____*</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

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

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 submitted 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:** \_\_\_\_\_  
*[Signature]*

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development Comments:**

*[Handwritten: Sawanoy ac 1007 7/25/22]*  
 \_\_\_\_\_  
 OFMB *[Signature]* 7/25/22

\_\_\_\_\_ 7/29/22  
 Contract Development and Control  
*[Signature]*  
 7-29-22 TW

**B. Legal Sufficiency:**  
 \_\_\_\_\_ 8/1/22  
 Assistant County Attorney

**C. Other Department Review:**  
 \_\_\_\_\_  
 Department Director

**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	\$Asian Work Order	\$Women Work Order
					TO-DATE	AT RENEWAL	THIS TERM	REMAINING	Work Order	Work Order	Work Order	Work Order	Order	Order	Order	Order	Order
FYXX - Xst QUARTER																	
WMBE BREAKDOWN																	
<b>HVAC Annual</b>			<b>TOTAL WORK ORDERS</b>						<b>TOTAL SBE \$</b>	<b>TOTAL SBE %</b>	<b>TOTAL WMBE \$</b>	<b>TOTAL WMBE %</b>	<b>BLACK</b>	<b>HISPANIC</b>	<b>NATIVE AMERICAN</b>	<b>ASIAN</b>	<b>WOMEN</b>
1	Air Handlers of the Palm Beaches, Inc. - R2022-0185	Air Handlers	\$0.00						\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2	Air Mechanical & Service Corp - R2020-0229	AMSC	\$718,300.00						\$0.00	0.00%	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3	The Airtex Corporation - R2020-0236	Airtex	\$826,252.00						\$820,007.00	99.24%	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4	Bradley Heating & Air Conditioning, Inc. - R2021-0059	Bradley	\$0.00						\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5	Breezy Cool Air Conditioning Inc.	Breezy	\$0.00						\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6	CT/HX Services, LLC	CT/HX	\$0.00						\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7	Cedars Electro-Mechanical, Inc. - R2020-0019	Cedars	\$2,755,876.80						\$2,190,470.08	79.48%	\$2,152,519.69	78.11%	\$18,500.00	\$21,986.48	\$0.00	\$0.00	\$2,595,926.98
8	Commerical Cooling Concept, Inc. - R2020-0230	Commercial	\$0.00						\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9	D.A.C. Air Conditioning Corp - R2020-0231	DAC	\$666,330.82						\$28,600.00	4.29%	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10	E.C. Stokes Mechanical Contractors, Inc. - R2020-0232	Stokes	\$793,157.66						\$142,274.84	17.94%	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$33,674.00
11	Farmer & Irwin Corp. - R2020-0020	Farmer	\$880,943.00						\$147,577.00	16.75%	\$49,900.00	5.66%	\$0.00	\$0.00	\$0.00	\$0.00	\$49,900.00
12	Florida Mechanical LLC - R2020-0021	Florida	\$1,514,009.67						\$105,745.64	6.98%	\$7,140.00	0.47%	\$0.00	\$0.00	\$0.00	\$0.00	\$7,140.00
13	Johnson Controls, Inc. - R2021-1795	Johnson	\$0.00						\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14	Koldaire, Inc. - R2020-0233	Koldaire	\$0.00						\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
15	Page Mechanical Group, Inc. R2021-1061	Page	\$0.00						\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16	Precision Air System, Inc. - R2020-0022	Precision	\$1,121,100.07						\$13,800.00	1.23%	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
17	Quantum Mechanical, LLC - R2020-0234	Quantum	\$0.00						\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
18	Sailfish Mechanical - R-2020-0235	Sailfish	\$0.00						\$0.00		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
19	Thermal Concepts, Inc. - R2020-0237	Thermal	\$154,802.00						\$7,180.00	4.64%	\$7,180.00	4.64%	\$0.00	\$0.00	\$0.00	\$0.00	\$7,180.00
20	Thermo Air, Inc. - R2020-0023	Thermo	\$181,830.50						\$6,060.00	3.33%	\$6,060.00	3.33%	\$0.00	\$0.00	\$0.00	\$0.00	\$6,060.00
<b>Total</b>			<b>\$9,612,602.52</b>						<b>\$3,461,714.56</b>	<b>36.01%</b>	<b>\$2,222,799.69</b>	<b>23.12%</b>	<b>\$18,500.00</b>	<b>\$21,986.48</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,699,880.98</b>

ATTACHMENT # 2