

Financial Services  
Judith M. Marte, Chief Financial Officer

**SUBJECT:                   AWARD BID NO. 056-PP09 – HVAC AND CONTROLS:  
REPAIR, REPLACE, SUPPLY AND/OR INSTALL**

**COMMITTEE:               FACILITIES AND CONSTRUCTION REFORM**

**LINK TO STRATEGIC  
FRAMEWORK:              FINANCIAL EFFICIENCY/STABILITY**

The purpose of this bid is to establish a list of preapproved vendors, to furnish all labor, supervision, equipment and materials necessary, to repair/replace HVAC equipment, controls and related components, for Maintenance Operations. This is a term bid which states that the Board may purchase quantities, as may be required, but is not obligated to purchase any guaranteed amount. Twenty-six (26) vendors responded to this advertised solicitation.

The final term of the prior bid, dated August 10, 2013 through August 9, 2014, was awarded in the amount of \$6,000,000, whereby eighteen (18) vendors participated.

The term of the bid shall be for one (1) year from the date of award and may, by mutual agreement between The School Board of Miami-Dade County, Florida, and the awardees, be extended for one (1) additional one (1) year period and, if needed, ninety (90) days beyond the expiration date of the current contract period.

Awarded vendors will be contacted through a Request For Quotes, solicited by Maintenance Operations, for any single job that exceeds the current procurement threshold. For any single job below the current procurement threshold, Maintenance Operations shall utilize the Time and Material quotes in Attachment A.

Strategies were employed to increase SBE, MBE and M/WBE participation. Through these strategies, eleven (11) of the twenty-six (26) awarded vendors are SBE, MBE and/or M/WBE certified. Additionally, seven (7) of the twenty-six (26) awarded vendors are new to this contract and/or the District.

Fund Source  
0300-Capital

RECOMMENDED: That The School Board of Miami-Dade County, Florida, **AWARD** Bid No. 056-PP09 – HVAC AND CONTROLS: REPAIR, REPLACE, SUPPLY AND/OR INSTALL, to establish a list of preapproved vendors, to furnish all labor, supervision, equipment and materials necessary, to repair/replace HVAC equipment, controls and related components, for Maintenance Operations, during the term of the bid, effective August 10, 2014 through August 9, 2015, including extensions thereto, as follows:

1. AIR CONTRACTING & REFRIGERATION, INC.  
2305 WEST 74 STREET, #203  
HIALEAH, FL 33016  
OWNER: ALDO J. ROMEU, PRESIDENT
2. ALL PRO MECHANICAL SERVICES, INC.  
4773 ACADIAN TRAIL  
COCONUT CREEK, FL 33073  
OWNER: YANKO BERNAL, PRESIDENT
3. CARRIER CORPORATION  
7305 GREENBRIAR PARKWAY  
ORLANDO, FL 32819  
OWNER: ROBERT MCDONOUGH, C.O.O.
4. CLARK CONTRACTING SOLUTIONS, LLC  
D.B.A. FORAIR  
13701 S.W. 143 COURT, #101  
MIAMI, FL 33186  
OWNER: FRANK CLARK, JR., PRESIDENT
5. COLTEC ENGINEERING, INC.  
12169 S.W. 131 AVENUE  
MIAMI, FL 33186  
OWNER: LORENZO FERNANDEZ, PRESIDENT
6. COOL-BREEZE AIR CONDITIONING CORP.  
13120 S.W. 130 TERRACE  
MIAMI, FL 33186  
OWNER: LOURDES CRAWLEY  
SECRETARY/TREASURER

M/WBE

7. COOL WATER AIR CONDITIONING, INC.  
760 SOUTH SHORE DRIVE  
MIAMI BEACH, FL 33141  
OWNER: STEPHEN KERNEY, PRESIDENT SBE
8. DADE RESTAURANT REPAIR SHOP, INC.  
14042 N.W. 82 AVENUE  
MIAMI LAKES, FL 33016  
OWNER: ANTONIO FLECHES, PRESIDENT M/WBE
9. DEBONAIR MECHANICAL  
2649 WEST 81 STREET  
HIALEAH, FL 33016  
OWNER: SUSAN ALESHIRE, PRESIDENT
10. DESIGN CONTROLS, INC.  
D.B.A. DCI SYSTEMS GROUP, INC.  
4300 BISCAYNE BLVD., SUITE G05  
MIAMI, FL 33137  
OWNER: RAYMOND A. LIOTTA, PRESIDENT SBE
11. FXP CORP.  
4900 S.W. 72 AVENUE  
MIAMI, FL 33155  
OWNER: FRANSISCO X. PEREZ, PRESIDENT SBE & M/WBE
12. GREENTEAM SERVICE CORP.  
4651 S.W. 51 STREET, BAY 801  
DAVIE, FL 33314  
OWNER: PATRICK KERNEY
13. JOHNSON CONTROLS, INC.  
15901 S.W. 29 STREET, SUITE 801  
MIRAMAR, FL 33027  
OWNER: ALEX MOLINAROLI  
CHAIRMAN/PRESIDENT/C.E.O.
14. JORDA ENTERPRISES, INC.  
D.B.A. JORDA MECHANICAL CONTRACTOR  
8011 N.W. 14 STREET  
DORAL, FL 33126  
OWNER: JORGE E. GUIASOLA, VICE PRESIDENT M/WBE

15. KOLDAIRE, INC.  
4659 N.W. 103 AVENUE  
SUNRISE, FL 33351  
OWNER: FRANK O. MONTI, JR., PRESIDENT
  
16. MASTER MECHANICAL SERVICES, INC.  
15181 N.W. 33 PLACE  
MIAMI, FL 33054  
OWNER: JOANN PINNA, PRESIDENT SBE
  
17. MRSE LLC, D.B.A. ROTH SOUTHEAST  
2260 S.W. 66 TERRANCE  
DAVIE, FL 33317  
OWNER: LAWRENCE DAVID MAURER, PRESIDENT
  
18. PREMIER AIR CONDITIONING & REFRIGERATION, INC.  
2165 WEST 10 COURT  
HIALEAH, FL 33010 SBE/MBE & M/WBE  
OWNER: JOSE HERNANDEZ, PRESIDENT
  
19. PYKE MECHANICAL, INC.  
9401 N.W. 106 STREET, SUITE 109  
MIAMI, FL 33178  
OWNER: WILLARD PYKE, PRESIDENT
  
20. SIEMENS INDUSTRY, INC.  
3021 N. COMMERCE PARKWAY  
MIRAMAR, FL 33025  
OWNER: DARYL D. DULANEY, PRESIDENT/C.E.O.
  
21. SOUTH DADE AIR CONDITIONING &  
REFRIGERATION, INC.  
13495 S.W. 260 STREET  
NARANJA, FL 33032 SBE & M/WBE  
OWNER: PAUL J. MORROW, PRESIDENT
  
22. TEMPTROL AIR CONDITIONING, INC.  
4215 S.W. 72 AVENUE  
MIAMI, FL 33155 SBE & M/WBE  
OWNER: RAYMOND LOPEZ, PRESIDENT

23. THERMAL CONCEPTS  
2201 COLLEGE AVENUE  
DAVIE, FL 33317  
OWNER: LAWRENCE D. MAURER, PRESIDENT
24. THERMO AIR, INC.  
2875 N. 29 AVENUE  
HOLLYWOOD, FL 33020  
OWNER: C. RENI DEWIT, PRESIDENT
25. TRANE U.S., INC.  
2884 CORPORATE WAY  
MIRAMAR, FL 33025  
OWNER: MIKE LAMACH, PRESIDENT/C.E.O.
26. WEATHERTROL MAINTENANCE CORP.  
7250 N.E. 4 AVENUE  
MIAMI, FL 33138  
OWNER: CARLOS I. BORJA, PRESIDENT/C.E.O. M/WBE
27. Authorize Procurement Management Services to purchase up to the total estimated amount of \$6,000,000, for the initial contract term, and an amount not to exceed \$6,000,000, for the subsequent one (1) year extension period. Board authorization of this recommendation does not mean the amount shown will be expended.

JMM/mh

## HVAC ABD CONTROLS: REPLACE, SUPPLY AND/OR INSTALL

Vendor	Base Cost per Service Call	Cost per Labor Hour for Skilled Mechanic	Cost per Labor Hour for Unskilled Helper	Percentage Mark-up for Parts and Material
All Pro Mechanical Services, Inc	\$75.00	\$55.00	\$50.00	1.5%
South Dade Air Conditioning & Refrigeration, Inc.	\$75.00	\$60.00	\$40.00	30.0%
Premier A/C	\$85.00	\$65.00	\$45.00	20.0%
Air Contracting & Refrigeration, Inc.	\$70.00	\$70.00	\$55.00	15.0%
Master Mechanical Services, Inc	\$115.00	\$72.00	\$65.00	20.0%
Dade Restaurant Repair Shop, Inc.	\$135.00	\$75.00	\$37.50	20.0%
FXP Corporation	\$250.00	\$85.00	\$45.00	25.0%
Jorda Enterprises, Inc.	\$125.00	\$85.00	\$55.00	30.0%
Thermal Concepts, Inc.	\$145.00	\$85.00	\$85.00	35.0%
Roth Southeast	\$88.00	\$88.00	\$88.00	35.0%
Cool Water Air Conditioning, Inc.	\$100.00	\$90.00	\$60.00	20.0%
Pyke Mechanical, Inc.	\$139.50	\$93.00	\$66.00	-25.0%
Cool-Breeze Air Conditioning Corp.	\$95.00	\$95.00	\$55.00	30.0%
Debonair Mechanical	\$112.00	\$95.00	\$65.00	30.0%
Koldaire, Inc.	\$125.00	\$95.00	\$45.00	20.0%
Temptrol Air Conditioning, Inc.	\$95.00	\$95.00	\$70.00	20.0%
Clark Contracting Solutions, LLC dba Forair	\$98.00	\$98.00	\$50.00	20.0%
Coltec Engineering, Inc.	\$135.00	\$98.00	\$38.00	20.0%
Thermo Air, Inc.	\$147.00	\$98.00	\$70.00	25.0%
Greenteam Service Corp.	\$150.00	\$100.00	\$75.00	12.0%
Johnson Controls, Inc.	\$193.00	\$105.00	\$58.00	20.0%
Weathertrol Maintenance	\$105.00	\$105.00	\$80.00	20.0%
Carrier Corporation	\$120.00	\$120.00	\$110.00	8.0%
Trane US Inc.	\$250.00	\$125.00	\$125.00	25.0%
Siemens Industry, Inc.	\$302.00	\$126.00	N/A	54.0%
DCI Systems Group, Inc	\$270.00	\$135.00	N/A	20.0%

Created By

*Angela Lopez*

Verified By

*Debra S. McNeil*