Agenda Item #: 3H·6

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY

Meeting Date: December 10, 2024	[X] Consent [] Ordinance	[] Regular [] Public Hearing
Department: Facilities Development &	Operations	

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

- A) Approve an increase to the maximum cumulative value for the annual heating, ventilation and air conditioning (HVAC) contract in the amount of \$2,000,000 for HVAC services on an as-needed basis through January 6, 2025; and
- B) Authorize the County Administrator or designee, which in this case shall be the Director of Facilities Development and Operations, to extend the annual HVAC contract term of the winning bidders for the following projects to March 12, 2025.

Projects

2021-039449	West Palm Beach Lutheran Services – HVAC Upgrades			
2024-012157-R1	Convention Center, AHUs 3, 6, 12 & 13 Refurbishment (REBID)			
2017-031300	Main County Courthouse - Air Handling Unit #1 Replacement			
2020-013776	Corrections Administration - Air Conditioning Replacement			
2023-028669-R1	WUD WTP #3 Building H HVAC Replacement			
2023-024149-R1	Eagle Academy Chiller Replacement			

Summary: On January 7, 2020, the Board of County Commissioners (BCC) 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 to County-owned properties on an as needed basis. To date, the County has awarded work orders in the amount of \$22,364,151.72 and there are currently 27 prequalified contractors under this contract. The annual HVAC contract is set to expire on January 6, 2025. A new five (5) year annual HVAC contract is set to be brought before the BCC on January 7, 2025. However, to most efficiently process the above referenced projects, it was necessary to advertise these projects as quickly as possible. While the bids for these projects will be submitted prior to the January 6, 2025 expiration date, the work order award to the winning bidders on the above listed projects will not be approved by the BCC prior to the expiration of the annual HVAC contract. In order to maintain project processing efficiency, and to avoid having to re-bid the projects, staff is requesting the above delegation to allow the term of the annual HVAC contract be extended solely for the winning bidders on the above referenced projects to March 12, 2025. Staff is also requesting to increase the maximum cumulative value for the annual HVAC contract in the amount of \$2,000,000 in order to accommodate the projects listed above. This increase will bring the maximum cumulative value of the annual HVAC contract to \$30,000,000. Contractors may qualify at any time and be added to this annual HVAC contract before the term ends. All projects are advertised on the vendor self-service (VSS) website and are bid among the pool of pre-qualified contractors while projects \$200,000 or greater are additionally advertised in the newspaper. Bidders without an annual HVAC contract responding to the specific project advertisement shall submit a qualification application at least ten (10) calendar days before the bid due date. (Continued on Page 3)

Background and Justification: (Continued on Page 3)

Attachments:

1. Annual Contract - HVAC #19601: Control Sheet

II. FISCAL IMPACT ANALYSIS

A. 	Five Year Sum	mary of Fis	-				
Fisc	al Years		2025	2026	2027	2028	2029
	ital Expenditures rating Costs	S			****		
	ernal Revenues						
In-K	Kind Match (Cou	nty				·	10-VIII-0-1-1
NET	FISCAL IMPA	CT	*			:	
	ODITIONAL FT					: - -	Newsperior
	em Included in C				<u>X</u> No		
	is item using Fed is item using Sta		?	Yes Yes			
	_		~				
Dua	get Account No:	Fund	_ Dept _	Unit	Object	: 	
В.	Recommended	Sources of	Funds/Sumn	nary of Fiscal I	mpact:		
c.	submitted to the from projects pr Departmental 1	eviously app	w:	BCC. Significant of the second of the secon			3
4.	OFMB Fiscal a	nd/or Cont	ract Develop	ment Commen	ts:	,	
	OFMB	11/2 Esw	1721-24 1721-24	Mu Contract De	velopment and o	Control / 22.24	1/22/20
В.	Legal Sufficien Assistant Count		11/25/2	7			
	·						
C.	Other Departm	nent Review	:				
	Department Dire	ector					

This summary is not to be used as a basis for payment.

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Summary: The annual HVAC contract was presented to the Goal Setting Committee on August 21, 2019 and the Committee established Affirmative Procurement Initiatives (APIs) of sheltered market for projects less than \$100,000 (when three (3) or more small businesses are qualified under the annual contract) or an SBE contractor will be given a price preference for projects \$100,000 or greater if its bid is within 10% of the lowest non-small business bid. However, on July 1, 2024, certain statutory changes took effect which require that the sheltered market for projects less than \$100,000 API be removed. Therefore, the annual HVAC contract will have an API of an SBE contractor being given a price preference if its bid is within 10% of the lowest non-small business bid for each project. Actual Small/Minority/Women Owned Business Enterprise (S/M/WBE) participation will be tracked cumulatively for all work orders issued. To date, the cumulative S/M/WBE participation for all work orders under the annual HVAC contract is 34.94%. (Capital Improvements) Countywide (MWJ)

Background and Justification: The pre-qualification for this contract was advertised on September 29, 2019. All projects are advertised on the VSS website and are bid among the pool of pre-qualified contractors while projects \$200,000 or greater are additionally advertised in the newspaper. Bidders without an annual HVAC contract responding to the specific project advertisement shall submit a qualification application at least ten (10) calendar days before the bid due date. Contractors may qualify at any time and be added to this annual HVAC contract before the term ends.

ATTACHMENT #1

Annual Contract - HVAC #19601: Control Sheet

ORIGINAL CONTRACT + CAPACITY INCREASES (Approved 1/7/2020)	\$28,000,000.00
HVAC CONTRACT Expires 1/6/2025	\$5,000,000.00
Board Item - Increase Capacity (1/12/2021) (Amendment #1)	\$3,000,000.00
Board Item - Increase Capacity (4/5/2022) (Amendment #2)	\$5,000,000.00
Board Item - Increase Capacity (3/14/2023) (Amendment #3)	\$10,000,000.00
Board Item - Increase Capacity (10/08/2024) (Amendment #4)	\$5,000,000.00

EK! BOAKO	INGREASES ABOVE		INFORMATION				DOLLARS			SBE PARTIC		
PPROVAL DATE	PROJECT#	PROJECT NAME	FIRM UNHOE ROWS	W.O. AMOUNT	W.O. #	SUPPLE MENT#	\$ TO DATE	\$ CAPACITY REMAINING	\$ SBE W.O.	\$ M/WBE W.O.	% SBE W.O.	% M/WBI W.O.
	CAPACITY REMAINING	Total SBE \$	Total M/WBE \$	Cumulative SBE %	Cumulative M/WBE %							
	\$5,635,848.28	\$7,814,802.58	\$2,529,443.22	34.94%	32.37%							
		HVAC ANNUAL		FIRM	TOTAL WORK ORDERS	TOTAL SBE \$	CONTRACT CUMULATIVE SBE %	TOTAL M/WBE \$	GONTRACT CUMULATIV E M/WBE %			
	1	Air Conditioning Filters Plus, Inc. R2023	3-0734	Air Conditioning	\$98,500.00	\$ -	0.00%	98,500.00			 	
	2	Air Handlers of the Palm Beaches, Inc.	- R2022-0185	Air Handlers	\$0.00	\$ -					 	—
	3	Air Mechanical & Service Corp - R2020	-0229	AMSC	\$1,229,935.00	\$ 3,636.53	0.30%		0.00%		<u> </u>	
	4	4 Air-Ways Mechanical Services L.L.C. R2024-0952		Air-Ways	\$0.00	\$ -		M				
	5	Aquarius Air Conditioning & Refrigeration	on, Inc.	Aquarius	\$0.00	\$ -	50.000/	-	0.00%		 	
		The Airtex Corporation - R2020-0236		Airtex	\$748,494.00	\$ 741,607.00	99.08%		0.00%			
		Big Air Mechanical, LLC R2024-0953		Big Air	\$0.00	\$ -	91.80%	-	0.00%			
	8	Bradley Heating & Air Conditioning, Inc.	R2021-0059	Bradley	\$247,588.00	\$ 227,287.00	91.00%		0.0078			
	9	Breezy Cool Air Conditioning Inc R20	22-0845	Breezy	\$0,00	\$ -		*	ļ			-
	10	0 Carrier Corporation - R2024-0054 1 Cedars Electro-Mechanical, Inc R2020-0019 2 CT/HX Services, LLC - R2022-0698 3 D.A.C. Air Conditioning Corp - R2020-0231 4 E.C. Stokes Mechanical Contractors, Inc R2020-0232 5 Farmer & Irwin Corp R2020-0020 6 Florida Mechanical LLC - R2020-0021 7 Johnson Controls, Inc R2021-1795 8 Key Mechanical Services, Inc. R2023-0733		Carrier	\$0.00	\$ -			}		\vdash	
	11			Cedars	\$6,973,005.50	\$ 6,081,488.14	87.21%	2,320,638.22	38.16%			<u> </u>
	12			CT/HX	\$0.00	\$ -		-			ļ	
	13			DAC	\$974,695.97	\$ 28,600.00	2.93%		0.00%			
				Stokes	\$793,157.66	\$ 142,274.84	17.94%	-	0.00%			<u> </u>
	15			Farmer	\$973,568.00	\$ 147,577.00	15.16%	49,900.00	33.81%			
				Florida	\$6,546,234.36	\$ 272,915.64	4.17%	37,965.00	13.91%		ļI	<u> </u>
	17			Johnson	\$0.00	\$ -					ļ	<u> </u>
	18			Key	\$198,000.00	\$ -	0.00%					·
		Koldaire, Inc R2020-0233		Koldaire	\$0.00	\$ -					 	<u> </u>
		Master Mechanical Services, Inc. R202		Master	\$0.00	\$ -			ļ			—
		Page Mechanical Group, Inc. R2021-10		Page	\$0.00	\$ -	5.90%	9,200.00	5.89%		——	r
		Precision Air System, Inc R2020-002		Precision	\$2,648,897.73 \$0.00	\$ 156,176.43 \$	5,90%	9,200.00	0.0070			
		Quantum Mechanical, LLC - R2020-02	34	Quantum	\$0.00	\$ -			<u> </u>			<u> </u>
		Sailfish Mechanical - R-2020-0235		Sailfish	\$750,245.00	\$ 7,180,00	0.96%	7.180.00	100.00%			
		Thermal Concepts, Inc R2020-0237		Thermal Thermo Air	\$181,830.50	\$ 6,060.00	3,33%	6,060,00	100.00%			
		Thermo Air, Inc R2020-0023		Trane	\$0.00	\$ 0,000.00	0,0076	- 0,000.00	1			
7	27	Trane U.S. Inc. R2023-1447		114116	\$0.00	\$ <u>-</u>		-				
					ψ0.00	Ψ			1			
	1			TOTAL	22,364,151.72	7.814,802.58	34.94%	2,529,443.22	32.37%			